

Ref: 0tyl34

Ty-Llwyd, Eglwysrwr, Near Crymymch, Pembrokeshire, SA41 3TD

Most Attractive Smallholding of c.4 Acres (t.b.c.) in Pembrokeshire Coast National Park Substantial 5 Bed Period Farmhouse, Detached 1 Bed Holiday Cottage, Large Barn with P.P. for 2 Bed Holiday Let (work underway), Garage, Workshop, Stores, Paddocks, River Nevern Fishing Rights, Favourably Situated near the Preseli Hills and the Coast
Eglwysrwr 1½ miles, Crymymch 5 miles, Newport Sands 5 miles, Cardigan 8 miles, Fishguard Ferry 14 miles



Spacious 5 Bed Farmhouse of Character – Ground Floor: Large Kitchen/Dining Room, Utility Room, Shower Room, Cloakroom, Lounge with Inglenook fireplace, downstairs Bedroom Suite with En Suite Shower Room; First Floor: Master Bedroom with En Suite Shower Room, Guest Suite of Double Bedroom with En Suite Shower Room, Double Bedroom, Family Bathroom; Second Floor: Bedroom 5/Sitting Room. We are informed that Planning Permission has been granted for a sun room extension.

Large Adjoining Rear Barn with Planning Permission for conversion to a spacious 2 bed holiday cottage – major constructional work has already been completed.

Plus – Double Garage, Storage Barn and a Workshop/Store.

Delightful Detached Holiday Cottage – Ground Floor: 1 Double Bedroom, Bathroom; First Floor: Open-Plan Living Room/Kitchen.

Circa 4 Acres (to be confirmed) – including gardens with greenhouse, orchard, polytunnel, pasture paddocks, and riverside meadow. **Fishing Rights** – on the lovely River Nevern (Afon Nyfer) at the property's boundary (trout, sewin and salmon).

Within Pembrokeshire Coast National Park – ideal for exploring the mystical Preseli Hills and the glorious Welsh coast (5 miles). Quietly situated neighbouring a farm, in a small rural community 1½ miles from Eglwysrwr village, with a primary school and an 18th century coaching inn. Crymymch is 5 miles distant with good local amenities including shops, doctor's surgery, pubs, primary and secondary schools, etc., whilst the fuller facilities of Cardigan are some 8 miles distant. Numerous visitor attractions are within easy driving distance.

Price Guide: £525,000



THE FARMHOUSE ACCOMMODATION:

The charming period farmhouse has rendered elevations and a slate roof, wood-framed double glazing throughout, oil-fired central heating and very spacious and well presented accommodation with plenty of character.

Ground Floor –

ENTRANCE HALL:	A recessed front door with daylight panel leads into the Entrance Hall with Travertine stone tiled floor, door off to the Ground Floor Bedroom Suite, and door through to the Inner Hall.
BEDROOM 4:	15' x 11'10". One exposed stone wall with former fireplace recesses, Travertine stone tiled floor, window to the front aspect, folding door through to the En Suite Shower Room.
EN SUITE SHOWER ROOM:	11'8" x 6'7". Shower enclosure with Mira shower unit, white suite comprising close coupled W.C. and vanity unit with wash hand basin. Travertine stone tiled floor, fully tiled walls, extractor fan, window to the rear aspect.
INNER HALL:	With staircase to the first floor, large storage area with understairs cupboard, Travertine stone tiled floor, door to the Lounge.
LOUNGE:	14'9" x 13'7" (excluding fireplace recess). Inglenook fireplace with bressumer beam above, housing a Villager cast iron wood-burning stove on a slate slab hearth, Travertine stone tiled floor, window to the front aspect, steps up and door through to the Kitchen/Dining Room.
KITCHEN/DINING ROOM:	22'2" max. x 18'3". Range of Shaker-style kitchen units with granite-effect work surfaces, stainless steel sink unit with single drainer and mixer tap, range-style cooker with gas hob set into recess with ceiling downlights, extractor fan and bressumer beam, concealed dishwasher, Travertine stone tiled floor, double fully glazed French doors with window panels either side, leading out to the side terrace, door through to the Freezer Room which opens out into the Utility Room, and further external door leading out to the other side decking area.
FREEZER ROOM:	5'4" x 5'. Exposed floorboards. Opening through to the Utility Room.
UTILITY ROOM:	11'4" x 10'2". Exposed floorboards, range of base units with granite-effect work surfaces, plumbing and space for a washing machine and tumble dryer, window to the side aspect and external door to the side terrace, door off to Shower Room and door off to Separate Cloakroom.
SHOWER ROOM:	Fully tiled, with a large shower enclosure with a Mira shower unit, tiled floor, extractor fan.
CLOAKROOM:	Pedestal wash hand basin and close coupled W.C., extractor fan.

PLANNING CONSENT –

We are informed that Planning Permission has been granted for a sun room extension if required.

Ground Floor Bedroom Suite (Bedroom 4)





En Suite Shower Room



Lounge



From the Lounge, steps lead up to the Kitchen/Dining Room



Kitchen/Dining Room





First Floor –

Staircase from the Inner Hall lead up to the first floor landing.

LANDING:

A split-level landing:

Main landing area: With storage cupboards, window to the rear aspect and Velux roof light to the rear, doors off to the Guest Bedroom Suite, Bedroom 3, and the Family Bathroom, and door through to staircase up to the loft conversion room Bedroom 5/Sitting Room, with understairs storage space and window to the front.

Side landing area: with exposed stone wall, display niche and door to the Master Bedroom Suite 1.

MASTER BEDROOM 1:

18'1" x 17'4". Exposed floorboards, vaulted ceiling with exposed Aframes, two Velux roof lights to the side aspect and one to the other side, and small low level window to the side aspect. Door to the En Suite Shower Room.

EN SUITE SHOWER ROOM:

9'6" x 4'7". Corner shower enclosure with computerised steam shower unit, white suite comprising vanity unit with wash hand basin and cupboard below and close coupled W.C. Fully tiled walls, tiled floor.

GUEST SUITE – BEDROOM 2:

15' x 13'10". Exposed floorboards, exposed ceiling timbers, window to the front aspect with delightful country views across the approach drive, pond and the boundary river, and door through to the En Suite Shower Room.

EN SUITE SHOWER ROOM:

7'4" x 5'2". Corner shower cubicle, white suite comprising pedestal wash hand basin and close coupled WC. Tiled floor.

BEDROOM 3:

14'10" x 12'. One exposed stone wall, exposed floorboards, exposed ceiling timbers, former fireplace recess, window to the front aspect with a lovely rural outlook over the driveway, pond and river.

FAMILY BATHROOM:

8'8" x 6'7". Contemporary white suite comprising a panelled Jacuzzi-style spa bath with shower attachment, vanity unit with wash hand basin and cupboard below, and close coupled W.C. Fully tiled walls, tiled floor, large Velux roof light to the rear aspect.

Loft Conversion –

Staircase from the first floor landing leads up to the spacious loft conversion.

BEDROOM 5/ SITTING ROOM:

38'9" x 14'8". Exposed A-frames, three Velux roof lights to the front aspect and two to the rear. Presently used as a study, but ideal as a bed/sitting room with scope to install an en suite, or for a games room, etc.

Master Bedroom 1



En Suite to Master Bedroom



Guest Suite – Bedroom 2



Guest Suite – Bedroom 2, another aspect



En Suite to Bedroom 2



Bedroom 3



Family Bathroom



Bedroom 5/Sitting Room (Loft Conversion)



THE DETACHED HOLIDAY COTTAGE – “Bluestone Cottage”:



Bluestone Cottage (named after the famous bluestones taken from the nearby Preseli Hills to Stone Henge) is a former corn barn, stone built with a slate roof, now a charming, fully self-contained holiday letting cottage providing very useful income. The cottage has an external oil-fired boiler in the rear courtyard serving the central heating and hot water system, and features well presented “upside down” accommodation with the living area on the first floor to take advantage of the lovely rural outlook.

Ground Floor –

- ENTRANCE HALL:** Partially glazed entrance door at the side leads into the Entrance Hall with staircase to the first floor open-plan Living Room/Kitchen, Travertine stone tiled floor throughout the ground floor.
- DOUBLE BEDROOM:** 13'3" x 12'. Travertine stone flooring, dual aspect with two windows to the front and one window to the side.
- SHOWER ROOM:** 9' x 4'10". White suite comprising pedestal wash hand basin and close coupled W.C., and large shower enclosure with Mira shower unit, Travertine stone tiled floor, window to the front aspect.

First Floor –

- OPEN-PLAN LIVING ROOM/KITCHEN:** 22' x 14'1". Exposed floorboards, vaulted ceiling with exposed Aframes, three Velux roof lights to the front aspect and one to the rear, further window to the front aspect, double fully glazed doors opening out to a balcony with delightful countryside views, multi-fuel stove. The kitchen area has a range of oak wall and base units with granite-effect work surfaces, 1½ bowl stainless steel sink unit with mixer tap, tiled splashbacks, built-in electric oven, four-ring ceramic hob, extractor fan, space for refrigerator.

Bluestone Holiday Cottage – Open-plan Living Room/Kitchen (on the first floor)



Bluestone Holiday Cottage – Double Bedroom (ground floor)



Bluestone Holiday Cottage and the Former Dairy to the right with P.P. for a further holiday let



OUTBUILDINGS:

BARN WITH PLANNING CONSENT:

Adjoining the rear of the farmhouse residence is a large barn (former dairy), which has Planning Permission for conversion into a 2 bedroomed fully self-contained holiday letting cottage. Planning Permission Reference as below:-

Pembrokeshire National Park Ref: BR/0042/09

Major work has already been initiated – the barn has been re-roofed and the concrete floor has been laid – but the rest of the conversion would need to be completed by the new owners, if desired, to their own taste and style.

Barn Section 1: 28'10" x 15'7" overall.

Barn Section 2: 26' x 15'6" overall.

DOUBLE GARAGE:

17'6" x 15'8. Brick built with a corrugated roof, double vehicular doors to the front, concrete floor, power and lighting connected.

STORAGE BARN:

Adjacent to the double garage this stone built, rendered barn with a slate roof is presently used for storage and comprises two rooms as follows:

Room 1: 14' x 11'.

Room 2: 12'5" x 10'6".

WORKSHOP/STORE:

Situated away from the other buildings, near the property's orchard, accessed via the spur driveway off the main entrance drive.

29' x 14'. Block built with concrete floor, power and lighting connected.

THE APPROACH and LOCALITY:

The property is approached along the B4329 and is set back from the road, having a five-bar gated and walled entrance into the driveway and large gravelled parking/turning area to one side. To the other side a spur hard-surfaced driveway leads on round to a gateway into the property's land and accessing the Workshop/Store. The property neighbours a farm and is within the Pembrokeshire Coast National Park.

Access to the main A487 road is less than a mile northerly, which travels along the west coast up to Snowdonia National Park accessing numerous seaside towns, glorious sandy beaches and beautiful countryside en route.

Eglwysrwrw is 1½ miles away with a primary school and a village inn and Crymych is 5 miles away with a secondary school and small town amenities.

The property is situated near the magical Preseli Hills, famous for being the source of the Bluestones at Stonehenge and for magical legends of Merlin and King Arthur, as well as Iron Age hill forts and standing stones, being rich in beauty and wildlife with wonderful walking and bird watching opportunities. The ancient monument of Castell Henllys is in the Preselis with a reconstructed fort, thatched roundhouses and ancient livestock breeds, and the megalithic Pentre Ifan Burial Chamber is also here, said to date back to c.3,500 B.C.

The nearest seaside town is Newport, only 5 miles westerly, in a lovely bay at the estuary of the River Nevern (Afon Nyfer). There is a little harbour here, golf links, and two beaches – Newport Parrog nearest the town and the expansive Newport Sands further on. To the south of town, Carn Ingli (Mount of Angels) rises to about 1100 feet above sea level, offering spectacular views from its summit.

Pembrokeshire Coast National Park came into being in 1952 and includes the majority of Pembrokeshire's spectacular coastline, as well as the Preseli Hills and the Daugleddau estuary. It covers approximately 240 square miles, taking in dramatic scenery, golden beaches, coves, estuaries, picturesque towns and villages. The Park includes nature reserves, conservation areas, and many sites of special scientific interest, and has a mild climate. The Pembrokeshire Coastal Trail runs from Amroth in the south up to St. Dogmell's near Cardigan in the north, a distance of about 186 miles.

GARDENS, GROUNDS, LAND & FISHING RIGHTS:

We are informed that the property amounts to approximately 4 Acres (to be confirmed), including gardens, grounds and land divided into various enclosures.

There is a pretty garden between the farmhouse and the holiday cottage, with lawn, beds and borders with old-fashioned flowering plants tumbling over attractive stone walls as well as shrubs and climbers, pleasant patio seating areas, and a greenhouse. To the front of the farmhouse is a walled garden and lawned areas beyond, with a pond to one side of the entrance drive.

The side spur driveway leads to a gateway that accesses a mature orchard with a garden shed and a useful Polytunnel. Further gated access leads to a pasture paddock bound by stock fencing and a further larger enclosure, ideal for keeping ponies etc. There is also a riverside meadow bordering the Nevern river at the boundary.

We understand that the property owns single bank Fishing Rights along the stretch of river that borders its land (trout, sewin and salmon).

The lovely River Nevern (Afon Nyfer) rises in the Preseli Hills and passes through the ancient village of Nevern, 4 miles from the property, before entering the sea at Newport. (The church in Nevern village has a castellated Norman tower and a 10th Century Celtic Cross in the churchyard.)

Barn with Planning Permission (former dairy) adjoining the rear of the Farmhouse



Double Garage and Storage Barn



The Farmhouse Patio Area



Smaller Paddock



Larger Paddock



River meadow



The River Nevern (Afon Nyfer) at the boundary



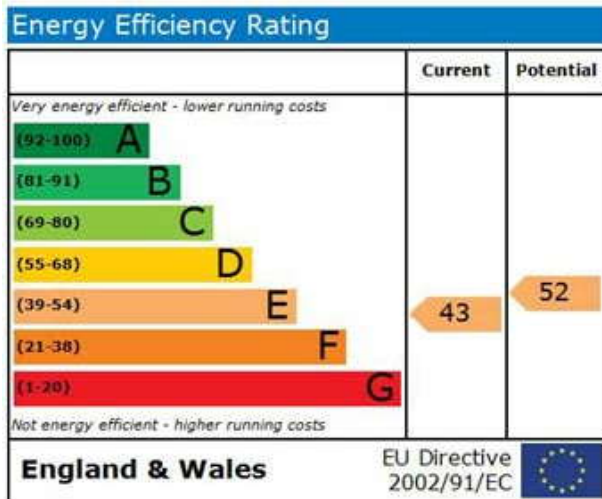


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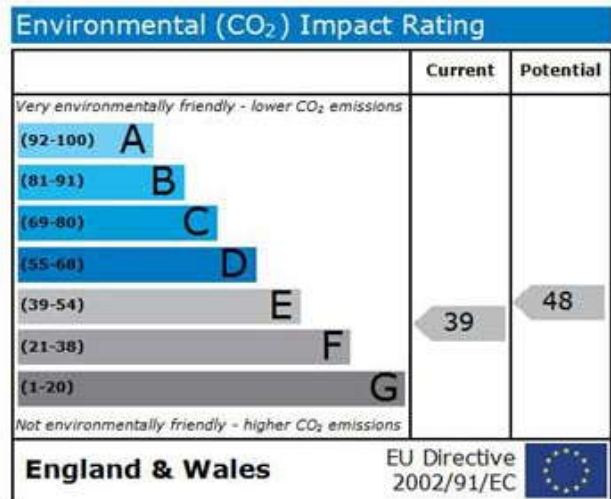


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ENERGY PERFORMANCE:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

SERVICES:

We understand that the property is connected to mains metered water and mains electricity. Drainage is provided via a private system. The house and cottage have oil-fired central heating. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

We are informed that the Council Tax Bands are as follows:-

Main Farmhouse Residence is within Band "F"

The Holiday Letting Cottage is in Band "A" (50% tax relief currently applicable).

FIXTURES & FITTINGS:

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.



NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

PROFILE HOMES

Tel: 01550 777790, Email: contact@profilehomes.com, Web: www.profilehomes.com
Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU

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