



**WEST
WALES
FINEST
PROPERTIES**



Energy Efficiency Rating		Location	Period
Very energy efficient: lower running costs 2012-2013 2013-2014 2014-2015 2015-2016 2016-2017 2017-2018 2018-2019 2019-2020 2020-2021 2021-2022 2022-2023 2023-2024 2024-2025 2025-2026 2026-2027 2027-2028 2028-2029 2029-2030 2030-2031 2031-2032 2032-2033 2033-2034 2034-2035 2035-2036 2036-2037 2037-2038 2038-2039 2039-2040 2040-2041 2041-2042 2042-2043 2043-2044 2044-2045 2045-2046 2046-2047 2047-2048 2048-2049 2049-2050 2050-2051 2051-2052 2052-2053 2053-2054 2054-2055 2055-2056 2056-2057 2057-2058 2058-2059 2059-2060 2060-2061 2061-2062 2062-2063 2063-2064 2064-2065 2065-2066 2066-2067 2067-2068 2068-2069 2069-2070 2070-2071 2071-2072 2072-2073 2073-2074 2074-2075 2075-2076 2076-2077 2077-2078 2078-2079 2079-2080 2080-2081 2081-2082 2082-2083 2083-2084 2084-2085 2085-2086 2086-2087 2087-2088 2088-2089 2089-2090 2090-2091 2091-2092 2092-2093 2093-2094 2094-2095 2095-2096 2096-2097 2097-2098 2098-2099 2099-2100 2100-2101 2101-2102 2102-2103 2103-2104 2104-2105 2105-2106 2106-2107 2107-2108 2108-2109 2109-2110 2110-2111 2111-2112 2112-2113 2113-2114 2114-2115 2115-2116 2116-2117 2117-2118 2118-2119 2119-2120 2120-2121 2121-2122 2122-2123 2123-2124 2124-2125 2125-2126 2126-2127 2127-2128 2128-2129 2129-2130 2130-2131 2131-2132 2132-2133 2133-2134 2134-2135 2135-2136 2136-2137 2137-2138 2138-2139 2139-2140 2140-2141 2141-2142 2142-2143 2143-2144 2144-2145 2145-2146 2146-2147 2147-2148 2148-2149 2149-2150 2150-2151 2151-2152 2152-2153 2153-2154 2154-2155 2155-2156 2156-2157 2157-2158 2158-2159 2159-2160 2160-2161 2161-2162 2162-2163 2163-2164 2164-2165 2165-2166 2166-2167 2167-2168 2168-2169 2169-2170 2170-2171 2171-2172 2172-2173 2173-2174 2174-2175 2175-2176 2176-2177 2177-2178 2178-2179 2179-2180 2180-2181 2181-2182 2182-2183 2183-2184 2184-2185 2185-2186 2186-2187 2187-2188 2188-2189 2189-2190 2190-2191 2191-2192 2192-2193 2193-2194 2194-2195 2195-2196 2196-2197 2197-2198 2198-2199 2199-2200 2200-2201 2201-2202 2202-2203 2203-2204 2204-2205 2205-2206 2206-2207 2207-2208 2208-2209 2209-2210 2210-2211 2211-2212 2212-2213 2213-2214 2214-2215 2215-2216 2216-2217 2217-2218 2218-2219 2219-2220 2220-2221 2221-2222 2222-2223 2223-2224 2224-2225 2225-2226 2226-2227 2227-2228 2228-2229 2229-2230 2230-2231 2231-2232 2232-2233 2233-2234 2234-2235 2235-2236 2236-2237 2237-2238 2238-2239 2239-2240 2240-2241 2241-2242 2242-2243 2243-2244 2244-2245 2245-2246 2246-2247 2247-2248 2248-2249 2249-2250 2250-2251 2251-2252 2252-2253 2253-2254 2254-2255 2255-2256 2256-2257 2257-2258 2258-2259 2259-2260 2260-2261 2261-2262 2262-2263 2263-2264 2264-2265 2265-2266 2266-2267 2267-2268 2268-2269 2269-2270 2270-2271 2271-2272 2272-2273 2273-2274			



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We are delighted to bring to market this characterful former farmhouse situated within the village of Blaenporth, just 3.6 miles to popular Ceredigion Coastline and 5.9 miles to Cardigan Town and its many amenities, this property would make an ideal family home or lifestyle opportunity, benefitting from five bedrooms and a variety of outbuildings, all sitting within approximately 0.5 of an acre.

*The owners have submitted a pre-application to Ceredigion County Council for the conversion of an existing building into a dwelling and the erection of a further dwelling situated to the right hand side of the main house.

The house retains many original features and offers a wealth of charm, while also presenting a blank canvas for modernisation. Briefly comprising, a front UPVC entrance porch, entrance hallway with stairs to first floor and doors either side to living room and the second reception room. Both reception rooms feature open fireplaces, one with an original 1930's Art-Deco style tiled surround.

Towards the rear of the house, is the kitchen with matching wall and base units and a door leading to the dining room. The dining room has an oil-fired Rayburn for cooking and is also accessible from the living room. The practical utility room and adjoining storage area are accessed directly from the kitchen, with a door leading out to the rear garden and accompanying outbuildings.

Upstairs, an L-shaped landing provides access to five bedrooms—four of which are generous doubles—as well as the family bathroom.



Externally, the property benefits from ample off-road parking to the front, along with an attached double garage equipped with power and lighting and one electric roll up door. A side gate offers convenient pedestrian access to the rear garden and the characterful stone outbuilding—formerly used for livestock. This building features ground-floor pens and a traditional “crog loft” area on the upper level, which is accessed via a set of external steps. Subject to the necessary consents, it offers excellent potential for conversion.

A partially enclosed hayloft barn offers valuable storage space for vehicles or machinery, while two additional brick-built former pigsties are set within an enclosed, generously sized level lawned area. This area benefits from gated access off Lady Road, a B-road that intersects with the A487 Coastal Road at the front of the property.

Immediately to the rear of the house are extended grass lawns, another versatile outbuilding complete with windows, power, and lighting. An additional attached storage area is also located to the side of the house, offering a further practical space.

Perfect for growing families or those seeking flexible living space and a lifestyle change, this unique property must be viewed to fully appreciate all the character, potential, and possibilities it offers!

The property is located in the rural village of Blaenporth which is situated 5.9 miles north of the market town of Cardigan and only 3.3 miles from the beach at Aberporth. Main amenities are found in Cardigan where the town boasts a Castle, a primary and secondary school, a further education college, major supermarkets, banks, several public houses, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.



DIRECTIONS

Head north along the A487 from Cardigan and proceed into the village of Blaenporth. As you enter the village you will see the property on your right denoted by our For Sale Sign. What 3 Words Reference = [///rectangular.speak.gave](http://rectangular.speak.gave)

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.