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For Guidance

**Ffynnonddewi, Cenarth - SA38 9JX**

Newcastle Emlyn

**£599,000**



## Ffynnonddewi

Cenarth, Newcastle Emlyn

A Rare Opportunity to Acquire a Delightful 4-Acre Smallholding Ffynnonddewi presents an exceptional opportunity to acquire a charming smallholding...

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 4 Acre Smallholding
- The Farmhouse comprises Kitchen/Dining Room, Conservatory, Four Double Bedrooms and Two Bathrooms
- Approached via a Private Track.
- Range of Traditional Outbuildings
- Detached Two Bedroom Cottage with Features including Exposed Beams, Wood-Burning Stove and Feature Stone Walls
- On the Outskirts of the Village of Cenarth





### **Porch**

Tiled flooring, window to the front, radiator, door to:-  
**Entrance Hall**

Wooden flooring, stairs rising to the first floor, radiator, understairs storage cupboard, double glazed window to the front, doors to:-

### **Shower Room**

WC, hand wash basin with mixer tap and electric mirror over, walk-in shower cubicle with part tiled walls, wooden flooring, storage cupboard and shelving unit, spotlights.

### **Kitchen/Dining Room**

#### **Kitchen Area**

Having a range of wall and base units with worktop surfaces over, 1.5 drainer sink unit with mixer tap, integrated oven with gas hob and extractor fan over, integrated dishwasher, built-in pantry, spotlights, double glazed window the front, wooden flooring.

#### **Dining Area**

Exposed beams, electric fire with stone mantel over, glazed window to the side, radiator, door to side, French doors opening to:-

#### **Conservatory**

Double glazed windows to the side and rear with views over the garden, tiled slate flooring, sliding double glazed door to the garden, radiator.

#### **Living Room**

Slate hearth with gas fire, two vertical radiators, double glazed windows to the side, spotlights, double glazed sliding external doors to the side.



## **Bedroom One**

Double glazed window to the rear, radiator.

## **FIRST FLOOR**

### **Landing**

Two built-in storage cupboards, double glazed window to the side with countryside views, radiator, access to the loft, doors to:-

### **Bedroom Two**

Built-in wardrobe, radiator, double glazed windows to the front and side, door to:-

### **Jack & Jill Bathroom**

Shower cubicle with bathroom splashback, panel bath with mixer tap and shower attachment, WC, hand wash basin, part tiled walls, double glazed window to the front, cast iron and towel radiator, wood effect laminate flooring,

### **Bedroom Three**

Exposed stone fireplace with wood burning stove on a slate hearth and wooden mantle over, radiator, double glazed windows to the side and rear.

### **Bedroom Four**

Built-in wardrobe, double glazed window, radiator.

### **Externally**

To the front of the property there is a driveway leading to a large parking area, outbuildings and mature shrubs and bushes.

## **FFYNNONDEWI DETACHED COTTAGE**

### **Living Room**

Two double glazed windows to the front, wood burning stove set on a slate hearth, exposed beams, radiators, exposed stone wall, stairs rising to the first floor, wall lights, doors to:-



## **Kitchen**

Having a range of wall and base units with worktop surfaces over, 1.5 drainer sink unit, space for cooker and white goods, radiator, double glazed window to the rear.

## **Shower Room**

Shower cubicle, WC, hand wash basin, heated towel rail.

## **FIRST FLOOR**

### **Bedroom One**

Double glazed window to the front, access to the loft, exposed beams, radiator, door to:-

### **Bedroom Two**

Double glazed windows to the front, exposed beams, radiator.

### **Outbuildings**

#### **Traditional Stone Range**

This is divided into a number of rooms that was the old Cenarth Smokery, suitable for conversion into holiday cottages, subject to planning consent.

#### **Open fronted Store Shed**

#### **Smokery**

Dimensions: 3.76m x 3.35m (12'4" x 11'). With 2 smoking rooms.

#### **Store**

Dimensions: 1.73m x 3.76m (5'8" x 12'4").

#### **Store**

Dimensions: 3.76m x 2.62m (12'4" x 8'7").

#### **Lean-to Office**

This was an old potting shed and is in disrepair.

#### **Iron Clad Store Shed**

Useful for machinery, etc.



## Gardens and Land

Around the house there are fabulous grounds with lawned area, mature shrubs, trees and bushes and patio area. A gateway leads to the paddock which is just under 3 acres, suitable for equestrian use, etc.

## The Cottage

The Cottage is currently being advertised to rent and may be subject to a tenancy.

## Utilities & Services

Heating Source: LPG central heating Services: Electricity: Mains Water: Mains Drainage: Private Tenure: Freehold and available with vacant possession upon completion. Local Authority: Ceredigion County Council Council Tax: Band E What3Words: //lists.adjusting.crabmeat

## Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.





#### **Broadband Availability**

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.7mbps upload and 5mbps download and Ultrafast 220mbps upload and 1800mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

#### **Mobile Phone Coverage**

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor and indoor Three - Good outdoor O2 - Good outdoor and indoor Vodafone. - Good outdoor and indoor Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.





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