



**WEST
WALES
FINEST
PROPERTIES**



Energy Efficiency Rating		Location	Period
Very energy efficient: lower energy costs 10-15% A 15-20% B 20-25% C 25-30% D 30-35% E 42		England & Wales	2012-2013
Not energy efficient: higher energy costs			
Very environmentally friendly: lower CO₂ emissions 10-15% A 15-20% B 20-25% C 25-30% D 30-35% E 42		England & Wales	2014-2015
Not environmentally friendly: higher CO₂ emissions			



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.