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Idyllic 2-3 bed traditional coastal cottage. Set in 0.4 acres of grounds. Quaint coastal village of Aberarth. Near Aberaeron - West Wales.









Clifton House, Aberarth, Aberaeron, Ceredigion. SA46 0LW.

£450,000

REF R/5353/ID

Unique opportunity to acquire a delightful Grade II Listed coastal cottage Character 2-3 accommodation**Set in attractive 0.4 acres of garden and grounds**A stone's throw away from the sea**Located in the quaint coastal settlement of Aberarth, only a mile from Aberaeron**Ample private parking**Incredible sun sets**Air source heating system**

The accommodation provides entrance hall, kitchen/dining room, living room, utility room. First floor - 3 double bedrooms and bathroom.

The property is located in an incredible position at the end of a private driveway being literally a stone's throw away from the sea, within the quaint coastal settlement of Aberarth. The village lies some 1 mile north from the vibrant Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities with a range of bars, public houses and well renowned restaurants, local retailers, community health, centre, leisure facilities. The property is also within an easy reach of the larger marketing and amenity towns of Aberystwyth, Cardigan and Lampeter.

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GENERAL

An extremely unique opportunity to acquire a delightful Grade II coastal cottage in an outstanding location, being a few hundred yards from the Cardigan Bay coastline.

The property stands proudly over the river Arth close to where the river meets the sea and boasts breathtaking sea views over Cardigan Bay.

THE MOST AMAZING SUNSETS CAN BE SEEN FROM THIS PROPERTY.

Clifton House is set within 0.4 acres of delightful and attractive garden and grounds. Also provides private parking.







GRADE II LISTING STATUS

The property is Grade II Listed with the adjacent cottage Manteg - as per below.

Colour-washed and whitewashed rubble stone with slate roof, and three stone stacks. Two-storey, five-window range.

Clifton has three-window range with ridge stack between second and third bays, colour-washed front and painted stucco flanking strips. Manteg has two-window range, whitewashed and right end added lean-to. Hornless 12-pane sashes. Clifton has centre 3-panel door with overlight, Manteg door in left bay with 3-pane overlight.

A little altered pair of regional Georgian style houses, the position of the chimney stack suggesting that possibly Clifton was once two houses.

GROUND FLOOR

Entrance Hall

via original hardwood door with fan light above, quarry tiled flooring, stairs leading to first floor. Access into -





Kitchen/Dining Room

18' 0" x 13' 6" (5.49m x 4.11m) A character room with newly installed Aga multi fuel stove with ornate decorative surround and slate hearth, exposed beams, red quarry tiled flooring, bespoke Birch made kitchen with light laminate working surfaces above, Smeg electric oven, 4 ring LPG hob. stainless steel drainer sink, sash window to front and rear, cast iron column radiator, glazed alcove cupboard.







Rear Utility Room

12' 8" x 8' 4" (3.86m x 2.54m) with Belfast sink, central heating radiator, plumbing for automatic washing machine, red quarry tiled flooring, sash window to side.



Character Lounge

12' 6" x 11' 9" (3.81m x 3.58m) with a brand new wood burning stove, original decorative slate hearth, alcove, sash window to front, engineered oak flooring, cast iron column radiator, exposed stone walls, understairs storage.







FIRST FLOOR

Galleried Landing

With access hatch to loft. Sash window to front.





Bathroom



Bedroom 1



Having a 3 piece suite comprising of panelled bath with shower above, free standing wash hand basin, low level flush w.c. storage cupboard.



13' 7" x 12' 1" (4.14m x 3.68m) with sash window to rear, central heating radiator.



Bedroom 2/Office









11' 7" x 10' 0" (3.53m x 3.05m) with a 'Hobbit' multi fuel stove, sash window to front, access hatch to loft, central heating radiator. Door into -



Rear Bedroom 3 /Dressing Room/Studio





13' 5" x 9' 0" (4.09m x 2.74m) with 2 velux windows, wood paneling, central heating radiator.

EXTERNALLY

Garden and Grounds

One of its many attractions is its extensive garden and grounds amounting to some 0.4 acres, mostly laid to lawn with many useful outbuildings including - Garden shed, Home Gym and Potting Shed.

The garden benefits from a variety of mature trees, shrubs, flowers and has access down to the river Arth.

A Delightful cottage style garden !





















PLEASE NOTE

The adjoining cottage Manteg has a pedestrian right of way over the front of Clifton to get to their property.

Also Clifton enjoys a right of way over Manteg's grounds to reach the beach and sea front.

ANTI MONEY LAUNDERING

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

VIEWING ARRANGEMENTS

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.
To keep up to date please visit our Website, Facebook and Instagram Pages

Services

We are advised that the property benefits from mains water, electricity and drainage. Air source heating system.

Tenure - Freehold.

Council Tax Band D (Ceredigion County Council).

Ground Floor

Approx. 51.5 sq. metres (554.5 sq. feet)



First Floor

Approx. 53.0 sq. metres (580.7 sq. feet)



Total area: approx. 105.5 sq. metres (1135.2 sq. feet)

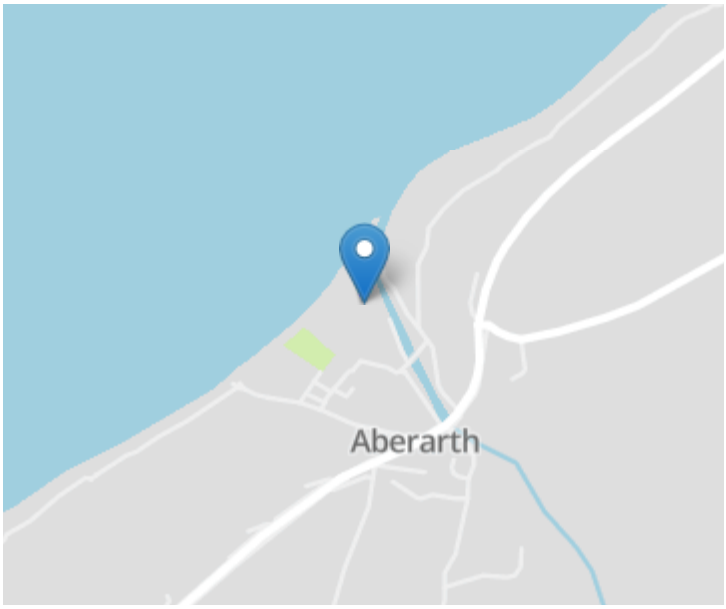
The Floor plans are for guidance only.
Plan produced using PlanUp.

Clifton House, Aberarth, Aberaeron

MATERIAL INFORMATION

Council Tax: Band D
N/A
Parking Types: Private.
Heating Sources: Air Source Heat Pump.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No



Directions

From Aberaeron proceed north into the village of Aberarth passing the first left hand junction and taking the 2nd left hand junction just before the bridge onto Water Street. Continue down the street, passing the terraced cottages on the right hand side and you will come to a former church hall, take the right hand junction onto a narrow private driveway and continue along this driveway all the way to the end and you will see the entrance to Clifton.

For further information or to arrange a viewing on this property please contact :

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