



GRAHAM
JOHN

MAKE LIFE SPECIAL

Stunning views

from Blue Hill

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Location, location, location!

Need we
say more?

The Details

- Living room
- Family room
- Kitchen/breakfast room
- Bathroom
- 4 bedrooms
- Shower room
- Attic room
- approx 0.8 acres

The views from this delightful Welsh cottage will melt your heart, they're everything you hope for

Standing in the kitchen of this cottage, you find your eyes constantly drawn to the view, it's mesmerising. A former farmhouse, the property sits on a small lane and it gazes across rolling countryside, a patchwork of fields, lined with hedges provide individual images of rural life.

Cattle move across a field, hay rolls wait patiently, and a tractor moves purposefully about its business; this is Wales at its most delightful and somewhere practical to escape to.

It's practical because the range of things you can do and places you can reach easily from here is fantastic. A short trip in the car and you are skirting picturesque Cardigan Bay and its Special Area of Conservation, 1,000 sq kilometres of protected sea, where you are likely to see bottlenose dolphins and seals. Historic Carmarthen is around twenty-five minutes' drive.

Locally Newcastle Emlyn is likely to be your regular jaunt but, point your car in any direction and somewhere lovely will soon appear in front of you. But let's get back to talking about the house, as we said, a former farmhouse, it has been altered gently through the years, it has had improvements made by the current owners too, double glazing a practical one.

The former kitchen was turned to a bathroom at some point, this, combined with the shower room upstairs, makes family life easier to cope with in a busy household and it also makes times spent with guest visitors much simpler. For those looking for a holiday home then it is also a must have arrangement. The four bedrooms all have an individual feel and there is a large attic room, the Velux window offers probably the best view of all.



We never tire of the view



And as an aside; the cottage looks lovely

The kitchen is now a kitchen/breakfast room and feels as if it was always meant to be. That view is wondrous as we already mentioned and when you step in, you'll easily picture yourself sat at the farmhouse table, cup in hand, chatting away with the door to the garden ajar, the sound of bees buzzing amongst the flowers providing a gentle background theme tune.

Looking toward the valley, you look over garden, raised beds have graced this area and it would make the perfect spot for a herb garden. For those looking to be a little more self-sufficient, the John Seymour volumes can be plucked from the shelves as a delight of this house is on the opposite side of the lane.

There is a field of comfrey, or so it was as we stepped into it, ringed by a mix of trees and hedging there is a plot, in all around 0.68 acres. Take the comfrey, a fabulous source of natural fertiliser and begin to build a somewhat self-sufficient life here, what a wonderful spot to do it in. There is parking aplenty, some by the house and more here on the land. As you develop the ground you'll find moments to pause, lean against your hoe and gaze at the view once more.

For those seeking a rural idyll, this must be somewhere to consider, the chances are your heart will stay.

This home is available for viewing by appointment through Graham John Estate Agents.

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breakfast with a view



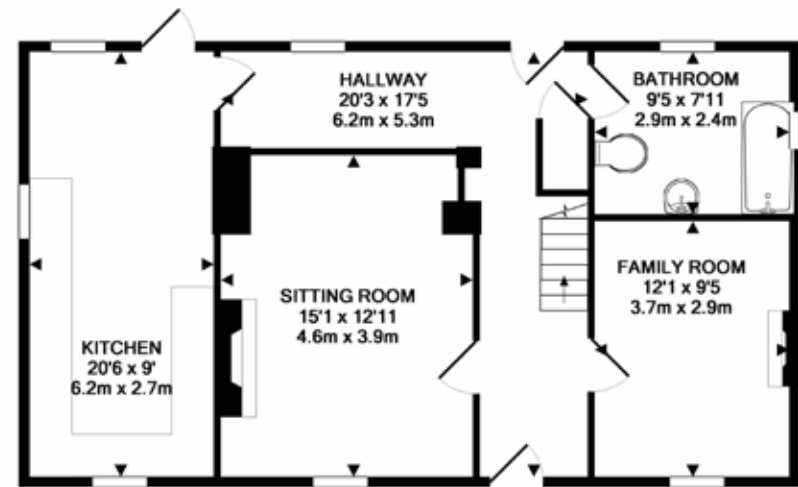
On the ground floor

The second sitting room can be a wonderful study, a dining room if you wanted or even a ground floor bedroom if needed, the bathroom is close by so it can work wonderfully well if you have guests.

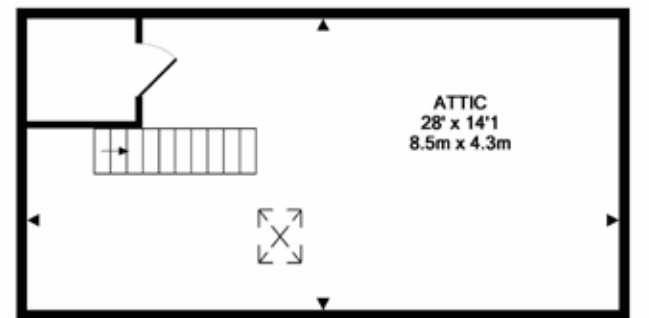
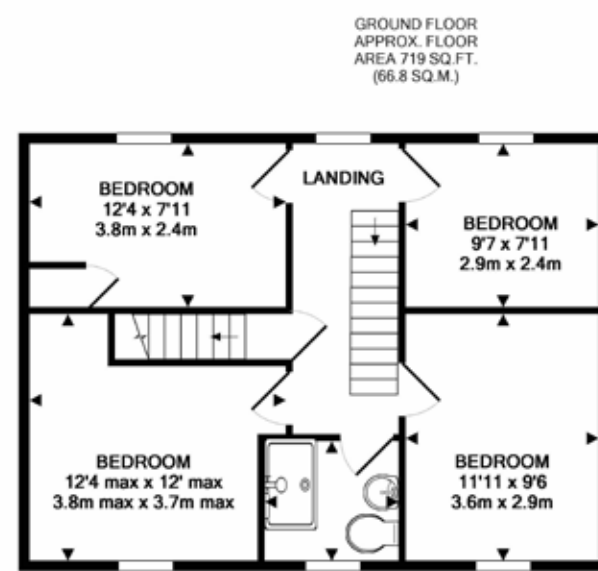
We may be accused of repeating ourselves but when you stand in this home, you can't help but have the views take your breath away. There's a tranquility here that is so hard to find. It is a working landscape, farmland and it will change with the seasons and be all the more wonderful for it.



A wonderful room and view



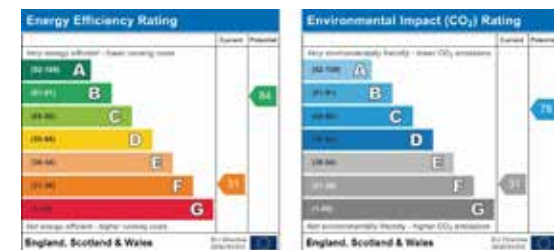
On the first floor



TOTAL APPROX. FLOOR AREA 1648 SQ. FT. (153.1 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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So much space in the attic

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The view over the field next door



Looking out over the front garden the landscape stretches away, the delightful swell of rolling Welsh countryside.

Cwmpengraig is a calm oasis away from the popular coastline of Cardigan Bay. There's so much to explore, heading north to Aberaeron and closeby at Aberporth. You'll make lots of wonderful discoveries and find

countless ways to spend any spare time you may have. There's a magic to visiting the seaside and a pleasure in coming back to green tranquility. ■

There's a real charm to this former farmhouse and a sense of connection to the landscape.