



Ty Isaf, Skyfog, Carnhedryn, nr Solva, Haverfordwest, Pembrokeshire, SA62 6XS

Prices From £15,000

Ty Isaf is a 9.72 Acre Residential Smallholding which will be offered "For Sale" in 4 Lots as follows:-

Lot 1 - The Farmhouse, Outbuildings and 2 ½ Acres of Land - Price Guide £335,000 (Three Hundred and Thirty Five Thousand Pounds).
EPC Rating E.

Lot 2 - 1.70 Acre Pasture Enclosure - Price Guide £20,000 - £30,000 (Twenty Thousand Pounds to Thirty Thousand Pounds).

Lot 3 - 0.86 Acre Pasture Enclosure - Price Guide £15,000 - £25,000 (Fifteen Thousand Pounds to Twenty Five Thousand Pounds).

Lot 4 - 4.66 Acres of Rough Grazing Land and Scrub Land - Price Guide £25,000 - £35,000 (Twenty Five Thousand Pounds to Thirty Five Thousand Pounds).

Lot 1 will be offered "For Sale" by Private Treaty whereas as Lots 2, 3 and 4 will be offered "For Sale" by Online Auction at a date to be announced. Rarely do Smallholdings and indeed, small Parcels of Land become available on the Open Market in the St Davids Peninsula and the opportunity to purchase should not be missed. Early inspection strongly advised.

SITUATION

Ty Isaf is a 9 ½ Acre Residential Holding which includes a spacious Detached 2 storey Farmhouse which stands in Two Thirds of an Acre or thereabouts of Gardens and Grounds together with a range of Modern Outbuildings and 9 Acres or thereabouts of Land in 5 Blocks.

Skyfog is a small rural hamlet which stands in the heart of the Pembrokeshire Countryside, within half a mile or so of the Main A487 Fishguard to Cardigan Road at Carnhedry.

Carnhedry is a hamlet which has a cluster of Dwellings, a former Church and a former Primary School.

Some 3 miles or so north east is the well known village of Croesgoch which has the benefit of a Primary School, Chapel, Public House/Post Office, a Repair Garage and an Agricultural Store.

The Pembrokeshire Coastline at Abereiddy is within 4 miles or so and also close by are the other well known sandy beaches and coves at Traeth Llyfn, Porthgain, Aber Felin, Pwllcaerog, Whitesands Bay, Porthclais, Caerfai, Caer Bwdy, Solva and Newgale.

The County and Market Town of Haverfordwest is some 14 miles or so south east which has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets, Petrol Filling Stations, Repair Garages, a Leisure Centre, Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links from Haverfordwest along the Main A40 to Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Ty Isaf is accessed over a tarmacadamed lane off the Council Maintained District Road at Skyfog.

Some 4 miles or so west is the Cathedral City of St Davids which has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, Public Houses, Restaurants, Hotels, Cafes, Take-Away's, Art Galleries, a Supermarket/Post Office, Tourist Information Centre, a Memorial/Community Hall and a Petrol Filling Station/Hotel/Store.

DIRECTIONS

From Fishguard, take the Main A487 Road south west for some 9 miles passing through the village of Croesgoch and a mile and a half or so further on and upon reaching the

hamlet of Carnhedry, take the turning on the left towards Solva. Continue on this road for half a mile or so and the farm lane entrance to Skyfog is on your left. A tarmacadamed lane leads into the Property which is to the left of the lane.

What3Words - ///unafraid.spoiled.locator

DESCRIPTION

Ty Isaf comprises a Detached 2 storey Farmhouse of stone and cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

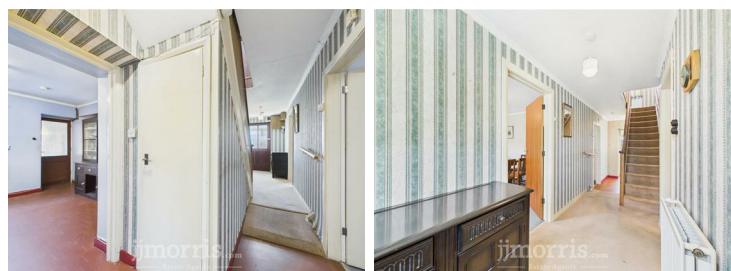
Porch/Conservatory



32'4" x 5'6" (9.86m x 1.68m)

With uPVC double glazed windows and door to:-

Hall



16'0" x 5'6" (4.88m x 1.68m)

With fitted carpet, double panelled radiator, staircase to First Floor and doors to Sitting Room and:-

Lounge



13'1" x 12'5" (3.99m x 3.78m)

With fitted carpet, fireplace housing an LP Gas fire, 2 built in cupboards, double panelled radiator, uPVC double glazed window and power points.

Sitting Room



12'4" x 11'6" (3.76m x 3.51m)

With fitted carpet, tiled open fireplace, uPVC double glazed window, ceiling light, double panelled radiator and power points.

Wet Room



11'3" x 7'0" (3.43m x 2.13m)

With non-slip vinyl floor covering, suite of Wash Hand Basin and WC, Mira Advance Electric Shower, built in cupboard and a ceiling light.

Kitchen



19'0" x 8'7" (5.79m x 2.62m)

With 2 secondary double glazed windows, range of floor and wall cupboards, inset single drainer stainless steel sink unit, ceiling light and power points.

Rear Porch



6'0" x 5'10" (1.83m x 1.78m)

Being uPVC double glazed with ceramic tile floor.

Inner Hall

6'9" x 6'9" (2.06m x 2.06m)
("L" shaped). With door to:-

Living Room



15'11" x 10'10" (4.85m x 3.30m)

With quarry tile floor, uPVC double glazed window, AGA Oil fired Range (cooking and heating), Boulter freestanding Oil Central Heating Boiler, ceiling light and power points.

Utility Room



8'9" x 8'3" (2.67m x 2.51m)

With uPVC double glazed window, ceiling light and power points.

Rear Hall



8'9" x 3'7" (2.67m x 1.09m)

With ceramic tile floor, ceiling light and door to exterior.

First Floor

Landing



15'0" x 10'0" (including stairwell plus 5'10" x 3' (4.57m x 3.05m (including stairwell plus 1.78m x 1.))

With fitted carpet, uPVC double glazed window and a ceiling light.

Bathroom



7'11" x 6'8" (2.41m x 2.03m)

With fitted carpet, white suite of Bath and Wash Hand Basin, half tiled walls, radiator, uPVC double glazed window and ceiling light/heater.

Separate WC



4'9" x 3'0" (1.45m x 0.91m)

With fitted carpet, uPVC double glazed window, ceiling light and WC.

Bedroom 1



14'0" x 11'8" (4.27m x 3.56m)

With fitted carpet, uPVC double glazed window, double panelled radiator, ceiling light and power point.

Bedroom 2



12'8" x 12'2" (3.86m x 3.71m)

(maximum). With fitted carpet, uPVC double glazed window, double panelled radiator, ceiling light and power point.

Bedroom 3



12'8" x 8'3" (3.86m x 2.51m)

With fitted carpet, uPVC double glazed window, double panelled radiator, ceiling light and power point.

Bedroom 4



13'10" x 9'0" (4.22m x 2.74m)

With fitted carpet, uPVC double glazed window, double panelled radiator, ceiling light and power point.

Store/Box Room



9'2" x 7'11" (2.79m x 2.41m)

With fitted carpet, uPVC double glazed window, double panelled radiator and ceiling light.

Externally

The Property stands in large Gardens and Grounds which extend to Two Thirds of an Acre or thereabouts which

includes Lawned areas and a small Paddock (formerly a Vegetable Garden). There is no defined boundary to part of the Plot as the Property neighbouring was formerly owned by the same family, whilst the stream forms one boundary to an area of Common Land.

In addition there are a range of Outbuildings as follows:-

Store Shed



14'5" x 12'9" (4.39m x 3.66m) 2.74m
Of concrete block construction with a corrugated iron roof.

Garage/Workshop



24'2" x 16'7" (7.37m x 5.05m)
Of concrete block construction with a corrugated cement fibre roof.

Coal Shed



9'0" x 8'6" (2.74m x 2.59m)
Of concrete block construction with a corrugated cement fibre roof.

Garden Shed, Tool Shed & Store Shed



15'0" x 7'0" (4.57m x 2.13m)
(approx). Of concrete block construction with a corrugated cement fibre roof.

Outside WC



5'9" x 3'10" (1.75m x 1.17m)

Of concrete block construction with a corrugated cement fibre roof.

Oil Tank

Outside Electric Lights and Outside Water Tap.

Within close proximity of the Farmhouse are 2 Pasture Enclosures which extend to 1.80 Acres or thereabouts and are accessed over a lane.

The boundaries of Ty Isaf are edged in red on the attached Plan to the Scale of 1/2500.

SERVICES

Mains Water and Electricity are connected. Drainage to a Cesspit/Effluent Tank. Oil fired Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Wiring for Satellite TV.

TENURE

Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

Access Rights of Ways in exist in favour of the Property over the tarmacadamed lane which leads off the Council Road.

LOT 2



O.S. No. 6328-1.70 Acre Pasture Land being part of Ty Isaf, Skyfog, Carnhedryn, Solva, Haverfordwest, Pembrokeshire, SA62 6XS

O.S. No. 6328 is a level lying Pasture Enclosure which lies

to the south west of Ty Isaf and having a field gate access onto the Lane at or around point "A" on the Plan. We do not believe that there are any Services connected to this Enclosure although Mains Water is available in the vicinity of Ty Isaf and other Properties at Ysgeifiog.

The boundaries of O.S. No. 6328 and amounting to 1.70 Acres or thereabouts are edged in green on the attached Plan to the Scale of 1/2500.

This Field will be offered "For Sale" by Online Auction at a date to be announced. Online Auction Price Guide £20,000 - £30,000 (Twenty Thousand Pounds to Thirty Thousand Pounds).

LOT 3 O.S. No. 6817 - 0.86 Acres Pasture Land



Situated to the south of Ty Isaf and fronting onto the Council Road leading from Carnhedryn to Solva, a level lying Pasture Enclosure which has a field gate access to the Council Road at or around point "B" on the Plan. It will be offered "For Sale" by Online Auction at a date to be announced.. Online Auction Price Guide £15,000 - £25,000 (Fifteen Thousand Pounds to Twenty Five Thousand Pounds).

LOT 4 - 4.66 Acres



The Land consists of Rough Pasture Land, Moorland and Scrub Land which is accessed off the Carnhedryn to Solva Road via Ysgeifiog Moor which is classified as Common Land. This Land can also be accessed via a track which runs to the east of Ty Isaf in a northerly direction and over Land which forms part of Ysgeifiog Moor. The Land is level lying and can only be described as Rough Grazing Land, Scrub Land and Moorland which has potential to improve. There is a field gate access to Ysgeifiog Moor off the Carnhedryn to Solva Council Maintained Road at or around point "C" on the Plan.

The boundaries of the 4.66 Acres or thereabouts of Land

are edged in orange on the attached Plan to the Scale of 1/2500.

It will be offered "For Sale" by Online Auction on a date to be announced. Online Auction Price Guide £25,000 - £35,000 (Twenty Five Thousand Pounds to Thirty Five Thousand Pounds).

There are no Services connected to the Land.

Auction Guidelines

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The Property will be offered "For Sale" (subject to the Conditions of Sale and unless previously Sold or Withdrawn) and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

Guide Prices are issued as an indication of the expected Sale Price which could be higher or lower. The Reserve Price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

How to Register and Bid

Please visit our website, jjmorris.com, then select the sales tab, then auctions and click on the selected property. You will then be able to register to bid and view the legal pack. On mobile devices or tablets you may need to press the blue "Bid Now" button.

For Sale by Auction in 3 Lots

The Property is to be offered 'For Sale' by Online Auction in 3 Lots at a date to be announced. You have to register via our Website to view the Legal Pack and to bid.

Administration Charge

N.B. J. J. Morris charge an Administration Fee of £1,000.00 plus VAT (£1,200.00 inc VAT) upon Completion of the Sale which applies to all 3 Lots.

In addition to the Purchase Price and the Purchasers own Legal Costs, the Purchaser of the Property will also be liable to pay an Administration Charge of £1000.00 plus VAT (£1200 inc VAT) which is to be made payable to J. J. Morris after Exchange of Contracts and prior to Completion of the Sale. N.B. The Administration Charge applies to Lots 2,3 and 4.

Vendors Solicitors

JCP Solicitors, First Floor, Atlantic House West, Tyndall Street, Cardiff, CF10 4AZ.

TENURE

Lots 1, 2, 3 and 4 are of Freehold Tenure with Vacant Possession upon Completion.

SERVICES

To the best of our knowledge, no Services are connected to Lots 2, 3 and 4.

RIGHTS OF WAYS

We understand that Access Rights of Ways exist in favour of Lot 4 over Ysgeifiog Moor and the track that runs on the eastern and northern side of Ty Isaf.

REMARKS

Residential Smallholdings with Land are few and far between and early inspection is strongly advised. Ty Isaf is a deceptively spacious Detached Farmhouse Residence which is in need of modernisation and updating although benefiting from uPVC Double Glazing, Loft Insulation and Oil fired Central Heating. In addition, it has large Gardens and Grounds as well as a useful range of Outbuildings and approximately 2 ½ Acres or thereabouts of Land in total. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

Lot 2 is a 1.70 Acre Pasture Enclosure which is accessed off the tarmacadamed lane leading to Ty Isaf. It is all down to permanent Pasture and in excellent heart and is offered "For Sale" with a realistic Online Auction Price Guide.

Lot 3 is a 0.86 Acre Pasture Enclosure with a field gate access onto the Carnhedryn to Solva Council Maintained District Road. It is all down to permanent Pasture and is offered "For Sale" with a realistic Online Auction Price Guide.

Lot 4 comprises 4.66 Acres of Scrub Land, Rough Grazing Land and Moorland which is accessed off Ysgeifiog Moor. The Land can be accessed via a gateway which leads over Ysgeifiog Moor (currently overgrown) or alternatively it can be accessed via a track which runs from Ysgeifiog and to the east of Ty Isaf and running in a northerly direction to the Land. The Land has potential to improve and will be ideal for Grazing (of Ponies) during the summer months or for Goats or Pigs. It is offered "For Sale" with a realistic Online Auction Price Guide.

The Land will be offered "For Sale" by Online Auction at a date to be announced.

Online Auction Times

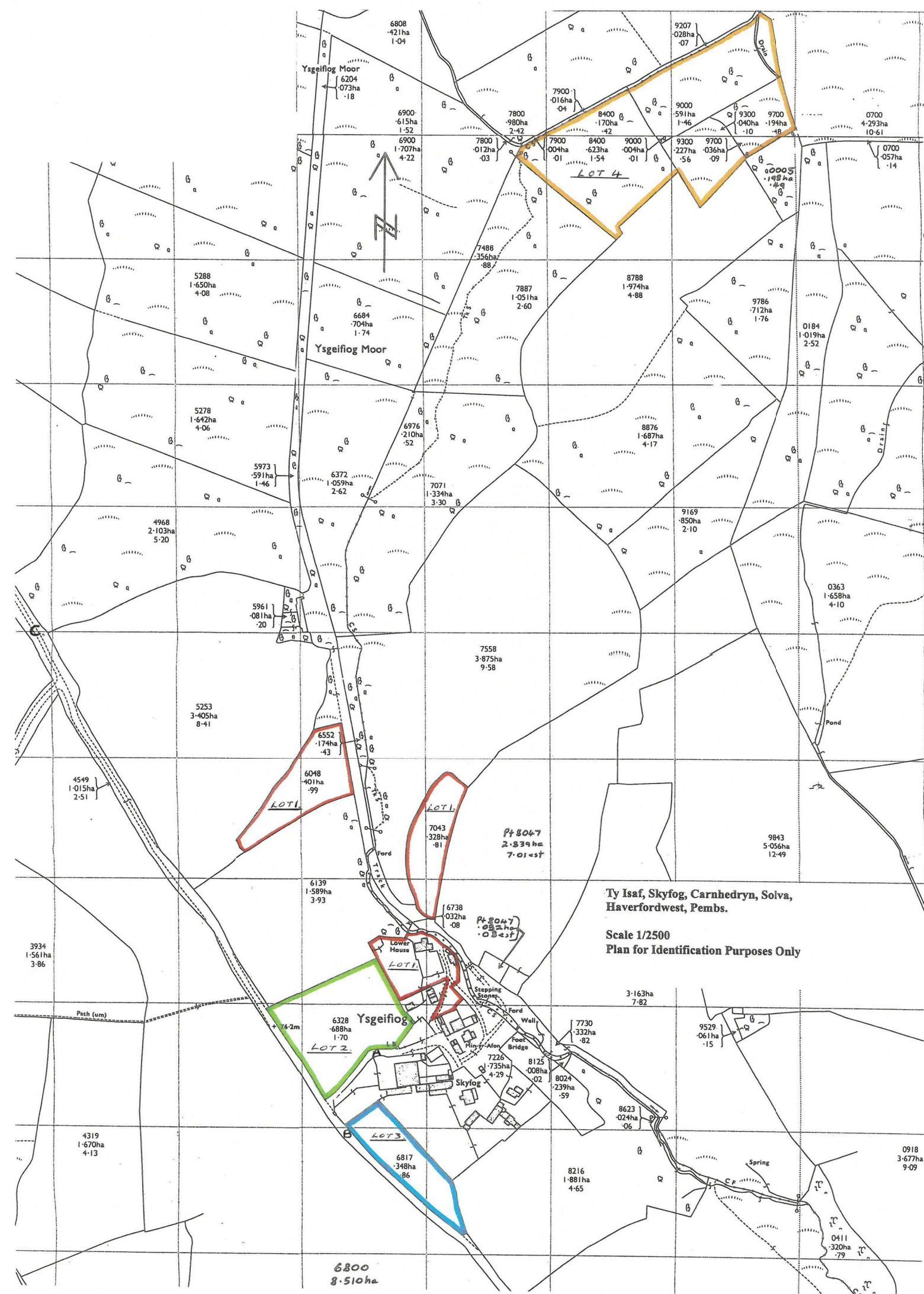
Lot 1 Online Auction Time:- 12 noon - 2:00pm.

Lot 2 Online Auction Time:- 12 noon - 2:15pm.

Lot 3 Online Auction Time:- 12 noon - 2:30pm.

TY ISAF, SKYFOG

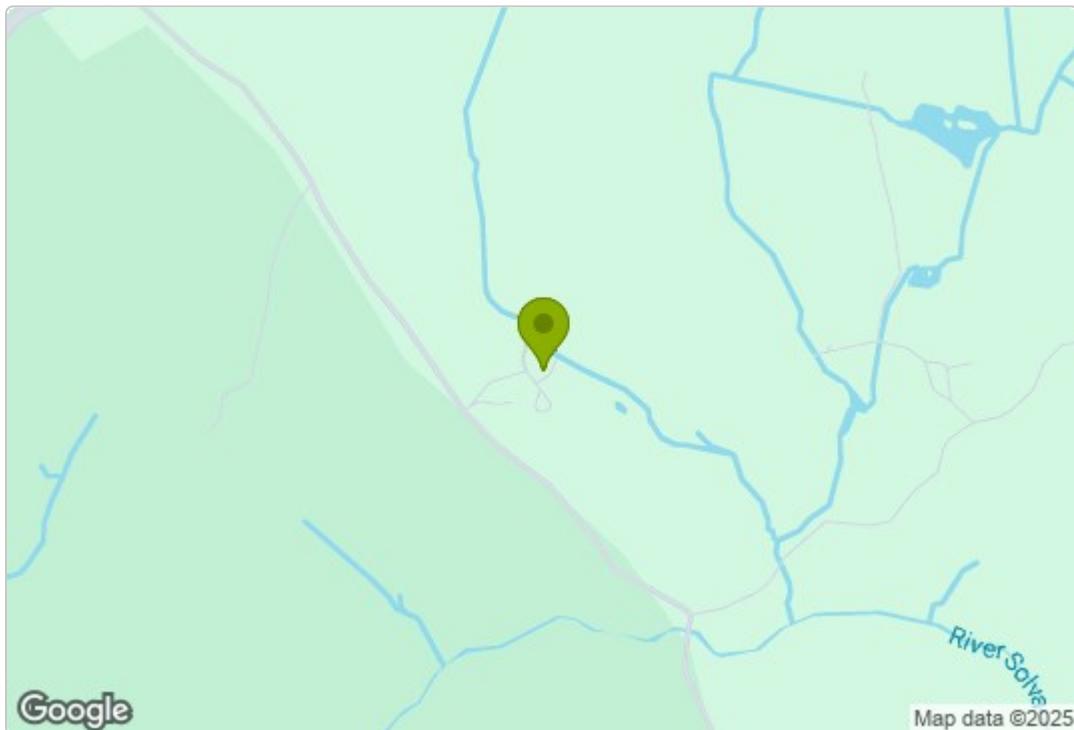




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	40
		EU Directive 2002/91/EC	

Council Tax Band - F

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com