

**NEW PRICE**



## **The Old Bakehouse, Capel Dewi, Llandysul SA44 4PH**

**Offers in the region of £529,950**

**\*\* UNIQUE DETACHED FORMER MILL & VIEWS - VIEWING  
ESSENTIAL \*\* EER C71**

**Currently Split Into 3 Residential Cottages/Holiday Lets  
Superbly Presented & Character  
Excellent Income Potential**

EJ/RO/66147/171220

## DESCRIPTION

**\*\* SUPERBLY PRESENTED FORMER MILL RETAINING CHARACTER FEATURES INCORPORATING 3 HOLIDAY COTTAGES - VIEWING RECOMMENDED \*\***

An unique opportunity of acquiring a delightfully positioned former mill of high residential appeal, having been tastefully and sympathetically converted now providing 3 holiday cottages with excellent income potential. The main cottage provides spacious family sized living accommodation with character features including timber floors and solid oak doors, exposed beams, and custom made fitted kitchens. The adjoining 2 cottages would be ideally suited for holiday lets/extended family etc with ample car parking. Outside there is a forecourt area with terraced rear patio gardens for each cottage together with further mature gardens, 2 summer houses/cabins enjoying lovely views, and car parking area. A large patio/covered decking area and hot tub enjoying the lovely far reaching views. The beautiful Cardiganshire coastline at New Quay is within a 20 minute drive with it's sandy beach. EPC EER C71

## GENERAL

The property provides prospective purchasers with a unique opportunity of acquiring a detached old bakehouse retaining a wealth of charm and character built of traditional stone walls lying under a slated roof. The property has been tastefully and sympathetically converted now providing 3 holiday cottages with excellent income potential. The dwelling is steeped in history and we would advise potential purchasers to book a viewing appointment to avoid disappointment. The property benefits from oil fired central heating with character sash slider windows. The characterful accommodation provides as follows:

### MAIN COTTAGE (FORMER BAKEHOUSE)

This cottage is of stone and slate construction with oil fired central heating and is the largest of the 3 dwellings and ideally provides for a family. There is great potential for use the adjoining cottages for extended family or letting purposes etc (stc). The accommodation provides as follows:

### OPEN PLAN KITCHEN/DINING ROOM

26'4 x 14'5 (8.03m x 4.39m)  
Solid oak double timber entrance doors, custom made range of fitted base cupboards with solid timber worktops surfaces over, electric cooker range with 5 ring gas hob and stainless steel chimney hood over, brick built fireplace with stove, double bowl sink unit with mixer tap, plumbing and space for dishwasher, under stairs storage cupboard, built-in fridge/freezer, solid oak stable type front entrance door, spot lighting, tiled surrounds, glazed double doors to;

### LIVING ROOM

16'5 x 14'4 (5.00m x 4.37m)  
Solid timber flooring, part exposed stone walling, solid oak front entrance door, radiator, tiled fireplace incorporating wood burning stove and slate hearth, connecting door to middle cottage, down lighters, 2 windows to front.

### FIRST FLOOR LANDING

Timber flooring, down lighters, window to side, attractive exposed A frame beams, door to;

### WALK-IN STORE/LINING CUPBOARD

Plumbing and space for washing machine, down lighters, rear exterior door.

### BEDROOM ONE

16'7 x 15'1 (5.05m x 4.60m)

Window to side, exposed beam ceiling, part exposed stone walling, radiator, solid timber flooring, stable type oak feature door to front, door to small loft area with hatch.

### BEDROOM TWO

11'9 x 9'6 (3.58m x 2.90m)

Window to front, access to loft space, down lighters, radiator.

### BATHROOM

10'7 x 7'11 (3.23m x 2.41m)

Luxury fitted bathroom with tub bath and mixer tap, wash hand basin with mixer tap and side display shelves, low level WC, radiator, timer flooring, double fully tiled shower cubicle with tropical head and lighting, window to side, extractor fan.

### MIDDLE COTTAGE 2

This is the middle cottage of the 3 dwellings and is double fronted of traditional stone and slate construction with oil fired central heating. The accommodation provides as follows:

### ENTRANCE LOBBY

Oak front entrance door, door to;

### LIVING ROOM

17'11 (max) x 14'6 (5.46m (max) x 4.42m)

Ornate open fireplace and surround with tiled inserts and slab hearth, radiator, timber flooring, window to front, down lighters, access to first floor, window to front, rear exterior door, access through to;

### KITCHEN/DINER

14'5 x 8'11 (4.39m x 2.72m)

Range of custom made base cupboards with solid worktop surfaces over, electric cooker range with oven and grill, 4 ring gas hob with stainless steel hood over, single drainer sink unit with mixer tap, timber flooring, radiator, fridge space.

### FIRST FLOOR LANDING

Attractive feature window to rear, doors to;

### BEDROOM ONE

14'6 x 10'10 (4.42m x 3.30m)

Radiator, window to front.

### BEDROOM TWO

14'7 x 8'10 (4.45m x 2.69m)

Window to front, radiator.

### BATHROOM

7'10 x 4'9 (2.39m x 1.45m)

Three piece suite comprising bath with shower over and screen, vanity unit with wash hand basin and mixer tap, low level WC, window to front, parquet block flooring.

### END COTTAGE 3

This is the smaller of the 3 cottages and is of traditional construction lying under a slated roof with oil fired central heating. The accommodation provides as follows:

### ENTRANCE LOBBY

Solid oak front entrance door, door to;

### OPEN PLAN KITCHEN/DINING/LIVING ROOM

19'2 x 14'8 (5.84m x 4.47m)

Range of fitted custom made cupboards with worktop surfaces over, single drainer sink unit with mixer tap, cooker space with stainless steel hood over, timber flooring, under stairs storage cupboard, window to front, feature fireplace with wood burner stove, part exposed stone walling, down lighters, window to rear, access to;

### FIRST FLOOR LANDING

Block flooring, access to loft, doors to;

### BEDROOM ONE

9'10 x 9'8 (3.00m x 2.95m)

Window to front, radiator, ornate fireplace and surround with grate.

### BEDROOM TWO

11'10 x 9'3 (3.61m x 2.82m)

Double aspect windows, radiator.

### SHOWER ROOM

6'2 x 4'9 (1.88m x 1.45m)

Modern suite comprising tiled double shower cubicle, low level WC, vanity unit wash hand basin, radiator, window to front.

### EXTERNALLY

The property is set on a spacious plot with gravelled forecourt/drive providing ample car parking, with attractive low stone wall and wrought iron railings. There is stone steps to side leading up to raised garden area with attractive decked patio area comprising feature shelter canopy and **HOT TUB** taking advantage of the lovely views across the valley. This leads out to mature lawned gardens with shrubs, mature trees and bushes enclosed by timber fencing and enjoying magnificent views to the front across open countryside. There is a pathway leading up to further gardens to the rear residence with 2 Summer Houses/cabins with outside patio of hardwood construction, variety of apple trees and leading to enclosed lawned garden with further steps leading to rear providing further car parking area with gated vehicle access leading out to the roadway.

### SERVICES

We are advised mains electricity and water are connected to the property with private drainage supply (TBC). Fibre broadband connection.

### AGENTS REMARKS

A truly outstanding opportunity of acquiring an unique country property with excellent income potential. Viewing highly recommended to fully appreciate what's on offer.

### VIEWING

By appointment with the selling Agents on 01570 422 846 or e-mail lampeter@johnfrancis.co.uk

### OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

### FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisLamp or on facebook www.facebook.com/JohnFrancisEstateAgents

### TENURE

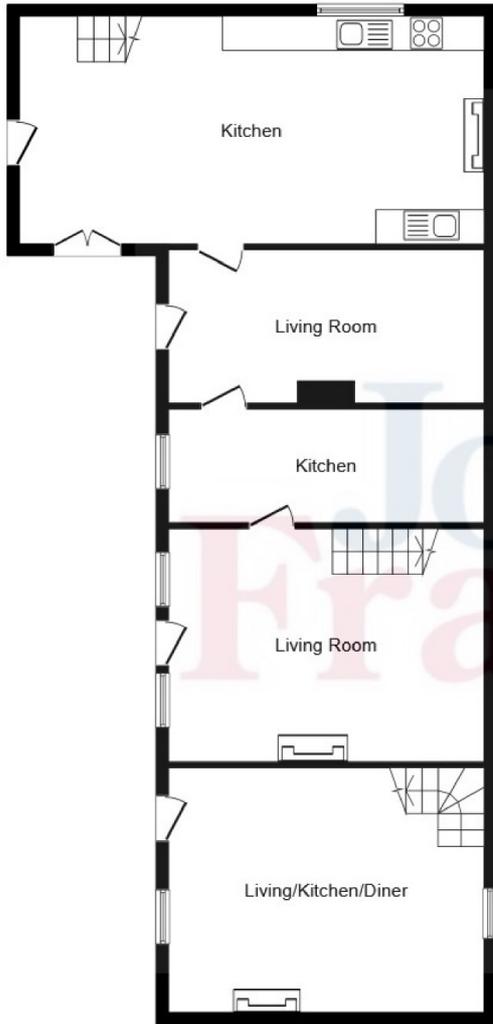
We are advised that the property is Freehold

### GENERAL NOTE

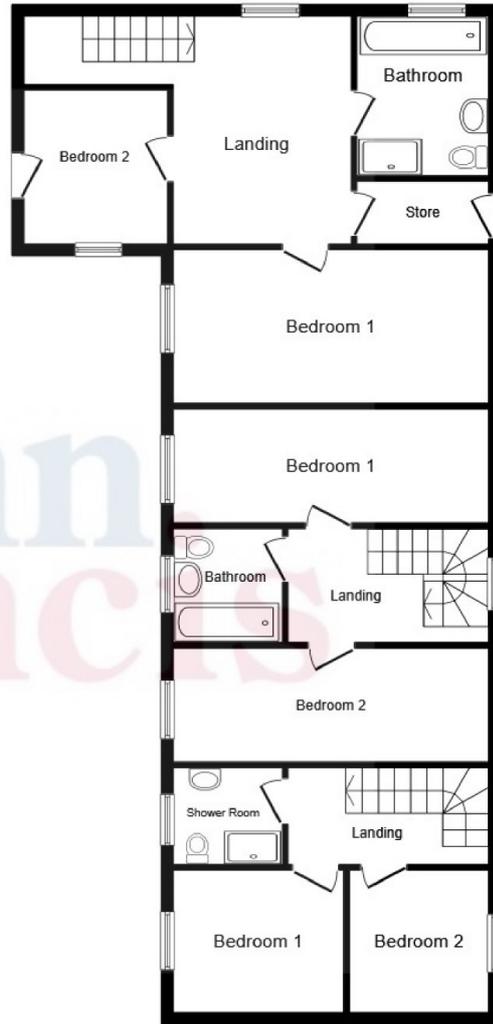
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

### DIRECTIONS

From Lampeter take the main A475 Newcastle Emlyn road and carry on for approximately 8 miles passing through Llanwnnen, Dre Fach and Cwmsychpant until arriving at Rhydownen cross roads (bottom of hill). Turn left at the junction signposted Capel Dewi and carry on this lane for approximately 2 miles until arriving at the small hamlet of Capel Dewi. The property will be found further on the left just before the church on the right.



**Ground Floor**



**First Floor**

Total floor area 214.0 sq. m. (2,303 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.  
Plan not to scale.

# The Old Bakehouse, Capel Dewi, Llandysul SA44 4PH



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**John.  
Francis**