



# ERWAN FACH

Llangrannog | Llandysul | Wales | SA44 6DH

FINE & COUNTRY

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With the most awe-inspiring coastal and countryside views, in a glorious area of natural beauty, set in an elevated position and nestled within 7 ½ acres lies the 'truly enchanting' Erwan Fach. Offering the opportunity of an idyllic lifestyle, Erwan Fach, originating from 1733, has enjoyed significant, careful and considered restoration by the current owners to become the beautiful period home it is today. This picturesque haven has thoughtful inspired personal touches throughout and offers modern luxury living in a comfortable and easy style.

With open layouts making the most of the abundant natural light, a relaxing ambience is created in each and every room.

An inviting entrance hallway takes you into a sumptuous sitting room with stunning log burner for those cosy evenings, leading through to the sunroom with expansive bi-fold doors allowing an incredible view of the bay. There is a spacious decked area for 'al fresco' entertaining which looks out over the enclosed garden and those superb views and sunsets.

The kitchen is well appointed with integrated appliances and has been designed to provide a light, practical space with a luxury feel. The dining area has ample room for many guests and therefore this open plan kitchen/dining area is ideal for either formal entertaining or relaxed family dining. Leading from the kitchen is a convenient utility room and walk-in shower room with WC. There is access from here to the enclosed rear garden.

On the first floor there are three comfortable and spacious bedrooms. The principal bedroom has a high vaulted ceiling including a skylight allowing the room to be filled with natural light. There is also an ensuite shower room. A luxurious family bathroom includes a raised free-standing bath with garden and sea views. It is furnished with his and hers double basin vanity unit and a large walk-in shower cubicle. There are two further double/twin bedrooms on the second floor which are currently used as studies.

Externally the grounds are enchanting and with the land wrapping round the house, you feel beckoned outside to take in the glorious vistas and uninterrupted views, along with a separate paddock and two meadows offering a wildlife haven.

Erwan Fach also provides an opportunity for the new owners to re-develop and create a new functional space with two barns and workshop ripe for conversion (STP).

Erwan Fach offers tranquility and privacy with the benefit of the gorgeous seaside village of Llangrannog only a couple of miles away. A few miles along the coast is the popular coastal holiday resort of New Quay and the picturesque Georgian harbour town of Aberaeron just beyond. The market town of Cardigan with many shops and facilities is just a half an hour drive away.

Erwan Fach beckons as more than a home; it is an invitation to embrace the beauty of nature, tranquility, and a life of cherished moments.









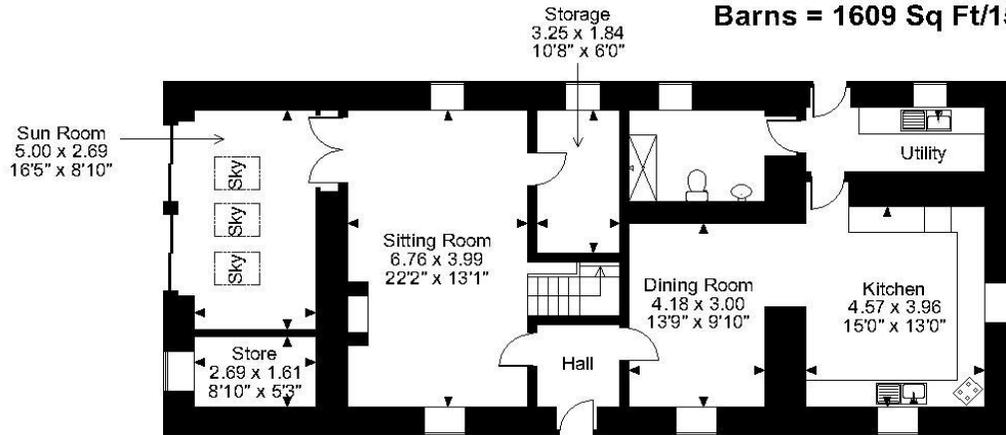
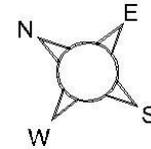


**Erwan Fach, Blaencelyn, Llandysul, Ceredigion**

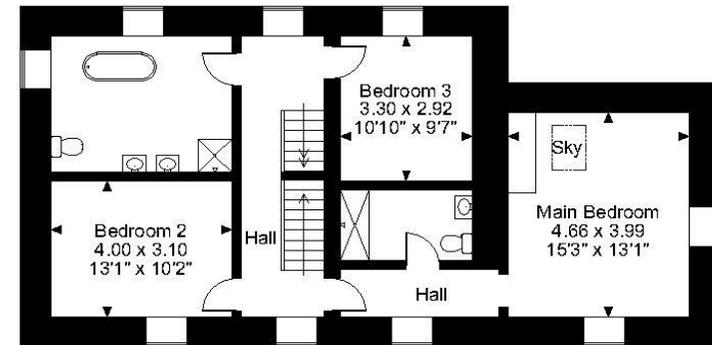
**Approximate Gross Internal Area**

**Main House = 2644 Sq Ft/246 Sq M**

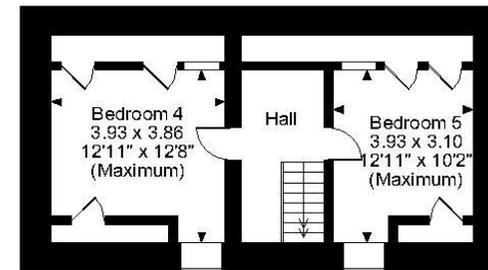
**Barns = 1609 Sq Ft/150 Sq M**



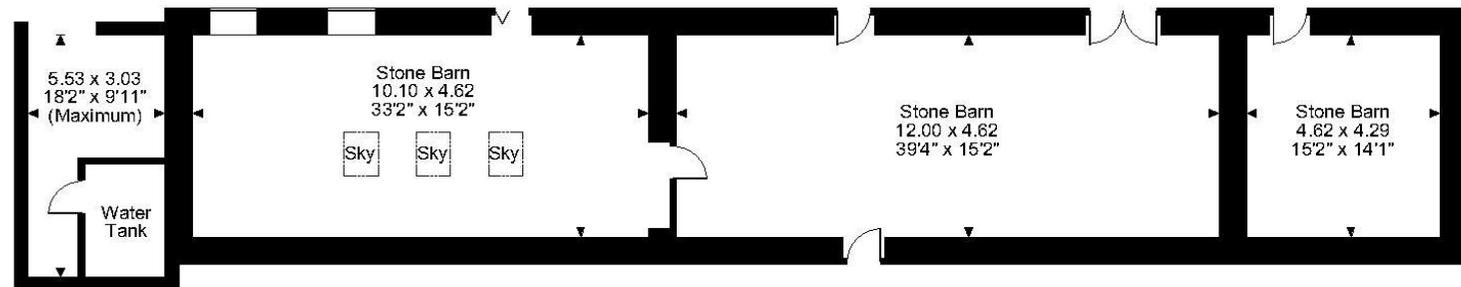
**Ground Floor**



**First Floor**



**Second Floor**



**Barn**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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