



Old Coach House, BEULAH SA38 9QJ

Offers in the region of £525,000

A Sensational 7 Acre Holding
Extensive Mature Grounds
Privacy & Tranquility
Detached Barn With Potential
Spacious Accommodation

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DESCRIPTION

A sensational country holding boasting extensive mature grounds, approximately 7 acres of grazing land, and a traditional large stone barn with favourable pre planning advice for a holiday home. This impressive property is situated in a beautiful rural location and would appeal to buyers wanting privacy and tranquility. The former coach house offers spacious 3/4 bedroom accommodation with charming features and has in parts been recently modernised with a stylish bathroom and a modern farmhouse kitchen, plus other improvements such as windows, heating etc.

The house would make an excellent family home and benefits further from having a master en-suite, play room, and even a large office. The land comprises 3 grazing fields and is suitable for livestock, being well fenced and fed by a natural small stream. There is a purpose built stable and the large stone barn has 3 compartments which could also make stabling if required. To summarise this is a large country property in a truly glorious rural setting and without doubt must be seen in order to fully appreciate everything on offer.

EER - D59

SITUATION

The property is situated in a wonderfully tranquil rural location, found down a private gated driveway off a very minor country lane within the glorious countryside of this part of Ceredigion, between the small country villages of Beulah and Betws Ifan. Beulah conveniently provides a petrol station/small local shop. The nearest towns of Cardigan and Newcastle Emlyn are both under a 20 minute car journey away and provide a good range of amenities, services and facilities to include supermarkets, secondary schooling, and traditional high street shopping parades. The

property is within a 10-15 minute car journey from the spectacular coast, boasting a variety of sandy beaches to choose from and magnificent cliff top walks.

KITCHEN

20'4 x 14'10 (6.20m x 4.52m) Entered via double glazed stable door to front, fitted with a range of wall and base units with worktop over, integrated dishwasher, stainless steel sink unit and drainer, part tiled walls, tiled floor, double glazed sash window to front and side, space for cooker, stairs to first floor, understairs storage area for shoes and coats, radiator, space for dining table and chairs, latch door to playroom and to;

DINING ROOM

16'6 x 10'10 (5.03m x 3.30m) Double glazed sash window to front, external door to front, radiator, door to;

LOUNGE

20'7 x 19'9 (6.27m x 6.02m) Impressive stone surround fireplace with beam and slate hearth housing a wood burning stove, double glazed windows and external double glazed French doors to rear overlooking the garden, double glazed arched twin windows to front, radiators, door to playroom, door to;

INNER HALLWAY

Doors to;

BEDROOM 1 (L SHAPED)

16'8 x 16'1 (5.08m x 4.90m) Double glazed sash window to front and side, radiator, door to;

EN-SUITE BATHROOM

8'5 x 5'11 (2.57m x 1.80m) Suite comprising bath, pedestal wash hand basin, WC, radiator, frosted double glazed window to side, part tiled walls.

BEDROOM 2

13'10 x 9'10 (4.22m x 3.00m) Built-in wardrobes, double glazed window to side and rear, radiator.

BEDROOM 3

13' x 9'5 (3.96m x 2.87m)

Built-in wardrobes, double glazed window to front, radiator.

BATHROOM

9'5 x 6'8 (2.87m x 2.03m)

Suite comprising a curved bath with dual head shower unit over and shower screen, WC, wash hand basin set in vanity storage unit, wall mounted storage cupboard, towel radiator, LED mirror, frosted double glazed window to rear, tiled floor, tiled walls, ceiling downlights.

PLAYROOM

17' x 9'11 (5.18m x 3.02m)

Twin double glazed windows to rear, radiator, door to kitchen, door to;

UTILITY

10'10 x 9'11 (3.30m x 3.02m)

Plumbing for washing machine, vent for tumble dryer, boxed in oil fired boiler servicing the domestic hot water and central heating system, worksurface, wall storage units, tiled floor, double glazed external stable door to rear, radiator, door to;

CLOAKROOM

Tiled floor, WC, double glazed window to side.

FIRST FLOOR**OFFICE**

21'9 x 9'10 (6.63m x 3.00m)

Potentially could be used as a 4th bedroom if required, double glazed sash window to side enjoying superb views over the property's land and surrounding countryside, radiator, door to;

WALK-IN LOFT

57 ft long, insulated and partly boarded.

EXTERNALLY

The property enjoys 2 private entrances which connect to each another creating an in and out driveway. At both entrances there are specimen mature trees and well kept gardens laid to lawn. There is a large hardstanding area providing ample parking for several vehicles. There is a

large stone **DETACHED BARN** opposite the Coach House and as mentioned the local authority planning department have considered a pre planning application and responded favourably to convert into holiday accommodation. As it stands it provides 4 useful compartments comprising **BARN ROOM 1 - 15'2 x 14'4 with power and lighting and sliding door to front, MIDDLE BARN ROOM - 27'1 x 14'6 and is open on both sides and with wooden stairs to a mezzanine, BARN ROOM 3 - 26'10 x 15'2 with power and lighting connected and 2 windows to front and at the end of the barn is a GARAGE/STORAGE ROOM - 15'5 x 8'11 with power and lighting and window.** Adjoining is a large lawn/paddock which leads down to a small wildlife pond and fire pit. Next to the barn is a purpose built STABLE - 12'8 x 10'1 with stable door, power and lighting. To the rear of the Coach House is an extensive level garden with lawn and further mature specimen trees bordering, creating excellent privacy and seclusion. There are further garden areas, vegetable garden, 2 x brick built wood stores and a small area of woodland. At the far side of the garden there is a very small area of Japanese Knotweed roughly 30m from the house itself and which is currently undergoing a professional treatment programme with guarantee. A copy of the treatment works is held within our office.

THE LAND

The land amounts to approximately 7 acres or

thereabouts and comprises 3 fenced fields with good grazing and benefits from its own natural water course and enjoys gated access from the road. A plan of the land is available from the selling agents for identification.

SERVICES

We are advised that mains water and electricity are connected to the property. Private drainage.

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

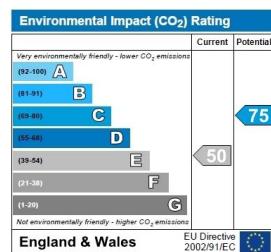
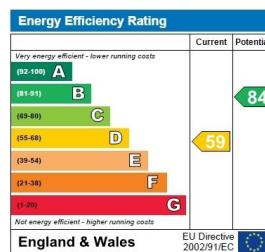
GENERAL NOTE

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, head due north up the main coast road passing through the villages of Penparc, Blaenporth and proceed up to the crossroads by the Gogeddan Arms. Turn right here signposted for Newcastle Emlyn. Proceed along and turn left signposted to Betws Ifan. Take the first right-hand turning and pass the village hall on the left. Continue and take the next right hand turning onto a small minor lane. Proceed down here and the entrances to the property are found on the left hand side. If viewing the property please use the second gated entrance.

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John
Francis