



RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND
EQUESTRIAN ♦ SMALLHOLDINGS ♦ RESIDENTIAL ♦ COMMERCIAL FARMS ♦ LEISURE



LLAINSHED BRYNHOFNANT, CEREDIGION SA44 6EQ

**AN APPROX. 11 or 25 ACRE COUNTRY PROPERTY CURRENTLY UTILISED AS A SMALL PRIVATE STUD
SITUATED ALONG A PRIVATE DRIVEWAY
AND WITHIN EASY ACCESS OF THE BEAUTIFUL CEREDIGION COAST**

Ref: JN/JLH/BA/328E

**LLAINSHED
BRYNHOFNANT,
CEREDIGION SA44 6EQ**

Approximate Distances:

Llangranog / Coast 2½ miles
Newcastle Emlyn 8 miles
Cardigan 11 miles
Carmarthen 26 miles
Access A487 Coastal Road

Detached Residence

- ◆ Side Entrance Lobby
- ◆ Kitchen / Breakfast Room
- ◆ Inner Hall
- ◆ Sitting Room
- ◆ Conservatory
- ◆ Bathroom
- ◆ Three Bedrooms
- ◆ Sitting Room / Fourth Bedroom
- ◆ First Floor Bedroom Five with En Suite Shower Room
- ◆ Mainly Double Glazed
- ◆ Oil Fired Central Heating

Outside and Outbuildings

- ◆ Mainly Lawned Gardens and Grounds to Rear
- ◆ Main Dutch Barn with Two Side Lean To plus Rear Extension
- ◆ Front Extension incorporating Store, Six Kennels, Tack Area, Two Loose Boxes
- ◆ Central Open Barn Area
- ◆ Foaling Box plus Three Loose Boxes
- ◆ Former Silage Clamp
- ◆ Stone Barn and Lean To
- ◆ Land Adjoining
- ◆ Sheep Net Ring Fence
- ◆ Mainly Level and Gently Sloping Pastureland

**IN ALL APPROX. 11 or 25 ACRES
(About 4.4 or 10.1 Hectares)
(TO BE CONFIRMED)**

THE RESIDENCE

A detached residence believed to date from the 19th Century with later extensions. There are three ground floor bedrooms plus a further bed/sitting room and first floor bedroom with en suite shower room which are utilised by the vendors for Bed & Breakfast, currently rated 3 Stars by Visit Wales.

The property has oil fired central heating and double glazed virtually throughout, the accommodation with approximate room sizes is as follows:

Ground Floor

SIDE ENTRANCE LOBBY 9'2 x 5' (about 2.7m x 1.5m) with window, oak worksurface, plumbing for washing machine, oak flooring, door to

KITCHEN / BREAKFAST ROOM 13'4 x 13' (about 4m x 4m) with *Howdens* cottage style kitchen in white, with oakblock worksurfaces, *butler* style sink, mixer tap, dresser unit and display cabinet, four ring electric hob, built in double oven, oil fired combi boiler, two windows, telephone point, radiator, built in cupboard with light, half stable door leading to

INNER HALL with oak flooring

SITTING ROOM 16'5 into alcove x 13'3 (about 4.9m x 4m) oak flooring, multi fuel stove, radiator, two wall light points, opening into

CONSERVATORY 20'3 x 4'6 (about 6.2m x 1.4m) having double doors to garden

BATHROOM new suite in 2006 with shower bath, antique style shower over, wash hand basin and WC, tiled flooring, window, radiator

BEDROOM ONE 13'4 x 12'6 (about 4m x 3.8m) window with lovely view, radiator, oak sill, TV point

BEDROOM TWO 9'5 x 8'9 (about 2.8m x 2.7m) radiator, telephone point, window

INNER HALL AREA

BEDROOM THREE 11'10 x 10'10 (about 3.6m x 3.3m) L shaped, window and radiator

SITTING ROOM / BEDROOM FOUR 15'9 x 10'9 (about 4.8m x 3.3m) with separate rear door, window with lovely view, radiator, stairs to

First Floor

BEDROOM FIVE 18'2 x 10'10 (about 5.5m x 3.3m) window (not double glazed), radiator, door to

EN SUITE SHOWER ROOM wash hand basin, WC, shower cubicle with shower, access to loft space

N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited LLAINSHED, but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.

OUTSIDE and OUTBUILDINGS

The property is approached via a splayed entrance off the country lane leading to its own private driveway which borders the properties land and curves round and down into the farmstead. The farmstead itself is surrounded by its own land, with good sized arrival yard areas off which there are the following outbuildings with approximate sizes:

STORE 15'9 x 9' (about 4.8m x 2.7m) with light and power

DUTCH BARN with two lean to's plus rear extension, comprising:

LEAN TO (No 1) 59'3 x 16'10 int. (about 18m x 5.1m) with exterior water supply and incorporating:

SIX KENNELS
TACK AREA
TWO LOOSE BOXES
COVERED WALKWAY

CENTRAL OPEN BARN AREA with rear lean to c.80' x 17' (about 24.4m x 5.2m) utilised for storage and parking

LEAN TO (No 2) c.76'5 x 21'10 (about 23.3m x 6.6m) incorporating:

FOALING BOX
THREE LOOSE BOXES each approx. 16' x 12'
(about 4.9m x 3.6m)

Beyond this building there is also a former SILAGE CLAMP. There is a gated access to the side of the property leading into an enclosed garden off which is a STONE BARN 14' x 11 (about 4.3m x 3.3m) with LEAN TO 17' x 13'6 (about 5.2m x 4.1m)

The main gardens lie to the rear of the property and are mainly laid to lawn with lovely rural views.

THE LAND

The land is a particularly nice feature of this property. It is currently arranged in six main enclosures in a sheep net ring fence, and there are a number of mature trees on the land. The land is enclosed and divided by a mixture of hedging and sheep fencing, the top land being fairly level and the lower land being gently sloping down and around the farmstead. We understand that there is one footpath on the land.

Alternatively the top fields of approx. 14 Acres could be sold by the vendors separately and the property offered with c.11 Acres.

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(About 4.4 or 10.1 Hectares)
(TO BE CONFIRMED)**

SERVICES

MAINS ELECTRICITY, MAINS WATER plus well supply for yard, PRIVATE DRAINAGE, OIL FIRED CENTRAL HEATING, DOUBLE GLAZING virtually throughout, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

LOCAL AUTHORITY

CEREDIGION COUNTY COUNCIL
Currently Band F for Council Tax purposes

GENERAL AND SITUATION

A rare opportunity to acquire a property with land in a lovely tucked away rural location down its own drive. The property is currently utilised as a private stud for the vendors own warmbloods as well as for keeping of sheep and training of sheep dogs. The property is situated approx. 2 ½ miles from the well known coastal village of Llangrannog with its pretty bay. The picturesque town of Newcastle Emlyn lies approx. 8 miles distant, whilst the town of Cardigan lies approx. 11 miles distant both providing a wide range of facilities and amenities. The property is well situated within easy access of the A487 coastal road. Carmarthen is approx. 26 miles distant to the south.

DIRECTIONS

Travelling in a westerly direction on the A487 (Aberaeron to Cardigan road, upon reaching the village of Brynhoffnant, turn right just after the garage onto the B4334 signposted for Llangrannog. Continue on round the S bend and through a small crossroads and the entrance to Llainshed will be found clearly marked on the right hand side.



Main Outbuilding



Loose Boxes



Top Land



General View



Kitchen



Sitting Room



Conservatory



Guest Bedroom



Guest Shower Room



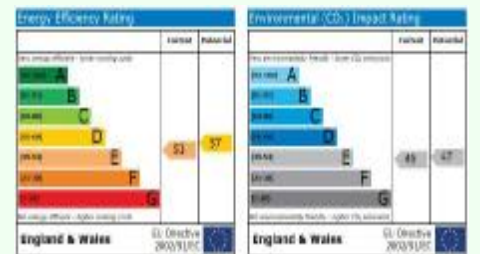
Entrance Drive

VIEWING

Strictly by appointment only with the Agents

RURAL SCENE - TEL 01264 850700

PRICE GUIDE £ 399,500 with c.11 Acres
or
£455,000 with c.25 Acres



EPC Graph