

Bwlchygores Shop & Farm Feeds , Bwlchygores, SA35 0DP

£795,000

A rare and exciting opportunity to purchase a residential smallholding of around 12.5 acres with an attached former shop, which provides a business opportunity or to extend the residential element. There are extensive buildings, which again may be suitable for business or farming use. The accommodation comprises: Hall, Living Room, Sitting Room, Kitchen/Diner, Rear Lobby, W.C. Utility Room To the first floor there is a Master Bedroom with Ensuite, Five Further Bedrooms, Bathroom and Separate W.C.

Situation

Bwlchgroes is a small rural community in North Pembrokeshire, approx. 3 miles east of the Preseli Village of Crymych (which stands on the A478 Cardigan to Narberth Road) and 2 miles South East of Boncath (which stands on the B4332 Cenarth/Eglwysrwr Road). Cardigan Town is within 8 miles to the North and Newcastle Emlyn approx. 10 miles East. OS Grid Ref. SN 239360.

Description

The Residential Dwelling House of rendered wall construction with slated roof, ample off-road parking and dwarf protective wall to the fore. Upvc sealed glazing and oil central heating provided.

The Accommodation includes:-

GROUND FLOOR

Front Entrance Hall

With radiator and staircase.

Sitting Room 15'3" x 10' (4.65m x 3.05m)

With double panel radiator.

Living Room 22'6" x 18'9" (6.86m x 5.72m)



A great reception room with oil fired burner in stone fireplace, radiator, patio doors open onto rear patio area with Hot Tub, etc.

Kitchen 16'6" x 14'6" (5.03m x 4.42m)



Recently refitted with floor and wall units and worktop surfaces, single drainer sink unit, tiled flooring, electric Aga cooking range, etc.

Lobby

With quarry tiled floor and Grant oil central heating boiler leading to:-

Toilet

With wash hand basin.

Utility 15'2" x 8'6" (4.62m x 2.59m)



Quarry tiled floor, stainless steel single drainer sink unit, plumbed for automatic appliance, rear door.

FIRST FLOOR

Landing

With linen store.

Master Bedroom 22'9" x 14'7" max (to include en-suite) (6.93m x 4.45m max (to include en-suite))



Velux plus gable window with good views over patio and garden, double panel radiator, louvered door wardrobes, etc.

En-suite Shower Room 8'3" x 8' (2.51m x 2.44m)



Quadrant cubicle with thermostat mixer controls, vanity unit, close coupled toilet, towel warmer, airing cupboard with solar panel apparatus.

Bedroom One 9'6" x 9' (2.90m x 2.74m)



Radiator and built-in storage.

Bedroom Four 14'6" x 10'4" (4.42m x 3.15m)



Radiator.

Bedroom Two 12' x 11'4" (3.66m x 3.45m)



Radiator.

Bedroom Five 12'7" x 10'3" (3.84m x 3.12m)



Eaves storage, radiator.

Bedroom Three 11'3" x 9'2" (3.43m x 2.79m)



Radiator.

Toilet



With close coupled toilet and wash hand basin.

Bathroom 10'3" x 8'6" (3.12m x 2.59m)



Double panel radiator, eaves storage, panel bath with Mira electric shower over, pedestal wash basin.

Returning to the Ground Floor, a door from the kitchen connects to

Former Shop 29' x 20' (8.84m x 6.10m)



With radiator and

Office 10'2" x 8' (3.10m x 2.44m)



With double panel radiator, door to covered passageway connecting to outbuilding.

Outside



Rear lawn with hot tub plus 2nd lawned area beyond (possible building plot). Ample off-road parking to the front.

The Buildings



The Storage/Agricultural Buildings are located on the yard adjacent to the dwelling and briefly include:- (approx dimensions only) (Satellite view refers)

1-General Purpose Portal Frame and Block 38' x 80' & 40' x 28' (11.58m x 24.38m & 12.19m x 8.53m)

Approx. 4160 sq. feet with electric apparatus for PV panels, Ecotherm Cylinder, etc.

2-General Purpose Portal Farm Storage 100' x 50' (30.48m x 15.24m)

Approx. 5000 sq. feet. with

3-8 Bay 120' x 45' (36.58m x 13.72m)

Lean to.

4-General Storage 28' x 22' (8.53m x 6.71m)

Approx. 616 sq. feet

Plus fitted cattle housing 4 Bay x 38'

The Land



The land in total extends to approx. 12.5 acres, with approx. 11.5 acres of productive agricultural land, suitable for grass

or cereal production, set out in 4 enclosures.
The land slopes down towards a small stream.

Utilities & Services

Heating Source: Oil Central Heating

Services:

Electric: Mains

Water: Mains

Drainage: Private. Cesspit.

Solar & Wind Turbine: Approximate figures for FIT £4,000
(Solar) £6,000 (Wind).

Local Authority: Pembrokeshire County Council

Council Tax: Band B

Tenure: Freehold with full vacant possession upon
completion.

What3Words - ///pelt.drags.increment

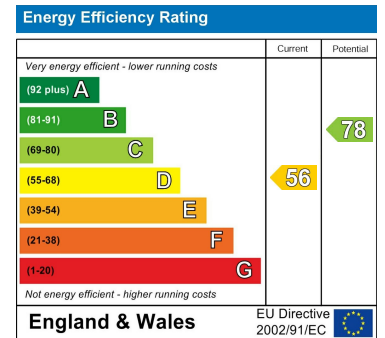
Floor Plan



Area Map



Energy Efficiency Graph



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