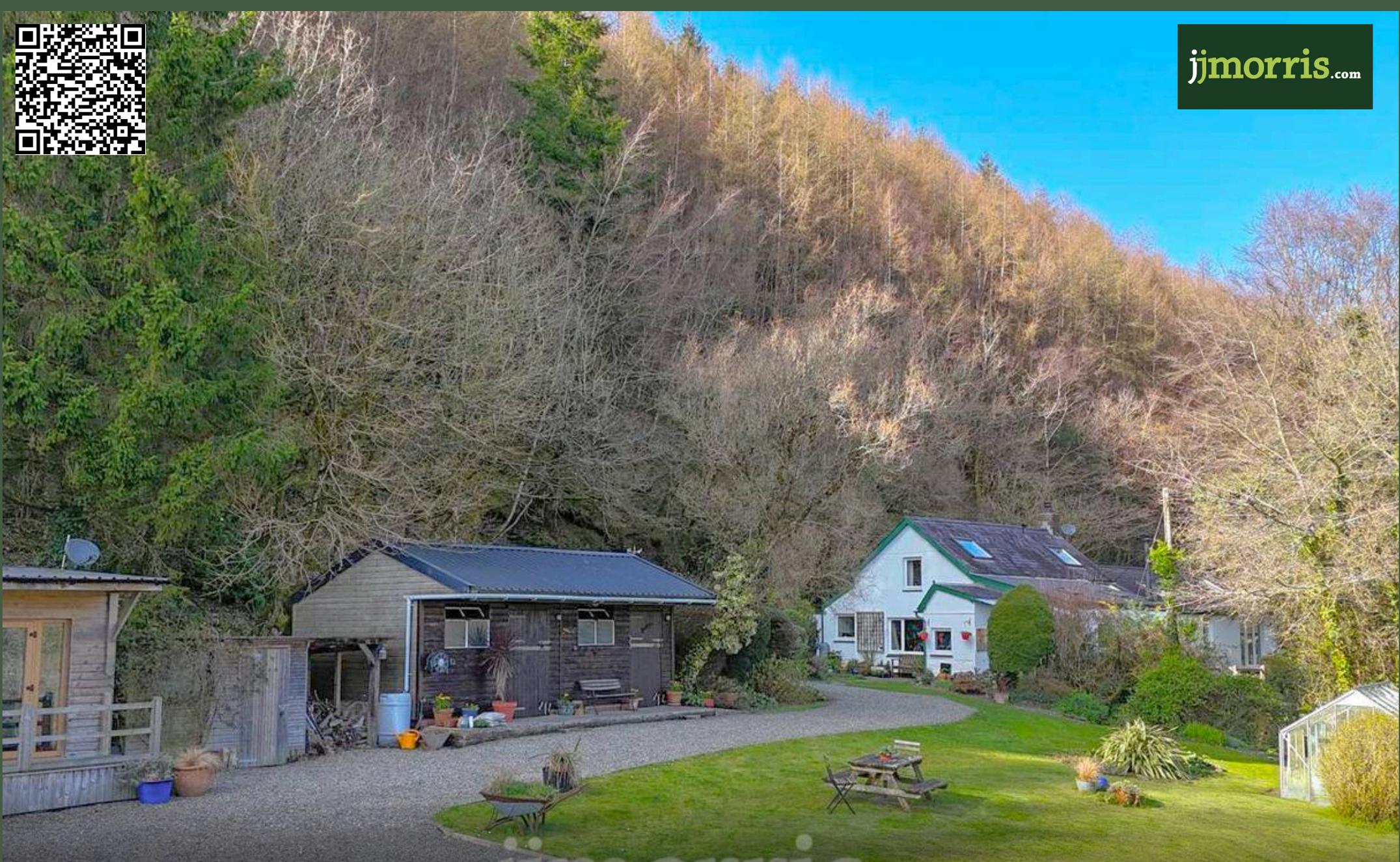




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Alltgudd Fawr, Cwm Cou - SA38 9PH

Newcastle Emlyn

£650,000

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Estate Agents



## Alltgudd Fawr

Cwm Cou, Newcastle Emlyn

Nestled in a tranquil countryside setting, this expansive four-bedroom property offers a peaceful lifestyle retreat surrounded by nature's beauty. Spanning across 9 acres with an option to purchase a further 10 acres, it provides a versatile and private landscape with three distinct fields, each offering unique features and potential. Whether you're seeking a peaceful lifestyle retreat surrounded by nature's beauty, space for equestrian pursuits, or ample land for grazing, this property combines rural charm with practicality, all within a fully enclosed, scenic environment, yet within easy reach of the village of Cenarth, the market towns of Cardigan, Newcastle Emlyn and the coastline at Cardigan Bay.

Council Tax band: D

Tenure: Freehold

- Nestled in a tranquil countryside setting
- Private Fishing Lake
- Peaceful lifestyle retreat yet close to Cenarth Village
- 9 acres with an option to purchase a further 10 acres
- 4 Bedrooms





### Boot Room

Equipped with base-unit topped with solid oak work surface, space allocated for white goods, double glazed side window, radiator, vaulted ceiling with skylight. Leads through to:

### Kitchen

Comprising a variety of wall and base units finished with solid oak worktops, a 11/2 Belfast sink, integrated fridge, AEG built-in dishwasher, and an electric range cooker with a 7-ring Calor gas hob and extractor above. Features include an exposed beam, radiator and vertical-style radiator, partial wall tiling, slate tile flooring, a wood burner set on a slate hearth, skylights, double glazed side and rear windows offering garden views, French doors to the garden, plus access to both the sun room and:

### Living Room

Home to a wood-burning stove in a feature stone surround with a generous slate hearth, exposed ceiling beams, large side-facing double glazed window, multiple radiators, built-in storage, access to the utility area, and double doors opening into:

### Hallway

Flooded with light via two double glazed windows and French doors opening to the rear patio, enjoying garden views. Includes two skylights, underfloor heating beneath slate flooring. Leads to:

### First Bedroom

Showcasing oak flooring and underfloor heating, vaulted ceiling with skylight, rear-facing double glazed window, and access to:

### En Suite Shower room

Includes a double shower enclosure, wash basin, WC, partially tiled walls and flooring, underfloor heating, and a heated towel rail.

### Second Bedroom

Flooded with light via two double glazed windows and French doors opening to the rear patio, enjoying garden views. Includes two skylights, underfloor heating beneath wooden flooring. Leads to:

### En Suite Bathroom



### Utility Room

Outfitted with wall and base storage and oak countertops, double drainer sink, space for white goods, partial wall tiling, slate flooring, plumbing for a washing machine, and double glazed windows to the side and rear, door leads to the:

### Lobby / Hallway

With frosted double glazed exterior door, staircase to first floor, and access to:

### Bathroom

Features a jacuzzi bath with overhead shower, vanity unit with wash basin, WC, partial tiling on walls and tiled floor, heated towel rail, frosted rear window, and loft access.

### FIRST FLOOR

#### Landing

Loft access and doors to:

#### Third Bedroom

Vaulted ceiling with exposed timber beams and a large skylight, fitted with a side-facing double glazed window, wooden built-in wardrobe, and a pedestal basin.

#### Separate W.C.

Fitted a wash hand basin, Wooden Panel Walls, WC, storage cupboards and a wooden laminate floor

#### Fourth Bedroom

Vaulted ceiling with exposed timber beams and a large skylight, double glazed window to the side offering countryside views, built-in wardrobes, radiator, and part panelled walls.



### Outbuildings

The property includes a versatile collection of outbuildings, offering excellent potential for a variety of uses. A substantial detached barn measuring approximately 13.97 x 6.09 , features large sliding wooden doors, concrete flooring, and is fully equipped with power and lighting. A separate insulated and soundproofed studio 6.99m x 3.21m, currently functioning as a home gym and office, also benefits from power, lighting, WiFi connectivity, and includes a covered outdoor decking area, adjacent shed, wood storage, and a greenhouse. Additionally, there are two stables—each with stable doors, windows, power, and lighting—measuring approximately 3.56m x 3.53m and 3.68m x 3.5m respectively. In addition there is live planning for a larger stable block, menage, double garage as well as an extension to the barn.

### The Garden

This stunning property features exquisite gardens, primarily located at the rear, showcasing a serene wildlife pond complete with a charming bridge leading to a central seating area. You'll find a variety of mature trees and well-established shrubs, while gated access opens up to a beautiful strip of woodland perfect for leisurely walks. Additionally, a delightful raised patio at the back provides an ideal spot to relax and unwind. For added luxury, there's a hot tub nestled under a covered pergola, perfect for enjoying peaceful moments outdoors.



## The Land

This property encompasses 19 acres of land sold as 9 with the option to purchase an additional 10, featuring three fields. The first, a 5-acre field adjacent to the driveway, which offers three gated access points and is ideal for various uses. It includes a well-stocked fishing lake (registered fishery) with a patio area, alongside a summer/fishing hut, bordering woodland and a stream. Continuing along the drive via gated access, you'll find a securely fenced 4-acre field. The remaining land is located at the end of a track via a bridleway, where you'll discover a gently sloping 10-acre field. All the land is fully fenced.

## Utilities & Services

Heating Source: Oil central heating. Services: Electric: Mains Water: Mains Drainage: Bio treatment plant. Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band D What3Words: ///runs.elbow.roadblock

## 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 standard broadband available, with speeds up to 1mbps upload and 21mbps 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**

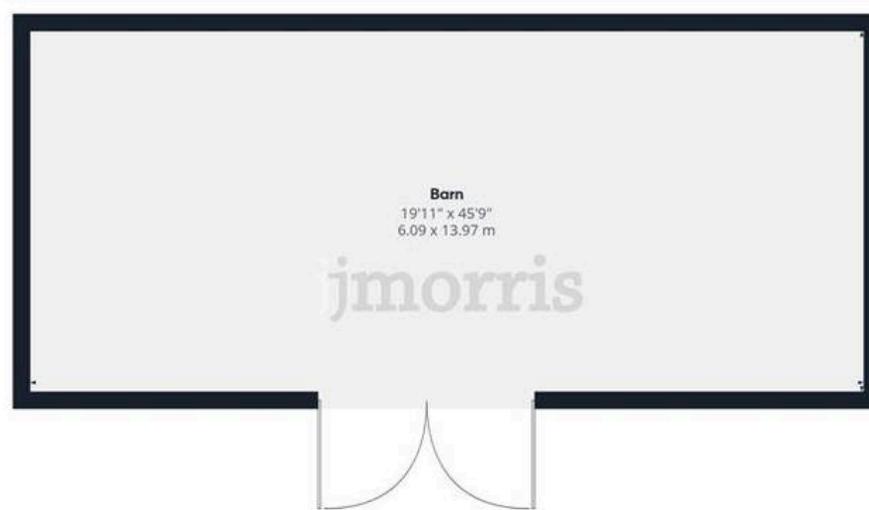
The Ofcom website states that the property has the following indoor mobile coverage EE Voice - Limited & Data - Limited Three Voice - Limited & Data - Limited O2 Voice - Limited & Data - Limited Vodafone. Voice - None & Data - None Results are predictions and not a guarantee. Actual services available 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.







Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3



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Estate Agents

## JJ Morris Cardigan Office

J J Morris, 5 High Street - SA43 1HJ

01239612343 • [cardigan@jjmorris.com](mailto:cardigan@jjmorris.com) • <http://jjmorris.com>

