

NEW PRICE



**Penlan Ganol,
DREFACH FELINDRE SA44 5JF**

Offers in the region of £499,995

6 Acre S/H
2 Holiday Cottages
Peaceful & Idyllic
Country Location
Outdoor Swimming Pool

DD/RO/065025/050918

DESCRIPTION

A wonderful rural 6 acre smallholding with 2 self contained and fully equipped holiday cottages plus outdoor swimming pool. The property is found at the end of a long shared access track which provides excellent privacy, peace and quiet within a picturesque countryside setting. The main house provides good size living accommodation with 3 bedrooms and holds a wealth of charm and character features with also potential to extend subject to planning, as do the 2 holiday cottages which feature exposed beams, fireplaces, and other homely cottage features you would expect. The garden areas are large and extremely well looked after, holding a wide variety of mature trees and colourful plants which attract a wide variety of wildlife. The land comprises well fenced grazing paddocks and is generally flat being ideal for a small number of animals, ponies etc and there are also some open outbuildings which have excellent potential for building stables/animal shelters etc. This is a fabulous life style opportunity to live the country life, keep animals etc and also have a good income from the holiday letting business. Viewing is strongly advised.

SITUATION

The property is situated in a rural setting just outside the larger village of Drefach Velindre which provides a range of facilities and amenities catering for most everyday needs. The property is only a 10 minute drive or so from the west Wales market town of Newcastle Emlyn which has a range of local shops and range of facilities. Also within easy driving distance are the towns of Cardigan, Llandysul, Aberaeron and Carmarthen which has rail links and also access to the dual carriageway linking to the M4 motorway. The area generally is regarded as scenic, quiet and consists of mainly farming land/countryside. There are a number of places of interest near by for visitors to see and enjoy, perhaps most popular of all is the west Wales coastline which boasts an abundance of cliff top walks, sandy beaches and excellent water sports and recreational activities such as dolphin watching, fishing, boating etc.

THE MAIN FARMHOUSE

Double glazed front door opens into;

PORCH

8'4 x 8'1 (2.54m x 2.46m)
Tiled flooring, double glazed windows to front and side, double glazed door opens to;

LOUNGE

22' x 14'4 (6.71m x 4.37m)
Spacious room, wood burning stove set in an attractive stone built fire surround, double glazed window to front, double glazed external french doors to side, radiators, feature exposed stone walls, door opens to;

LIBRARY

15'6 x 5'11 (4.72m x 1.80m)

KITCHEN/DINER

21'1 x 8'7 (6.43m x 2.62m)
Continuation of tiled flooring, feature exposed stone wall, space for dining table and chairs, double glazed external french doors opening onto a rear patio with steps leading to the rear garden, double glazed window to side, gas fired Rayburn servicing the domestic hot water and central heating for the property, radiator, door to;

KITCHENETTE

5'11 x 5'9 (1.80m x 1.75m)
Fitted with a range of wall and base storage units with work surfaces over, butler sink unit, 4 ring electric hob, double oven, double glazed window to front, exposed beams, part tiled walls.

UTILITY ROOM

12'4 x 7'1 (3.76m x 2.16m)
Fitted storage units with work surfaces over, double sink unit, tiled floor, double glazed windows to rear and side, plumbing for dishwasher and washing machine, vent for tumble dryer, access to loft space, built-in larder cupboard, door opens to;

SHOWER ROOM

Comprising a wet room style showering area, WC, wash hand basin, radiator, double glazed window and tiled floor.

FIRST FLOOR LANDING

Accessed via spiral stair case, with reading area, feature arched stone wall detailing, Velux roof window, double glazed window to side, decorative wrought iron balustrade, doors open to;

BATHROOM

9' x 5'11 (2.74m x 1.80m)
Comprising a claw floor roll top bath with mixer shower over, wash hand basin set in vanity storage unit, WC, Velux roof window, heated towel radiator, part tiled walls, tiled floor, mirror and light.

BEDROOM 1

14'4 x 8'5 (4.37m x 2.57m)
Arched feature window enjoying superb far reaching country views, double glazed window to side, radiator,

BEDROOM 2

11'1 x 5'11 (3.38m x 1.80m)
Double glazed window to front, radiator, built-in wardrobe, wood laminate floor, access to loft space.

BEDROOM 3

14'5 x 8'6 (4.39m x 2.59m)
Double glazed window to front, exposed floorboards, radiator, fitted airing cupboard with hot water cylinder.

BWTHYN STABLE - SLEEPS 5 + COT

Stable front door opens into hallway/entrance area, doors to kitchen and bathroom, opening leads through too;

LOUNGE

16'1 x 14'2 (4.90m x 4.32m)
Wood burning stove, feature exposed stone wall, exposed beams, stairs rise to first floor, under stairs storage cupboard, double glazed window to front, storage heater.

KITCHEN

12' x 7'10 (3.66m x 2.39m)
Single drainer sink, tiled flooring, exposed beam ceiling, double glazed window to rear, storage heater, part tiled walls, LED ceiling down lights, equipped with white goods and furniture.

BATHROOM

8'5 x 7'8 (2.57m x 2.34m)
Comprising a bath with mixer shower over, pedestal wash hand basin, WC, part tiled walls, frosted double glazed window to front, heated towel radiator, cupboard housing hot water cylinder with immersion.

FIRST FLOOR LANDING

Doors open to;

BEDROOM 1

15'5 x 12'6 (4.70m x 3.81m)
Double glazed windows to front and side, Velux window, exposed ceiling beams, built-in wardrobe, storage heater, comes equipped with beds and bedroom furniture.

BEDROOM 2

16'2 x 11'1 (4.93m x 3.38m)
Dual aspect, double glazed windows to front and rear, exposed ceiling beams, Velux window, storage heater, equipped with beds and furniture.

BWTHYN YSGUBOR - SLEEPS 4 + COT

Stable rear entrance door opens into;

KITCHEN/DINER

11'1 x 7'9 (3.38m x 2.36m)
Single drainer sink, double glazed window to rear, tiled floor, part tiled walls, storage heater, ceiling down lights, equipped with white goods and furniture, archway opens through to;

LIVING ROOM

15'3 x 13'8 (4.65m x 4.17m)
Fireplace hearth with electric wood effect fire, exposed ceiling beams, storage heater, double glazed window to front, exposed feature stone walls, spiral staircase rises to first floor, door opens to;

INNER HALLWAY

Second staircase rising to first floor, door to;

BATHROOM

8'1 x 3'9 (2.46m x 1.14m)
Comprising a bath with shower over, WC, pedestal wash hand basin, built-in airing cupboard with hot water cylinder and immersion, storage heater, part tiled walls.

BEDROOM 1

16'3 x 14'5 (4.95m x 4.39m)
Accessed via the spiral staircase, double glazed window to side, Velux window, exposed beams, spindle balustrade, exposed beams, equipped with bed and furniture.

FIRST FLOOR

Accessed via the fixed staircase, half landing, storage heater, full landing with access to loft space door to;

BEDROOM 2

16'10 x 11'2 (5.13m x 3.40m)
Double glazed window to front, Velux window to front, equipped with beds and furniture, storage heater, exposed ceiling beams.

EXTERNALLY

The property as mentioned is approached via a shared access track which leads down into hard standing yard which provides ample off road parking space for several vehicles and is where guests and holiday visitors leave their vehicles. Each cottage has its own garden area and access to a large lawned play area with BBQ. An **ADJOINING GARAGE 17' X 5'4** with power and lighting, double doors to front. Behind the main house is a wonderful large garden with extensive lawn, good sized patio area for seating and entertaining, mature trees, beds planted with variety of shrubs, ornamental trees and plants etc. To the side of the house is a further garden area with wildlife pond, opposite the parking area there is a walled outdoor **SWIMMING POOL** and building comprising a showering area, WC, electric sauna. The swimming pool enclosure measures approximately 40' x 29', the pool itself is fully tiled, 4ft 6inches deep and has a solar cover. Joining this is a **GARDEN ROOM 9'4 X 6'7** with power and lighting connected. Joining this a **GREENHOUSE with safety glass 12'3 X 6'2**. The land is identified by our attached plan, comprises 3 well fenced grazing paddocks and a sloping paddock of rough pasture/scrub but could be suitable for planting a woodland and is south west facing. There is an area with corrugated **OUTBUILDINGS/DUTCH BARN**s which adjoins the grazing paddocks and is where there is excellent potential for animal housing if required. Across the yard there is a small group of adjoining outbuildings which are semi-detached to a neighbouring barn and comprises a **LAWN MOWER SHED 14' X 10'6** and an **OLD CATTLE SHED 20' X 10'** this requires some attention to the roof but again provides excellent potential.

THE HOLIDAY COTTAGES

Both cottages include all fittings and contents. Full details of the bookings and income can be discussed with the sellers by viewing appointment.

SERVICES

We have been advised mains water and electricity with private drainage to a septic tank are connected to the property. There is also a bore hole for private water if required. Both holiday cottages are serviced by mains electricity for heating and lighting. Please note the planning stipulated on the 2 holiday cottages is that their use must be for holiday letting only.

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

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TENURE

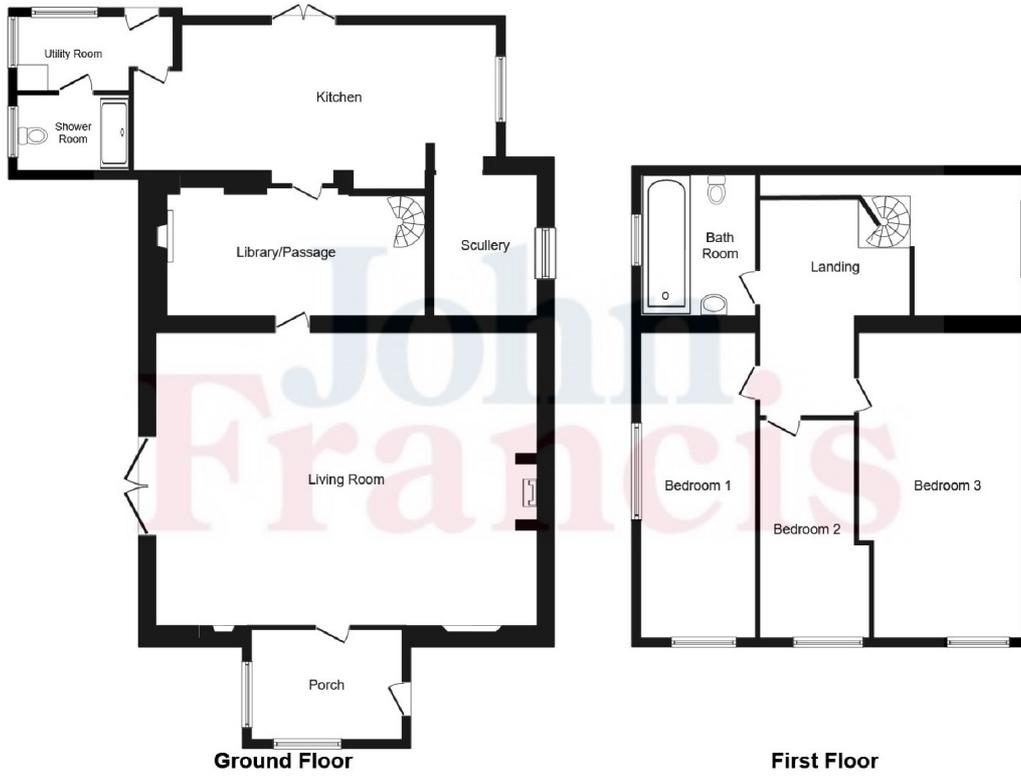
We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Newcastle Emlyn, proceed out on the Carmarthen Road and turn after Pentrecagal for Drefach Felindre. Come into the village and travel straight passing the church on your right, over a small bridge, pass some properties and just as you leave the village take the left turning which goes up a steep hill. Just after passing the 40mph road signs, pass a small bungalow on your right and then turn down the next immediate track just before the next property along this road. Travel all the way down the shared track and bear right at the bottom which will take you to Penlan Ganol.



Total floor area 241.0 sq. m. (2,594 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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