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Vagwrlas

**Vagwrlas, Poppit – SA43 3LP**

Cardigan

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Estate Agents

Offers Over **£650,000**





## Vagwrlas

Poppit, Cardigan

Council Tax band: D

Tenure: Freehold

- Far reaching views over the Tefii estuary and Poppit Sands on Cardigan Bay Coastline
- The property provides a fantastic opportunity for redevelopment or conversion (STC), in a prime position
- A Character and unspoilt two bedroom cottage set within 10 acres
- No onwards chain







### **Situation**

The property is located at OS Grid Ref SN 141 488, accessed from a minor council No Through Road, between Poppit Sands and Cemaes Heal, approximately 2 miles west of the village of St Dogmaels. The property has a coastal outlook and is within the Pembrokeshire Coast National Park.

### **Description**

Vagwrlas comprises a cottage, outbuildings and approx. 10.19 acres. The property faces easterly and is constructed of traditional stonework to which has been added a cavity block extension, all under a composite tile roof. Rendered externally, the living accommodation has replacement Upve sealed glazing but no central heating.

### **Living Room**

Open beam ceiling, brick fireplace.

### **Front Parlour**

With combination grate, step down into:-

### **Store**

Corrugated sheet roof.

### **Rear Kitchen**

Solid fuel Rayburn Regent cooking range, double drainer stainless steel sink unit with companion base unit, door to Rear Porch.

### **Inner Hall**

Airing cupboard.

### **Bathroom**

Panel bath, pedestal wash basin, low level toilet.

### **Ground Floor Bedroom**





## FIRST FLOOR

### Landing

### Bedroom Two

Exposed roof trusses and reduced headroom.

### Bedroom Three

Exposed roof trusses.

### Externally

The property is approached from the adjoining county road with the driveway leading to an elevated front forecourt and access to the adjoining paddocks. At the rear is an area of garden with Garden sheds and Greenhouse. Forecourt parking to the fore.

### Former Cowshed

Box profile replacement sheet roof.

### Former Cooler House

Block built.

### Zinc & Timber Garden Storage

### Glasshouse





## The Land

The land extending to some 9.7 Acre or thereabouts, the majority of the land is set to the front and above the main house, split into three large paddocks in an L shaped fashion. This is productive grassland ideal for grazing or also has potential to have further development such as Glamping etc (stc). On the lower side of the council road is an additional 1.5 acre paddock owned by the property which further protects its views over the Cardigan Bay coastline. The land extending to some 9.7 Acre or thereabouts, the majority of the land is set to the front and above the main house, split into three large paddocks in an L shaped fashion. This is productive grassland ideal for grazing or also has potential to have further development such as Glamping etc (stc). On the lower side of the council road is an additional 1.5 acre paddock owned by the property which further protects its views over the Cardigan Bay coastline. The land extending to some 9.7 Acre or thereabouts, the majority of the land is set to the front and above the main house, split into three large paddocks in an L shaped fashion. This is productive grassland ideal for grazing or also has potential to have further development such as Glamping etc (stc). On the lower side of the council road is an additional 1.5 acre paddock owned by the property which further protects its views over the Cardigan Bay coastline.

## Utilities & Services

Heating Source: Services: Electricity: Mains Water: Mains Drainage: Private drainage. Local Authority: Pembrokeshire County Council Council Tax: Band D What3Words: [///tumblers.landowner.fetches](https://tumblers.landowner.fetches)





### **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 0.3mbps upload and 1mbps 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 indoor mobile coverage EE Voice - Limited & Data - Limited Three Voice - Limited & Data - Limited O2 Voice - Limited & Data - None Vodafone. Voice - None & Data - None 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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