

# John. Francis

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The Property  
Ombudsman



NEW PRICE



## Penralltgochel, Llanfyrnach SA35 0DD

**Offers in the region of £575,000**

Complete Privacy  
Farmhouse & Annexe  
Wide Range Of Buildings  
Approx 72 Acres  
Lifestyle Property

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**RE/BT/64356/120618**

## **DESCRIPTION**

Make Sure You Watch The Property Tour Video To This Secluded Private And Tranquil Farm/Smallholding! The property is situated in a completely private location down a long track, comprising an old farmhouse with an adjoining annexe set in roughly 72 acres of mixed pasture, woodland and rough grazing together with a range of stone and more modern buildings suitable for farm storage use, multi-purpose sheds for workshop, storage, etc. The idyllic location enjoys complete privacy and for those seeking independence and a lifestyle of part or full self-sufficiency then viewing of this property is most highly recommended. It is in the heart of the countryside and enjoys a natural surrounding and wildlife where the silence is only broken by birdsong!  
EER - F21

## **SITUATION**

The property is located down a long track in the heart of the countryside just within the county of Carmarthenshire bordering Pembrokeshire and conveniently located to the West Wales towns of Cardigan, Fishguard, Haverfordwest, Narberth and Carmarthen, all of which are generally within half an hour's drive away. All these towns provide a wide range of educational, recreational and shopping facilities. A short drive and within 10 minutes away of the property is the country village of Crymych which provides a good range of facilities and amenities. In Carmarthen, there is a rail link and also access onto the dual carriageway linking onto the M4 Motorway.

## **THE ACCOMMODATION**

The main house requires updating and is an extremely old farmhouse providing fairly basic accommodation.

### **FRONT ROOM**

13'4 x 12'10 (4.06m x 3.91m)  
Radiator, tiled floor, 2 radiators.

### **SITTING ROOM**

15'3 x 13'2 (4.65m x 4.01m)  
Radiator, fireplace.

## **FARMHOUSE GALLEY**

### **KITCHEN**

28'4 x 6'2 (8.64m x 1.88m)  
Radiator, exposed beams, small storage area.

## **FIRST FLOOR LANDING**

Doors to:

### **BATHROOM**

9'3 x 5'8 (2.82m x 1.73m)  
Bath, WC, wash basin, radiators.

### **BEDROOM 1**

12'2 x 6'3 (3.71m x 1.91m)  
Limited headroom.

### **BEDROOM 2**

13' x 9'7 (3.96m x 2.92m)

### **BEDROOM 3**

12'9 x 10'8 (3.89m x 3.25m)

## **ANNEXE**

Accessed from the rear into an "L" shaped utility/boot room.

## **UTILITY/BOOT ROOM**

13'2 x 6'2 (4.01m x 1.88m)  
"L" shaped room, radiator.

## **BATHROOM**

WC, wash basin, electric shower.

## **LOUNGE**

17'6 x 11'6 (5.33m x 3.51m)  
Multi-fuel stove, radiator, exposed beams.

## **KITCHEN**

17'4 x 13'8 (5.28m x 4.17m)  
Single sink drainer, plumbing for washing machine, plumbing for dishwasher, basic kitchen units.

## **FIRST FLOOR BEDROOM**

17'10 x 11'5 (5.44m x 3.48m)

## **OUTBUILDINGS**

The property has a fantastic range of outbuildings comprising **STONE BARN** AND **OLD PIG SHED** and the stone barns have potential for conversion into holiday style accommodation subject to the necessary consents. In addition to this, work has been carried out to improve the **MODERN SHEDS** that would have been used for cattle sheds and agricultural storage of machinery. These are particularly useful for further storage and multi-use purposes.

## **EXTERNALLY**

A long track leads down to the property where a considerable

amount of recent fencing has been carried out to improve the land as well as seeding and clearing and improvement of track. The property sits almost in the middle of the land giving it complete privacy and is mixed good pasture land, woodland, rough grazing, etc. There is easy access to tracks and walks with the gated paddocks and areas of water supply. This is a tremendous property in a superb private location ideal as a lifestyle property and for those seeking independence from modern day life. Viewing of this property, which is all about location, is highly recommended.

## **SERVICES**

We are advised that mains electric is connected. Private drainage and water.

## **VIEWING**

By appointment with the selling Agents on 01239 612080 or e-mail [cardigan@johnfrancis.co.uk](mailto:cardigan@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  
@JohnFrancisCard or on  
facebook [www.facebook.com/JohnFrancisEstateAgents](http://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.

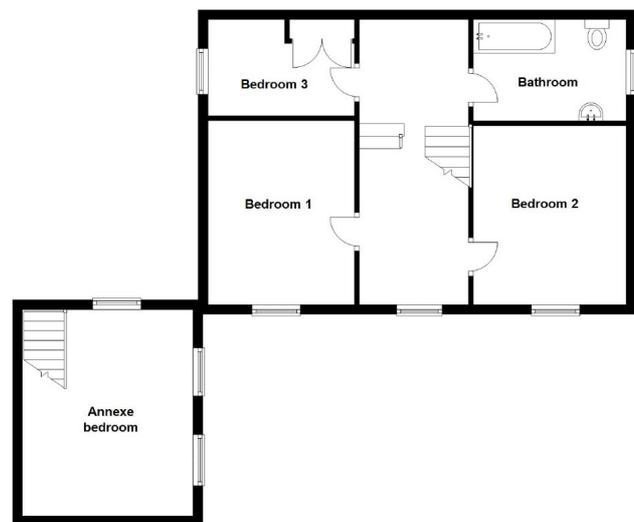
## **DIRECTIONS**

From Cardigan take the road to Crymych and as you enter Crymych turn left signposted Tegryn. Proceed for a mile or so and turn right and proceed through Tegryn and on for a mile and a bit heading towards Blaenwaun, until reaching the pub Pant Y Blaidd on the right and opposite a junction turning back, a few yards down here double gates can be seen which is the access to the property.

Ground Floor



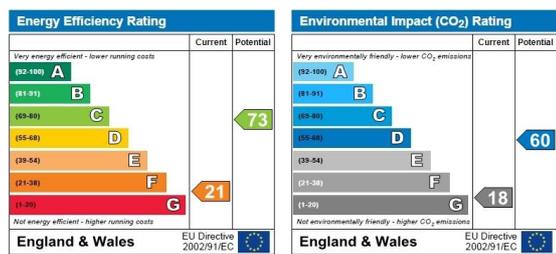
First Floor



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