Approx Gross Internal Area
119 sq m / 1285 sq ft

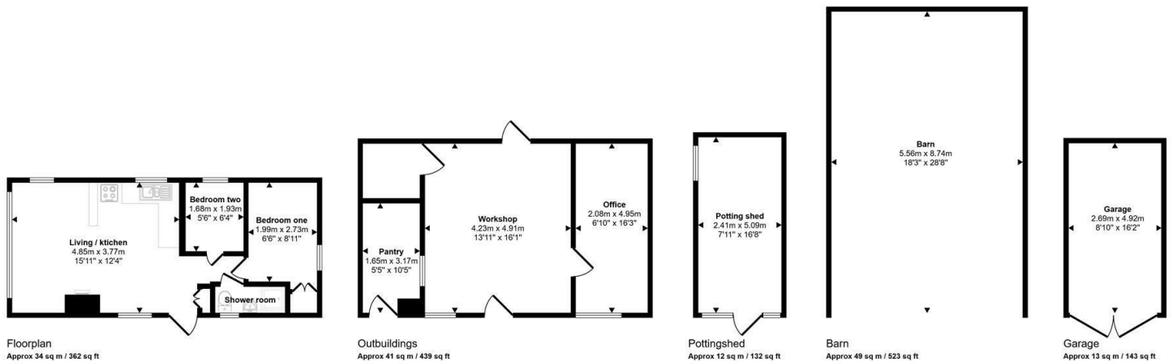


Ground Floor
Approx 93 sq m / 1004 sq ft

First Floor
Approx 26 sq m / 281 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Approx Gross Internal Area
148 sq m / 1598 sq ft



Floorplan
Approx 34 sq m / 362 sq ft

Outbuildings
Approx 41 sq m / 439 sq ft

Pottingshed
Approx 12 sq m / 132 sq ft

Barn
Approx 49 sq m / 523 sq ft

Garage
Approx 13 sq m / 143 sq ft

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk



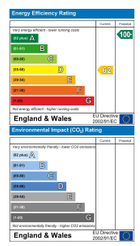






Tynant Cross Inn, Llandysul, Ceredigion, SA44 6LX

- Character Detached Former Farmhouse
- Variety of Useful Outbuildings suitable for Conversion (STPC)
- Approx. 10 min Drive to New Quay & Coastline
- Beautiful Grounds & Woodland Area
- Gas Central Heating, Solar Panels & Tesla Battery
- Three Bedrooms
- 6 Berth Static Caravan Overflow Accommodation
- Approx. 1.02 Acres of Land
- Exceptional Lifestyle Opportunity
- EPC Rating: D



Price £525,000

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The Agent that goes the Extra Mile

Situated on the edge of the village of Cross Inn, this delightful detached former farmhouse is within easy reach of the stunning Ceredigion coastline. The popular seaside town of New Quay is just 3.9 miles away, while the picturesque beaches and coastal villages of Llangrannog, Penbryn, Tresaith and Aberporth are all conveniently accessible. Occupying attractively landscaped gardens with a productive growing area and delightful woodland incorporating a stream, the property is enhanced by a selection of useful outbuildings including a Dutch barn, stone outbuildings suitable for conversion (STPC) and a 6-berth static caravan for overflow accommodation this presents an exceptional opportunity to acquire a desirable rural residence, ideally suited as a family home or for those seeking a change in lifestyle.

The accommodation is entered via a welcoming front porch, providing ample space for coats and footwear, which leads into the central hallway. The kitchen is fitted with a range of matching wall and base units and benefits from dual-aspect windows, creating a bright and airy space. The living/dining room enjoys attractive views over the front gardens and is full of character, featuring exposed wooden beams and a cosy log-burning stove. There is ample space for both lounge and dining furniture, while a glazed door provides direct access to the garden, seamlessly connecting indoor and outdoor living. The ground floor also offers a double bedroom with delightful countryside views, together with a family bathroom fitted with both a separate bath and shower.
A staircase rises to the first floor, where two further double bedrooms can be found, both enjoying pleasant views overlooking the attractive front gardens.

The property enjoys an exceptional range of versatile outbuildings and beautifully established grounds, offering a wonderful lifestyle opportunity.

Adjacent to the house is a detached stone outbuilding, a former cowshed, which is currently arranged with a useful pantry and a separate office/workshop, together with an attached wood store. Opposite the property is a detached garage with power and lighting, complemented by a loft storage area accessed via a wooden staircase. There is also a substantial dutch barn providing excellent additional storage, as well as a chicken coop.

Further enhancing the property's versatility is a 2014 6-berth static caravan with its own decking, enjoying delightful countryside views. The accommodation comprises an open-plan kitchen, dining and living area, two bedrooms, and a shower room, making it ideal for visiting family and friends. And could be used for a variety of other uses (STPC).

A gated entrance opens onto a driveway providing ample off-road parking for multiple vehicles. There is a lovely seating, and decked area - a great spot for a hot tub! To one side, the beautifully landscaped gardens have been thoughtfully designed and lovingly maintained. Extensive lawns are interspersed with an attractive variety of mature trees, shrubs and well-stocked flower beds, together with a useful potting shed. A striking handmade stone bench, set beneath a mature tree and complemented by a charming stone wall crafted from original stone sourced from the property, creates a beautiful spot to relax and enjoy the surroundings.

A pathway leads through to a productive enclosed garden, featuring vegetable beds, a greenhouse with water and electrics and a polytunnel. Multiple outdoor water taps have been thoughtfully installed throughout this area, making it practical and convenient for keen gardeners.

On the opposite side of the driveway, a delightful area of established woodland offers a tranquil retreat. A gently flowing stream through the trees, with a charming bridge and steps providing access. The woodland also features a pond and an abundance of mature trees, creating a haven for wildlife and an idyllic place to sit, unwind and enjoy the setting.

Cross Inn lies 17.9 miles north of Cardigan, and only 2.2 miles south of the coastal village of New Quay. The village benefits from a village shop, public house, a church and a animal feed store. Nearby New Quay boasts beautiful sandy beaches, narrow winding streets, picturesque cottages and a harbour to sit and watch the famous Cardigan Bay bottle nose dolphins! The village is also famous for being the home of the acclaimed Welsh poet Dylan Thomas in the 1940s. The village benefits from many shops, public houses, restaurants, chip shops, cafes, primary school, doctors surgery, chemist, etc. The village is popular all through the year with locals and tourists alike. 8.8 miles south west is the pretty harbour town of Aberaeron.





DIRECTIONS

From Cardigan head North on the A478 for approx, 13.9 miles through the villages of Penparc, Blaenporth, Brynhoffnant, and Plwmp. As you go through Plwmp, you will see a church on your left hand side, with a turning left signposted, Cwmytydu. Take this turning and follow the road for approx 0.6 miles and hten taking the first right onto lon y felin, follow the road for a short distance and take the first left. Follow this road for approx. 0.7 mile and the property will be located on your right hand side, denoted by our for sale board. What three words - ///trickle.mourner.laminate

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E' Ceredigion
DRAINAGE: We are advised that this property is served by private drainage.

ref: LW/AMS/06/26/OK_LW

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LOCATION AERIAL VIEW

