



NR MWNT
CARDIGAN, CEREDIGION, SA43



Exciting coastal lifestyle change property •
Enjoying stunning sea views • Substantial main
house • 3 reception rooms. 4/5 bedrooms •
Attached B&B suite • Attached 1 bedroom
cottage • Detached 2 bedroom cottage •
Pastureland & cliff land • In all, set in about 35
acres (stms).

Situation

Nantmawr Farm enjoys a stunning coastal position on part of the Ceredigion Heritage Coast, commanding panoramic sea views over Cardigan Bay towards north Wales. Numerous sandy beaches are close at hand including Mwnt, Tresaith, Penbryn and Llangrannog while the popular shopping town of Cardigan is only about 5 miles to the south-west. The larger shopping town of Carmarthen and the A48 M4 link road is about 29 miles to the south-east, providing quick access to the south Wales (Swansea about 58 miles) Cardiff (about 98 miles) the Severn Bridge and beyond.

Description

Accommodation

Main Farmhouse Ground Floor

Porch

A spacious area leading to the farmhouse and The Lookout. A second window also features sea views and a glass door gives access to a sunny patio area. Oak floors lead to the lower level cloakroom with WC and corner basin.

Kitchen:

Recently renovated the Kitchen provides a bright and spacious area for casual dining and a cosy corner for comfortable social seating. The floors are attractively covered with the warm look and feel of Sea Grass, providing a contemporary yet practical finish. For the keen cook, built in fan and steam ovens are at eye level, and an induction hob with extractor fan are alongside. A wood burner set into the wall on a slate hearth, ensures the kitchen is cosy during the cooler months. An additional feature is the built in sound system featuring four ceiling speakers.

Snug:

Off the kitchen via a small cupboarded hallway and pantry with frosted glass door, is a very cosy snug providing an extra casual seating area or TV room.

Utility Room:

An impressively large utility room features built in cupboards and space for a washer, dryer and an additional fridge/freezer if required. The floors are tiled and a Velux window provides additional light. This room houses a top-of-the-range, OKOFEN Pelematic Biomass Boiler which provides all the heating requirements for the entire house and annexe and is included in the governments Renewable Heat Incentive (RHI) Scheme. window. Carpeted and with a coved ceiling.



Rear Porch/Conservatory (One):

Sitting Room:

A light and spacious area to relax and entertain, this comfortable room features a floor to ceiling window and a glass paned door leading to the side courtyard. An open fire with a slate surround and marble hearth adds atmosphere and warmth.

Dining Room:

Spacious and elegant, this dining room - featuring a lovely fireplace with slate surround and heart.

Conservatory (Two):

Sunny, secluded and away from the rest of the home, this is a place to sit and read.

First Floor & Loft Rooms

Study (or extra bedroom)

A compact room with unobstructed sea views from the large window. Carpeted and with a coved ceiling.

Family Bathroom:

A large bathroom featuring a free standing bath, extra large shower with rain head fixture, pedestal hand basin and WC. A modern tubular radiator adds a contemporary feel along with the comfortable cork flooring.

Bedroom:

A large, double bedroom with beautiful views over the countryside and coast.

Stairs lead to: Loft room: Space for comfortable seating and what can truly be described as a "picture window" with sea views.

Middle Bedroom:

A spacious, sunny room with lovely countryside views.

Master Bedroom/En Suite:

A very spacious bedroom flooded with natural light featuring coastal and countryside views through two large windows. Off the bedroom is a fully tiled bathroom with down lighters, large shower, wall mounted hand basin and WC.

Back Bedroom:

Double room with with sea views and a built in wardrobe. Stairs lead to: Loft room: perfect as a TV, music or craft room.

Attached B&B Suite

Accessed off the sitting room in the main house but with its own private entrance and covered seating area facing the sea, is a delightful B&B facility. Equipped with a shower and separate toilet and pedestal sink, the spacious area opens into a bed/sitting room with excellent sea views. The room is even equipped with a small log burner.

Attached 1 Bedroom Cottage/Annexe ("The Lookout")

Accessed by the hallway from the main house or via a door from the parking area. A combined living and dining area with French doors to the private patio provide breath-taking, uninterrupted views across the countryside and out to Cardigan Bay.

Living and Dining Area:

Light and bright with an elevated ceiling with four Velux windows, as well as glass doors out on to the patio, this modern spacious area features oak engineered floors and a contemporary design throughout. Steps up to a glazed oak door through to:

Bedroom and En suite Bathroom:

Easily accommodating a double bed, wardrobe and a seating area. The Oak flooring continues from the Living area and a skylight and dual aspect windows. The en suite features a skylight, corner shower, pedestal wash basin and WC.

Kitchen:

Entered via a glass and oak door from the living /dining area. Circular by design with windows all around and a turreted roof, it is amazingly compact and complete. Featuring a built in fan oven and two ring induction hob as well as a dishwasher, it is completed with modern cupboards, glass countertops and tiled floors. The Look Out benefits from under floor heating throughout.

Detached 2 bedroom cottage

Sitting closest to the sea and with spectacular views from the conservatory and outside patio areas, this holiday cottage enjoys all this coastal property has to offer, sitting a short distance away from the main house.

Living/Dining/Kitchen Area:

A very spacious, open plan design provides a comfortable room for relaxing and cooking. The sitting area features a wood burner and the kitchen is well equipped with fitted cupboards, electric cooker and hood, as well as dishwasher. Sunshine spills in via numerous windows, and a glazed door provides access to a side patio for a sunny breakfast.

Dining Room:

A main feature of this lovely cottage is the dining area off the living room. Stunning coastal views surround you, and doors give access to a large patio for al fresco dining and a place to watch the sun set.

Hallway, Bedrooms and Shower Room:

A hallway off the living room leads to a twin bedded room, and a double bedroom with built in wardrobe. Both enjoy countryside views. A shower room with an extra large shower area is completed by a wall mounted basin and WC.

Externally

Nantmawr enjoys lovely landscaped gardens and grounds around the farmhouse and cottages together with numerous patio and seating areas to enjoy the views and for alfresco dining. A smart pillared and gated entrance leads down to the property with the sea providing a welcoming backdrop. The courtyard includes plenty of room for parking and includes a two bay carport and large workshop. A Dutch Barn with a high curved roof provides useful storage as well as a seating area to enjoy the expansive sea views.

The Land

In Nantmawr extends to about 35 acres (stms) and includes pastureland divided into a number of useful paddocks that gently slope down towards its own cliff land facing the sea. At the base of the cliffs is a wooden platform that provides the perfect vantage point to look out for the marine wildlife (eg seals and dolphins) that this coastline is famous for.

General Remarks and Stipulations

Value Added Tax

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Fixtures & Fittings

Unless specifically described in these particulars, all fixtures & fittings are excluded from the sale though may be available by separate negotiation.

Wayleaves, Easements and Rights of Way

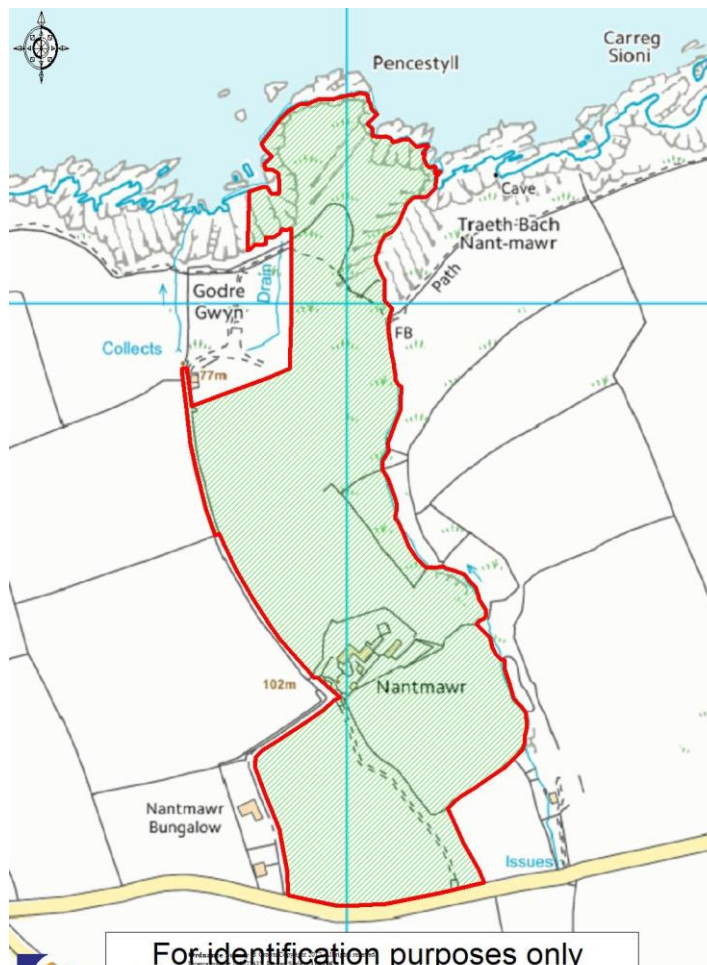
The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/ bridleways.

Plans, Areas and Schedules

Any available plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

Photographs taken 2016.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(37-47) F			
(1-36) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			
		35	