

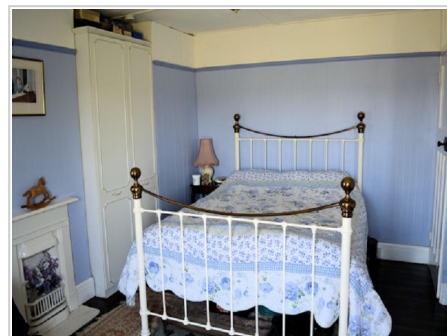
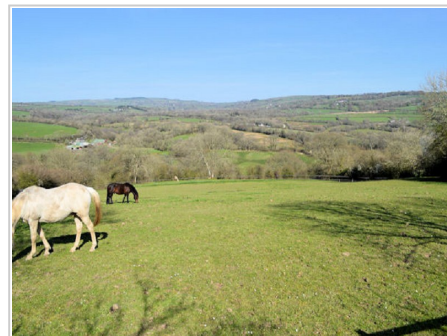


The Smallholding Centre
Brongest
Newcastle Emlyn
Ceredigion
SA38 9ET

Tel: 01239 851242
Fax: 01239 851754

Aberdulais
Brongest
Newcastle Emlyn
Ceredigion.
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£375,000



- Character 2 bed farmhouse
- Range of useful outbuildings
- Approx. 10 acres inc. manege
- Small indoor swimming pool
- Stable block with 5 stables
- Private off-road location
- Panoramic views over open country
- Excellent access to bridle paths

Ref: PRA10136

Viewing Instructions:



www.thesmallingcentre.co.uk

Martyn C Buck MNAEA

Kay Buck MNAEA



General Description

Aberdulais is a charming, well presented large and characterful 2 bed extended cottage with attic room suited to a range of uses. It benefits from an excellent range of outbuildings including workshops and stabling and it even comes with an indoor swimming pool!

It is set in a private location, down its own driveway well off the road with stunning views over open countryside. The holding comes with approx. 10 acres of land including pasture, school and gardens which incorporate a good sized vegetable plot with large poly-tunnel.

It is located within easy reach of the West Wales coastline and is just a short drive from the bustling market town of Newcastle Emlyn and is about 15 minutes away from Cardigan.

Accommodation



Utility Room (17' 7" x 10' 0" Max) or (5.35m x 3.05m Max)

Range of fitted oak base units including integral freezer. Plumbed for washing machine. Built-in cupboard and larder housing central heating boiler. Slate tiled floor. Double resin sink. Window to front and side and two to rear.

Shower Room

WC, basin and corner shower cubicle. Tiled walls. Roof light. radiator. Tiled floor.

Kitchen / Breakfast Room (13' 3" x 12' 6" Max) or (4.05m x 3.80m Max)

Range of natural wood bespoke units. Fitted electric hob with oven under. Belfast sink. Solid fuel range/stove providing hot water and partial central heating. Tiled floor. Beamed ceiling. Exposed stone wall. Window to front.



Conservatory (15' 5" x 6' 1") or (4.70m x 1.85m)

Door to garden. Windows to front.



Dining Room (13' 3" x 13' 3") or (4.05m x 4.05m)

Multi-fuel stove on slate hearth. Stairs rise. Exposed stone walls to two sides. Quarry tiled floor. Beamed ceiling. Radiator.



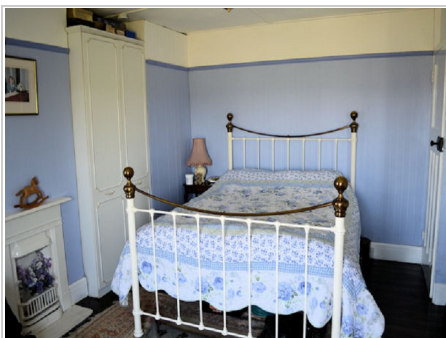
Living Room (21' 4" x 13' 5") or (6.50m x 4.10m)

Ingle nook fireplace housing log burner. Vaulted ceiling with exposed 'A' frame timbers. Exposed stone walling. Wood flooring. Window to front and rear. Two roof lights. Door to front. Three radiators.

From the living room there is a doorway to the tack room / boot room. From here, there is access to a covered walkway leading directly to the stables.

Landing

Window to rear



Bedroom 1 (15' 5" x 11' 4") or (4.70m x 3.45m)

Two built-in wardrobes. Cast iron fireplace (which could function). Original floor boards. Window to front and side. Radiator.

En Suite

Full en suite with bath, WC and basin. Original floor boards. Window to front.

Bedroom 2 (15' 3" x 9' 4" Max) or (4.65m x 2.85m Max)

Cast iron fireplace (non-functioning). Built in cupboard under stairs. Doorway to stairs to Attic Room. Shelved alcove. Window to front and side. Radiator.



Attic Room. (27' 7" x 9' 10") or (8.40m x 3.0m)

A roof room which has recently been installed. Stairs (to building regs requirements) are in place; the floor has been reinforced and boarded; walls and rafters have been insulated, but no windows/rooflights have been installed. The space is ready for the purchaser to "finish off" to meet his/her own requirements. Maximum headroom = 2.22m

Externally

The property is approached via its own driveway leading from a country road. The driveway passes the vegetable garden where there is a workshop and this has access from the driveway.

The driveway then leads into a parking / turning area to the side and front of the house. From here there is access to the remaining buildings and land.

The Outbuildings

From the living room there is a doorway to the TACK ROOM / BOOT ROOM (4.15m x 1.6m). From here, there is access to a covered walkway leading directly to the stables.

The STABLE BLOCK encompasses 4 stables and a foaling box. These measure respectively: 4.65m x 3.05m, 4.95m x 3.65m, 3.95m x 2.85m, 3.7m x 2.95m and 5.9m x 2.75m. All have automatic drinkers.

To the side of this stable block is a lean-to HAY / TRAILOR SHED and beyond the stable block is a further HAY BARN measuring 9.3m x 5.95m and next to this is an IMPLEMENT STORE measuring 5.15m x 3.35m which is currently used as a field shelter.

To each side of the outbuildings is a turn-out area for the horses.

Across the driveway from the house is a large WORKSHOP which will house 4 cars. This measures approx. 10.2m x 6.1m and has power and light.

Adjoining the workshop is a further building housing a CONSERVATORY with a bar area which measure 5.85m x 2.45m and this opens into the POOL ROOM which houses a small swimming pool (21' x 12') heated by an air source heat pump. The pool room measures 7.75m x 4.75m

A further WORKSHOP is located slightly away from the house. This measures 5.05m x 4.95m and has power and light. It has large enough doors to provide vehicular access.

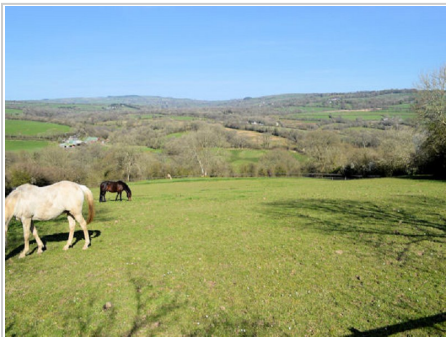
There is also an older STATIC CARAVAN.

Gardens

Immediately to the rear of the house is a small garden area with decked seating area.

Behind the pool room there is a large area of garden where there is a cascade of 4 ornamental ponds.

Beyond these is a further garden with shrubs and lawns which leads into a large vegetable garden. Here there is a good sized poly-tunnel, an enclosed chicken run and a greenhouse. There are two raised beds and a few fruit trees. Water is laid on to a tap in the vegetable garden.



The Land

The land lies to the front of the house and gardens. It is, on the whole, a mix of flat and sloping pasture. The current owners have divided an area off near the stables, which they use as a school 32m x 16m.

In the lower field there is a field shelter. Also from this field, there is access to the River Ceri which runs at the boundary.

All the fields have a natural water source for livestock

In all, the land extends to approx. 10 acres.

Services

Mains electricity, mains water, private drainage

Tenure

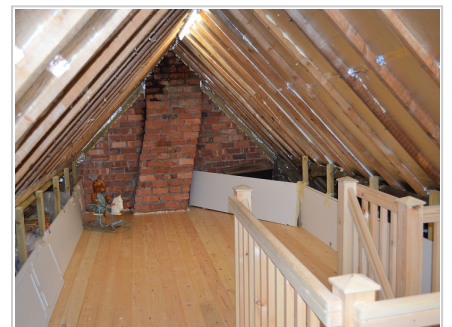
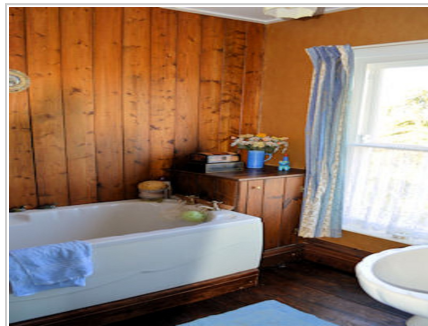
We are informed that the tenure is Freehold

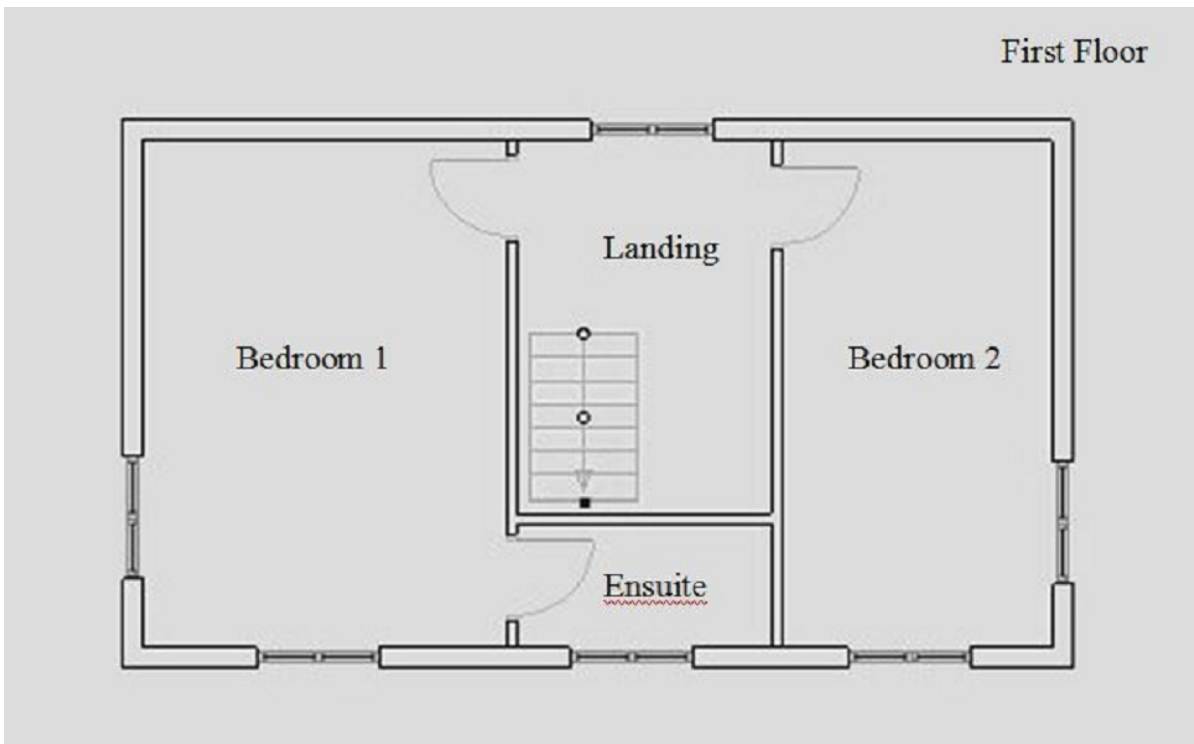
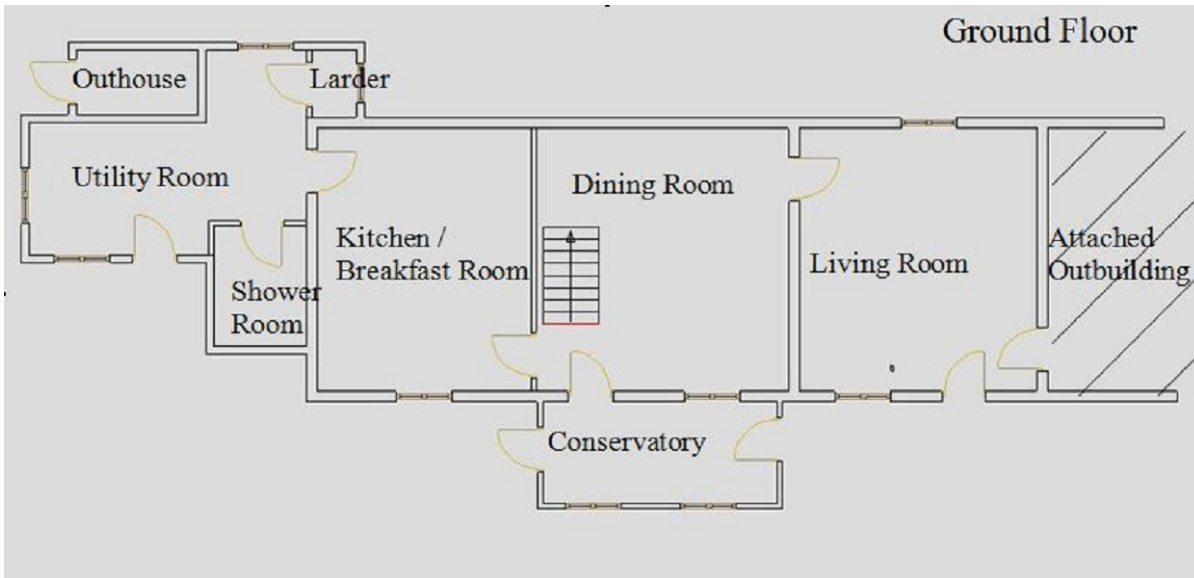
Council Tax

Band Not Specified

Directions

From Newcastle Emlyn, proceed down the main street, through the town centre, and over the bridge. Continue straight up the hill on the B4571 and stay on this road for approximately 3 miles. Turn left at the second turning signed to Brongest (at a crossroads). Proceed along this road, going straight over the next crossroads, and go down and through the village. Climb up the hill out the other side of the village and at the top of the hill, turn right by the old school (first right turn after leaving the village). Follow the road round a sharp left hand bend and a few hundred yards beyond this, take a track to the right. There is a bungalow (Penrhiwdulais) just at the entrance to the track. Follow the track down to the property.





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract.

These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.