

John. Francis

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Blaen Halen, PENTRECAGAL SA38 9JA

Offers in the region of £695,000

**4 x Residential Cottage Complex In Private Rural Setting Approx
12 Acres Steel Frame O/B Stables/Barn
Ideal For Multiple Families/Communal Living/Letting
Rarely Available & Must Be Seen!
EER-Blaenhalen-F32 /Ty Beca-G4/ Abrahams-F22 /Keepers-F21**

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DD/KH/41477/230615

DESCRIPTION

A settlement of 4 residential cottages with approximately 12 acres of land, being located in a picturesque rural setting within the Carmarthenshire countryside, privately situated at the end of a long track. This is an exciting and rare opportunity ideally set up for equestrian/small farming purposes and with tremendous potential for developing into a holiday letting business or would suit a large family or small community wishing to all live together within a courtyard style complex. The current equestrian facilities comprise a wonderful old barn set along the farmyard, being over 60ft long with 3 internal stables and tack storage area. There is also a huge multi-purpose steel framed pitched outbuilding over 70ftsq and further smaller outbuildings. The extent of the land amounts to approx 12 acres or so, divided into paddocks, and is identified by the boundary plan provided. This really is a golden opportunity for multiple families/a small community or individual seeking letting income within a private country position. Viewing is highly recommended and essential to fully appreciate and consider the enormous potential on offer.

EER - Blaenhalen - F32 // Ty Beca - G4 // Abrahams Cottage -F22 // Keepers Cottage F21

SITUATION

The property is found approximately a quarter of a mile down a secluded shared track which splits roughly half way down to a private track leading to Blaen Halen itself. The setting is absolutely glorious with enormous privacy and peaceful surroundings. The nearest group of shops and amenities is found at Newcastle Emlyn town which is actually only about 3 miles distant. The town has a traditional high street selling a variety of goods with lots of interesting small independent retailers, craft and antique traders. The position of Blaen Halen is ideal for exploring further afield with the renowned and spectacular Ceredigion and Pembrokeshire coastlines to enjoy with their abundance of superb walks and beaches. Other large towns and places of interest are within comfortable driving distance with Carmarthen being approx 16 miles and has good road links to the M4 motorway and railway links to Swansea. Cardigan is approx 12 miles and is another traditional town with high street parade of shops and amenities.

BLAEN HALEN FARMHOUSE

A traditional property believed to be late 18th/early 19th century.

LIVING ROOM

28' x 14'4 (8.53m x 4.37m)
An impressive large inglenook fireplace with multi fuel stove and slate flooring, beamed ceiling, sash windows to front, radiators, opening leads through to an area with stairs to first floor, frosted window to rear, radiator, doors open to:

KITCHEN/DINER

16'4 x 15'5 (4.98m x 4.70m)
Fitted wall and base storage cupboards with work surfaces over, single drainer sink, fire surround with wooden mantle housing oil fired Stanley, dual aspect windows to front and side, exposed beams, external door, floor standing oil fired combination boiler servicing the domestic hot water and central heating for the house, second stairs leads to first floor.

PLAY ROOM

15'3 x 6'4 (4.65m x 1.93m)
Double glazed window to rear, slate floor, door opens to:

STUDY

7' x 5'3 (2.13m x 1.60m)
Arched window to rear, window to side.

PANTRY

8'5 x 6'3 (2.57m x 1.91m)
Original slate salting sinks, Butler sink, slate floor, plumbing for washing machine, window to rear.

FIRST FLOOR MAIN LANDING

Spindle balustrade, doors open to:

BEDROOM 1

12'2 x 14'5 (3.71m x 4.39m)
Vaulted ceiling with exposed beams, exposed floorboards, radiator, sash window to front.

BATHROOM

8'4 x 6' (2.54m x 1.83m)
Roll top bath, WC, pedestal wash hand basin, sash window to front, radiator.

BEDROOM 2

14'7 x 10 (4.45m x 3.05m)
Sash window to front, radiator, book shelves, door opens to:

PASSAGEWAY

Connects to:

SECOND LANDING

Stairs down to kitchen, window to rear, exposed floor boards, access to loft, doors open to:

BEDROOM 3

12'1 x 9'6 (3.68m x 2.90m)
Window to side, radiator.

BATHROOM

10' x 6'10 (3.05m x 2.08m)

Comprising bath, pedestal wash hand basin, part tiled walls, linen cupboard, frosted window to front, radiator.

CLOAKROOM

WC, frosted window to side.

ADJOINING BARN

A superb large building ripe for conversion (subject to planning permission), door opens into:

MAIN BARN AREA

28' x 16'10 (8.53m x 5.13m)
With vaulted ceiling, exposed timbers, metal staircase rising to a mezzanine floor with large circular part stained glass window, external door to rear, door opens to:

COBBLED ROOM

14'6 x 6'2 (4.42m x 1.88m)
Window and stable door to front, stairs to:

FIRST FLOOR ROOM

16'11 x 13'11 (5.16m x 4.24m)
Vaulted ceiling, exposed timbers.

KEEPERS COTTAGE

A detached residential cottage believed to be 19th Century, with front door opening into:

PORCH

Windows to two aspects, tiled floor, door to:

LOUNGE/DINER

20'7 x 14'6 (6.27m x 4.42m)
Multi fuel stove set in a brick surround fireplace, tiled floor, exposed beamed ceiling, double glazed sash window to front, storage heaters, stairs to first floor, door to:

KITCHEN

14'8 x 9'6 (4.47m x 2.90m)
Fitted wall and base storage cupboards with worktops, semi vaulted ceiling, slate flooring, space for cooker, plumbing for washing machine, storage heater, external door to rear, roof window, dual aspect windows to side and rear, part tiled wall, door to:

SHOWER ROOM

Corner shower cubicle with Triton electric shower unit, corner wash hand basin, WC, slate floor, frosted window, airing cupboard housing hot water cylinder and immersion.

FIRST FLOOR

Stairs lead up straight into:

BEDROOM 1

14'7 x 12'7 (4.45m x 3.84m)
Spindle balustrade, beamed ceiling, exposed floorboards, Velux window, window to side, stained glass door opens to:

BEDROOM 2/STUDY

14'4 x 8' (4.37m x 2.44m)
Currently accessed from bedroom 1, (it would be possible to make a corridor for privacy) Velux window, exposed floorboards.

TY BECA

40' x 15'4 (12.19m x 4.67m)
A traditional long house believed to be c15th Century originally, with residential planning status.

OPEN PLAN LIVING SPACE

A very impressive room with kitchen area comprising freestanding island with single oven, stainless steel sink, range cooker and extractor hood, exposed pine wooden flooring throughout, double glazed windows to front and rear aspects, exposed beamed lintels over, two sets of double glazed French doors to rear, part vaulted ceiling with exposed beams. Living area with multi fuel stove set on slate hearth, electric radiators, stairs to:

FIRST FLOOR MEZZANINE

BEDROOM

26' x 10' (7.92m x 3.05m)
Spindle balustrade, pine flooring, double glazed window, vaulted beams.

GROUND FLOOR SHOWER

ROOM

WC, shower enclosure, pedestal wash hand basin.

ABRAHAM'S COTTAGE

A detached stone small house believed to be 19th century with residential planning status.

OPEN PLAN LOUNGE/KITCHEN SPACE

34' x 15' (10.36m x 4.57m)
Entered via double glazed rear French door, an open bright room with multi fuel stove, kitchen area, double glazed windows to front, stairs to:

FIRST FLOOR LANDING

Leading to:

BEDROOM 1

14' x 14' (4.27m x 4.27m)
Vaulted ceiling, exposed beams, double glazed window, airing

cupboard housing hot water cylinder with immersion.

BEDROOM 2

15' x 11' (4.57m x 3.35m)
Vaulted ceiling, exposed beams, radiator, external double glazed door to side with external staircase.

BATHROOM

Comprising roll top bath, shower enclosure with electric shower unit, pedestal wash hand basin, WC, heated towel radiator, exposed beams.

THE OUTBUILDINGS

Set off a large concrete yard there is a beautiful traditional old **American Barn** (overall size 61' x 18') with a slated pitched roof, currently used for stabling but again has fantastic potential for re-development, converting into separate units etc (subject to planning permission), housing three stable bays approximately 12' x 11' each, tack storage area and doors opening out to a pretty rear mature garden. Across the yard is a multi purposes steel framed **AGRICULTURAL SHED/BARN** (approx 75' x 75' square total) and offers a fantastic area for storage of equipment, tractors etc or could be used for further equestrian facilities such as a sand school. At the top of the yard near where the entrance track comes in to the property is a small group of **CORRUGATED BUILDINGS** mainly being a Hay Barn with some animal housing areas. There are lovely garden areas with each cottage which are all ideal for relaxing and are established with a variety of plants and shrubs, pond etc...

THE LAND

Comprising approximately 12 acres or thereabouts, divided into fenced grazing paddocks with some woodland.

SERVICES

We have been advised each cottage benefits from the following:
Blaenhalen - Oil fired central heating, mains water and electric, private drainage.
Keepers Cottage - Electric heating,

mains water and electric, private drainage.

Abrahams Cottage - Wood burning stove only, mains water and electric, private drainage.

Tir Becca - Electric heating, mains water and electric, private drainage.

PLEASE NOTE

The current owner will consider selling individually as separate lots by negotiation.

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

TENURE

We are advised that the property is Freehold

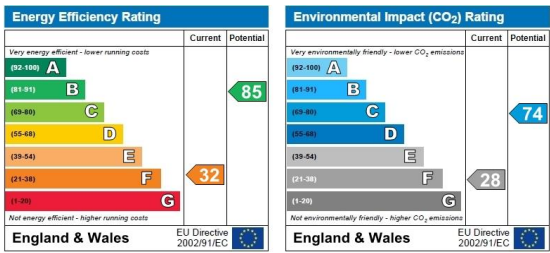
GENERAL NOTE

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 Cardigan take the A484 road signposted to Newcastle Emlyn. Stay on this road into the town passing the Vauxhall Garage on your left, and take the right hand turning signposted for Cynwyl Elfed B4333 road. Go past the Coopers Arms and Dairy/Cheese Factory on your left and turn left up ahead by the large brown sign for Chadzys. Continue out on this country road for less than a couple of miles or so passing a small dairy farm and roughly 1 mile after this you will see a track on your left opposite an old milk churn stand painted white, proceed down this track and turn left through the gate signposted for Blaen Halen and Keepers Cottage, this will lead you directly to the property.

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**John.
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