



Cherry Grove, Llangyfn, Pembrokeshire, SA66 7LL

Offers In The Region Of £629,950

A fantastic opportunity to acquire this glorious smallholding, consisting a detached 4 bedroom period house and a detached 1 bedroom barn conversion, along with approximately 5 acres of adjoining grazing land, generous gardens and useful outbuildings. The property is situated on its own with no immediate neighbours, along a small lane within the country village of Llangyfn, enjoying a quiet and peaceful setting with lovely rural views. The house is beautifully presented and provides spacious accommodation with 3 reception rooms, charming features and character throughout. The converted barn also provides spacious and charming accommodation with unique architectural features and has permission for full residential use. Overall this is an ideal property to suit a buyer with extra family/multi generations all wishing to live together or for generating additional income through letting the barn or house, plus there is enough land to keep a small number of animals, ponies etc. There is no onward chain involved with this sale and viewing is highly recommended.

Situation

The property is situated on its own, along a minor country lane roughly a quarter of a mile or so from the B4313 Narberth to Maenclochog road, on the periphery of the small settlement of Llanycefn, resting in the heart of the coastal county of Pembrokeshire. The property is within easy reach of all the major towns in the area (Narberth, Fishguard, Haverfordwest, Cardigan) and within some 3 miles or so of the village of Maenclochog, which has a good range of amenities to include local shops, a cafe/restaurant, petrol station and primary school. The foothills of the Preseli Mountains are close by and offer spectacular scenery, walks and pony trekking, forming part of the Pembrokeshire Coast National Park. The main A40 road which is the major trunk road leading to the M4 is about 6.5 miles south, as is the popular town of Narberth, which has the benefit of a traditional shopping high street with independent shops, places to eat/drink, theatre, swimming pool etc.

Main House Accommodation



Conservatory



This is the main entrance to the house, via double glazed

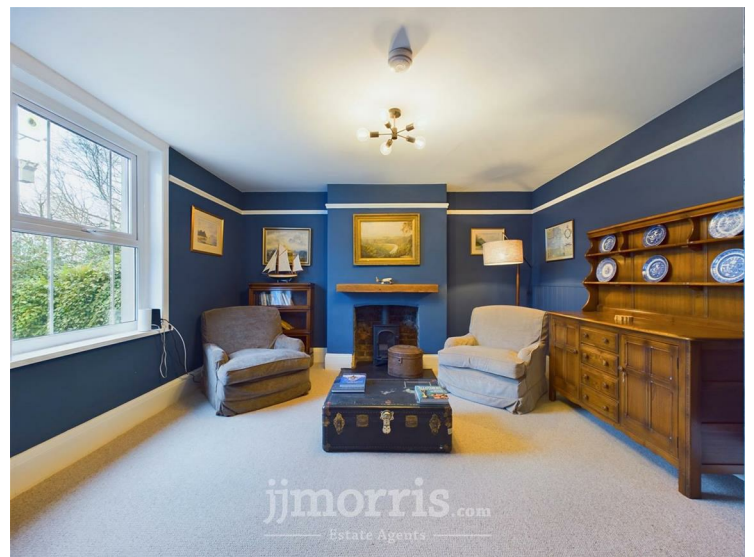
doors, with a lean-to glass roof and windows enjoying views out into the front gardens, quarry tiled flooring, glazed front door opens into:

Entrance Hallway



Quarry tiled flooring, stairs rise to first floor, radiator, recessed spot lights, doors open to:

Sitting Room



Fireplace housing a wood burning stove set on a slate hearth with wooden mantle over, double glazed window to front, picture rail, radiator.

Dining Room



Fireplace housing a wood burning stove set on a slate hearth with wooden mantel over, double glazed window to front, radiator.

Kitchen / Diner



Kitchen area fitted with a range of wall and base storage units with worktops over, sink and drainer, range cooker set in recess, integrated dish washer and microwave oven, double glazed window to rear, radiator, tiled flooring, door to inner hallway. Dining area with continuation of tiled flooring, double glazed window to rear, radiator, space for table and chairs, under stairs storage cupboard, door opens to:

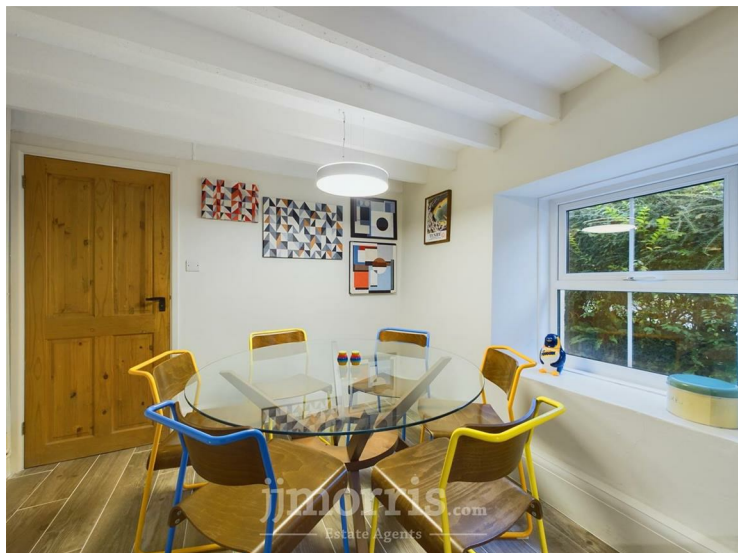
Utility



Fitted with wall and base storage units, worktop, sink and drainer, continuation of tiled flooring, external door to side.

Inner Hallway

Double glazed window to rear, continuation of tiled flooring, doors open to:



Shower Room



Comprising a shower cubical with electric shower unit, pedestal wash hand basin, W.C, worktop, space for white goods, double glazed window to rear, radiator, fitted cupboard housing an oil fired boiler serving the domestic hot water and central heating for the house only.

Lounge



Twin double glazed windows to front aspect, wood burning stove set on a tiled hearth, continuation of tiled flooring, radiator.

First Floor Landing

Split landing with spindle balustrade, double glazed window to rear, access to loft,

Bedroom 1



Double glazed window to front aspect enjoying rural views, twin radiators, picture rail.

Bedroom 2



Double glazed window to front aspect enjoying rural views, feature fireplace, radiator, picture rail, fitted wardrobes.

Bedroom 3



Double glazed window to side, radiator, painted wooden floor boards.

Bedroom 4 / Study

Double glazed window to front aspect, radiator.

Family Bathroom



Comprising a modern suite with bath and shower over, W.C, wash hand basin set in a large vanity worktop/storage unit, tiled flooring, part tiled walls, heated towel radiator, double glazed window to side, further fitted storage vanity unit.

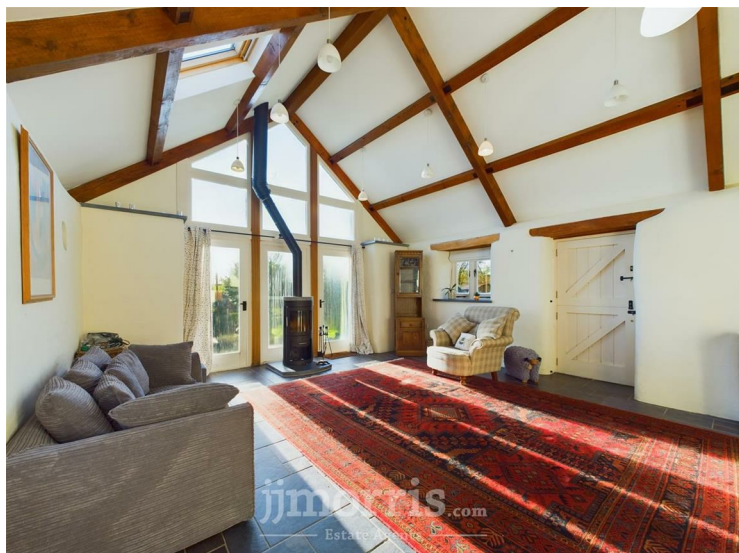
Converted Barn Accommodation



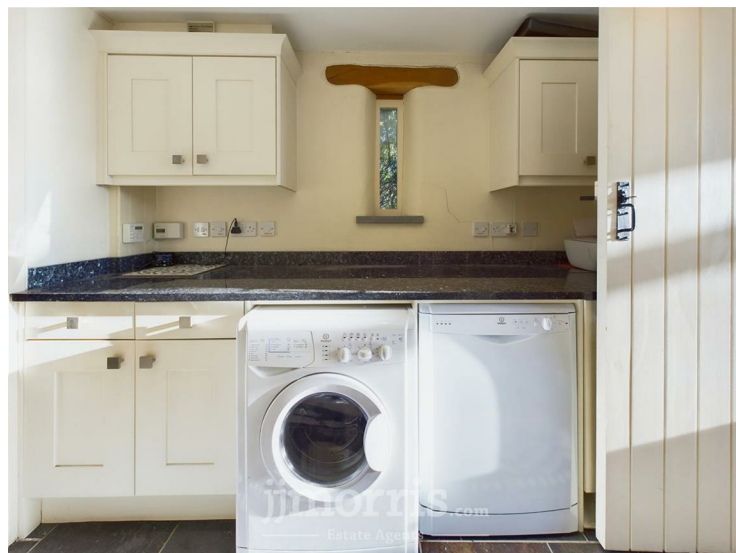
As mentioned, this has planning granted for full residential use. Double glazed doors open into:

Living / Dining / Kitchen Area





Utility

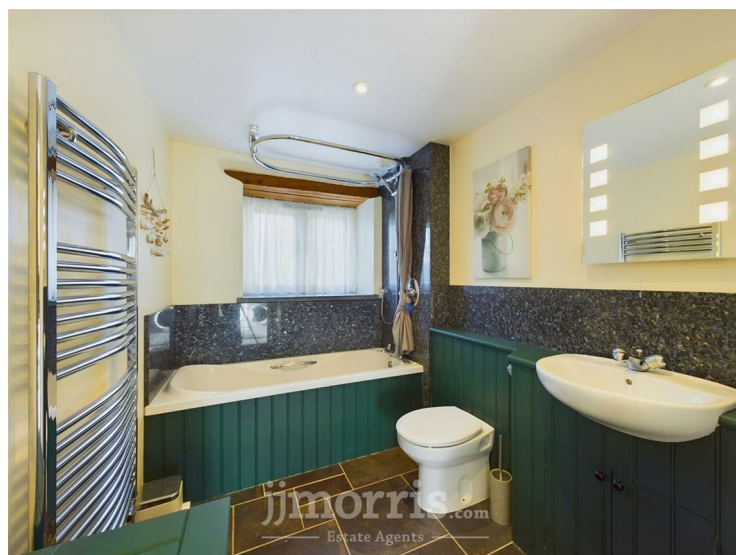


Fitted wall and base storage units with granite worktops, plumbing for washing machine and dish washer, arrow slit window, built in storage cupboard, wooden ladder to Crog Loft, latched doors to:

Bathroom



Fabulous vaulted ceiling with exposed beams, front gable elevation with double glazed floor to ceiling windows, wood burning stove, tiled flooring, Velux roof windows, double glazed windows and external doors, kitchen area fitted with wall and base storage units with granite worktops, sink unit, electric oven, electric hob, multiple lights on dimmer switches, latched door opens into:



Comprising a bath with shower over, W.C, wash hand basin, splash backs, continuation of tiled flooring, double glazed window to side, heated towel radiator.

Bedroom



Vaulted ceiling with exposed beams, continuation of tiled flooring, double glazed window and Velux roof window, built in storage/wardrobe.

Crog Loft

Spindle balustrade, Velux roof window, exposed beams.

Externally



The house and converted barn enjoy their own individual gated driveway access, providing ample parking space for each property. Large mature gardens and grounds span from the side of the house, across the fronts of both properties and continue around to the far side of the barn, giving both properties plenty of outside space and private

gardens to enjoy. There are three general storage buildings within the gardens plus a larger outbuilding to the side of the barn which would make a good workshop or has potential for converting in a garage or dwelling subject to any necessary planning consents. The garden area to the far side of the house has some mature trees and specimen plants dotted throughout a good size lawn. The garden area to the side of the barn had a poly tunnel and was a productive growing area. The front middle section of garden has a good size lawn and some ornamental planting with mature hedges and trees along its far boundary. Access also leads down from this garden to a gated entrance onto the adjoining land.

Outbuildings



Comprising a detached railway carriage shed, open wood shed, larger corrugated storage shed and the biggest being the old dairy/cow shed found to the side of the barn.



The Land





Situated to the side of the property, on the converted barn side, with gated access from the lower garden area or the road, providing level to gently sloping general grazing land amounting to approximately 5 acres or thereabouts. A plan of the boundary is attached for identification. This would easily suit someone wishing to keep a pony or a few sheep etc.

Directions

From Narberth take the Redstone road up to the A40 and travel straight over onto the B4313 and continue on this road for approximately 6 miles heading towards Maenclochog. You will see a large lay by on the right hand side and just after a cross road junction with a signpost pointing right to Llanycefn, turn right here and after a quarter of a mile you will find Cherry Grove on the right hand side, identified by our JIMorris for sale sign.

Utilities & Services.

Heating Source: Oil - Both properties have their own boiler and oil tank.

Services -

Electric: Mains - House & Barn have separate mains connections.

Water: Mains to both.

Drainage: Private - Both properties share one private system.

Local Authority: Pembrokeshire County Council

Council Tax: House - F, Barn - B

EPC's: House - E, Barn - E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///panther.plant.jaundice

Broadband Availability.

According to the Ofcom website, this property has standard

broadband available, with speeds up to Standard 1mbps upload and 2mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - None & Data - None

Three Voice - None & Data - None

O2 Voice - Limited & Data - Limited

Vodafone Voice - Limited & Data - None

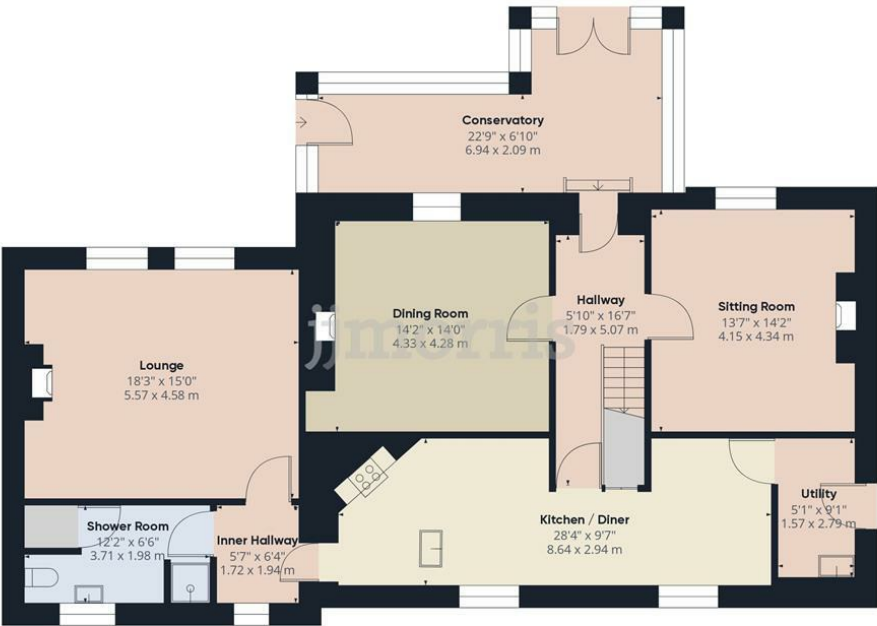
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering and Ability To Purchase

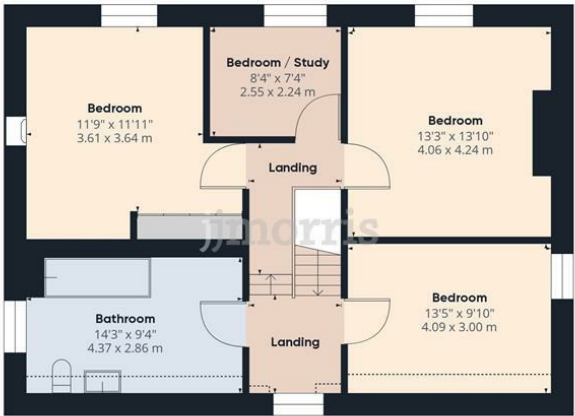
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

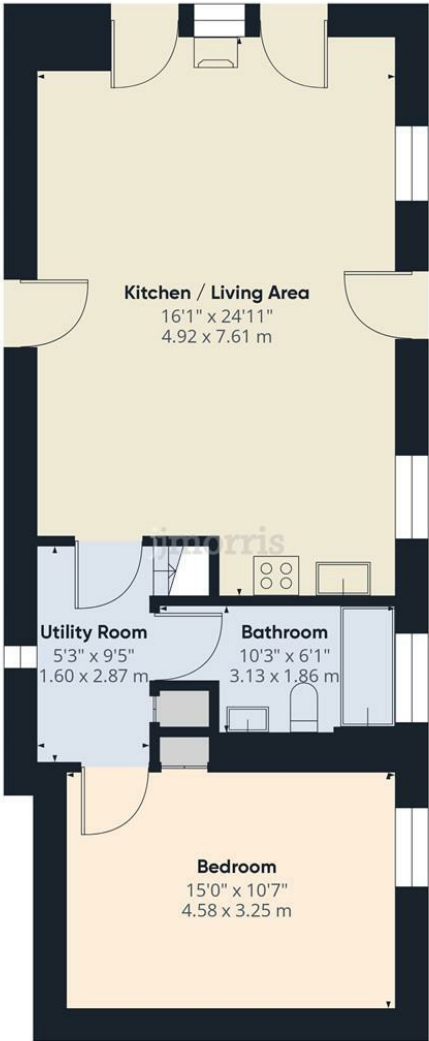
Floor Plans



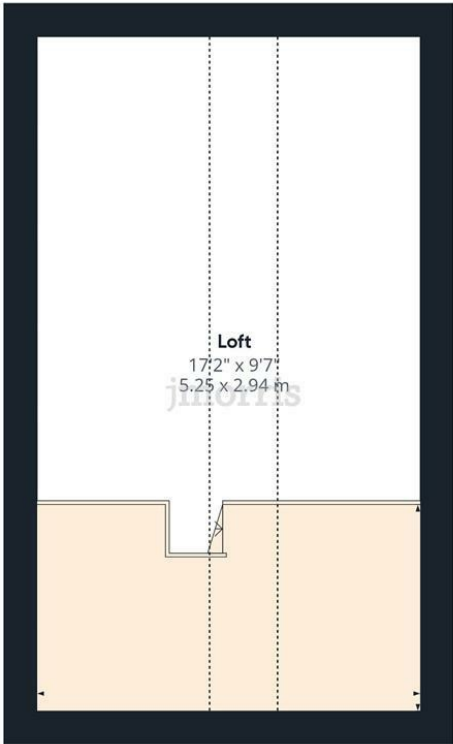
Floor 0 Building 1



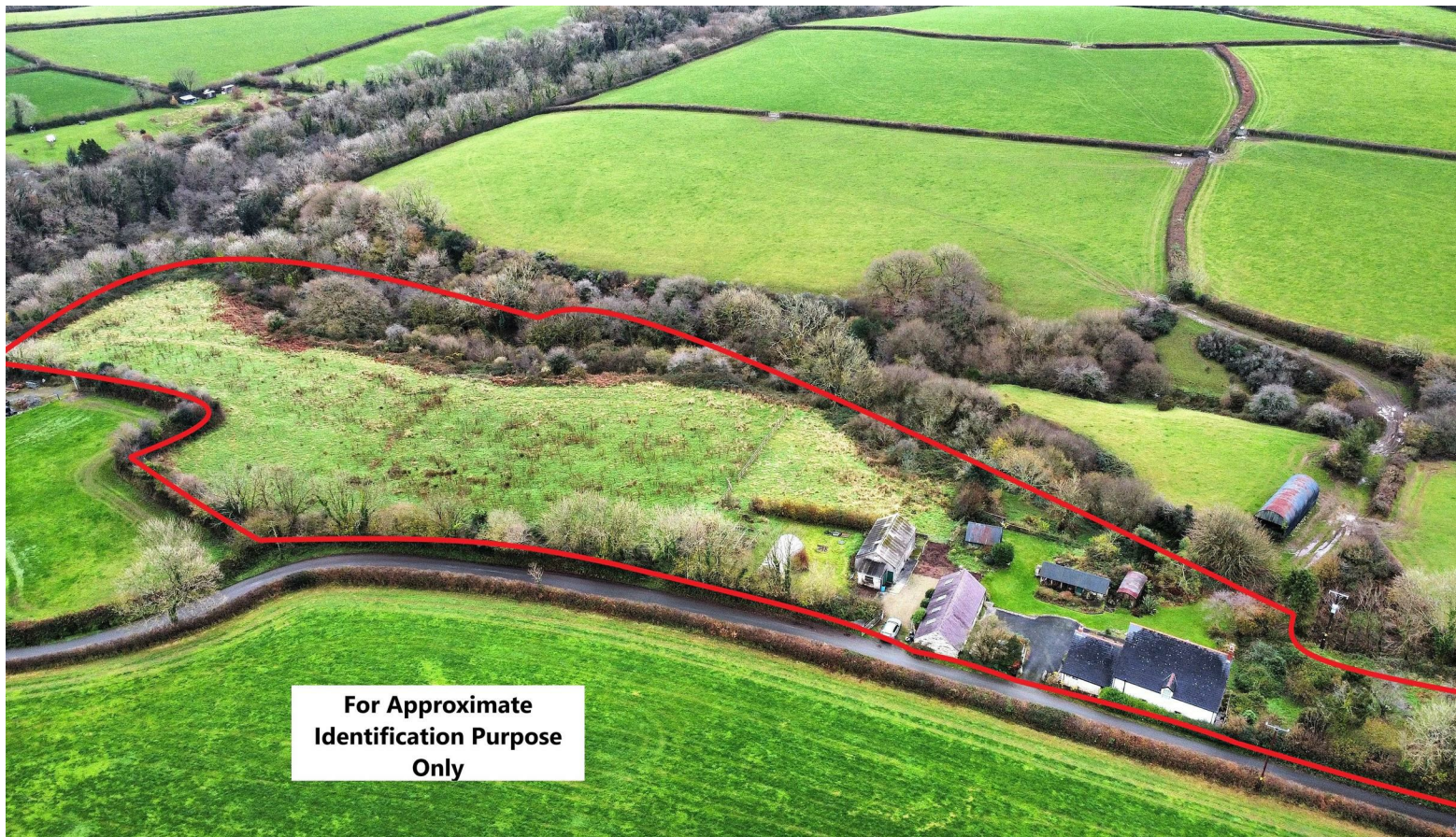
Floor 1 Building 1



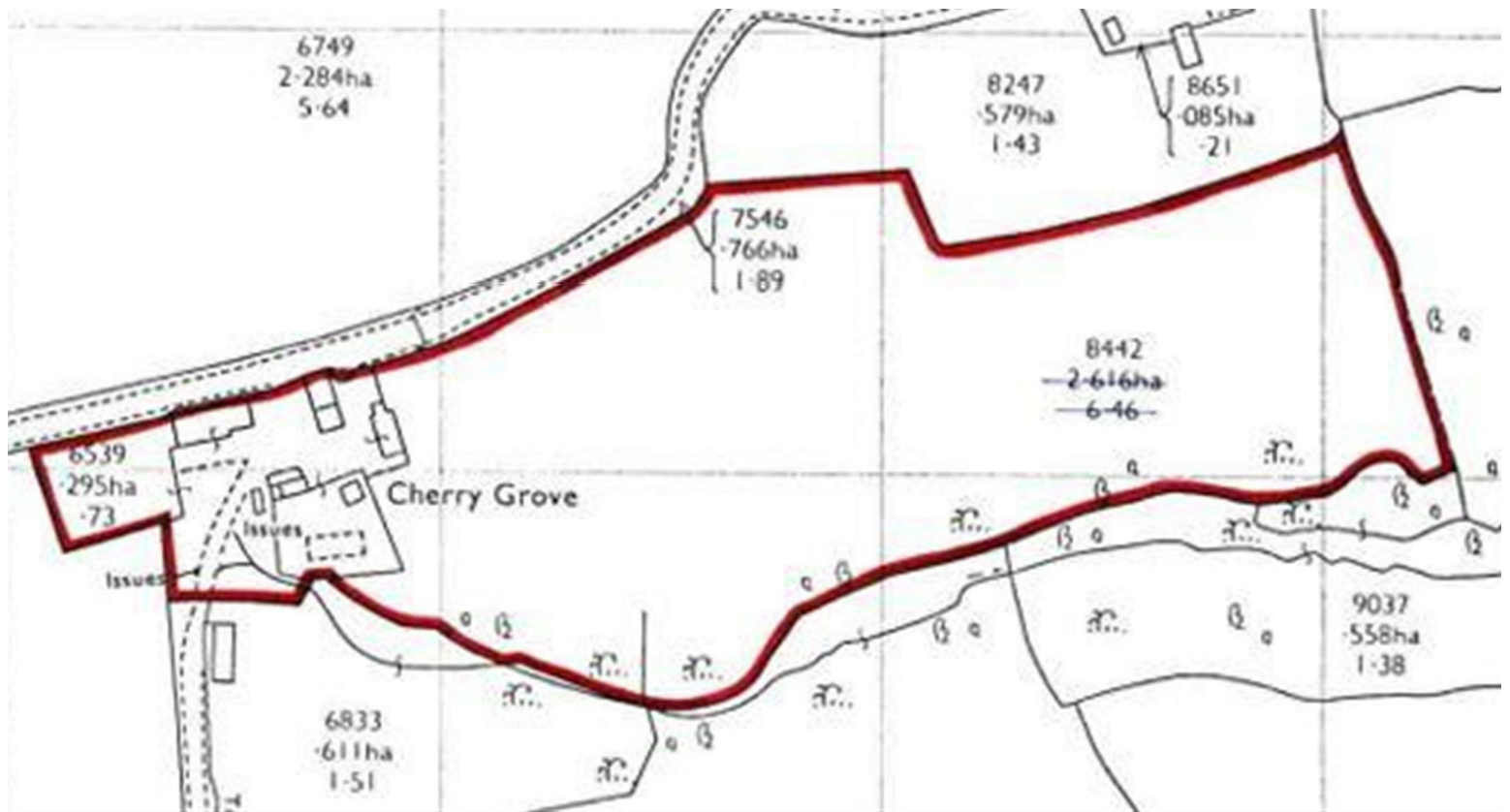
Floor 0 Building 2



Floor 1 Building 2

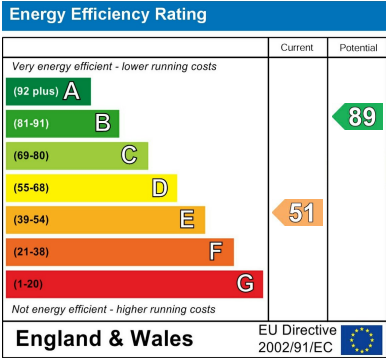


Title Plan





Area Maps



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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