



Llawrcwrt , Talgarreg, SA44 4HB

£850,000

An exciting lifestyle opportunity to purchase a 22.34 acre smallholding with a main farmhouse, cottage and stable flat, offering the possibility of 'multi-generational' living or to earn an income from letting. The property is nestled at the end of lane, which opens up to a useful yard with a range of barns and outbuildings. The main farm house briefly comprises: porch, kitchen/diner, living room, sitting room, utility, rear kitchen, landing master bedroom with en-suite, three further bedrooms, box room/study and a family bathroom. The cottage situated opposite the main house, but in a private position, boasts three bedrooms with the stable flat offering one bedroom. Overall, the property is recommended for viewing to appreciate the accommodation and opportunity on offer.

THE FARMHOUSE

Entrance Hall



Original wooden panel walls, stairs rising off to the first floor, exposed beams, tiled floor.

Living Room



Woodburner with slate hearth and brick feature surround, solid oak floor, wooden window, exposed beams, radiator.

Sitting Room



Log burner with exposed stone surround, solid oak floor, wooden window, exposed beams, radiator.

Kitchen/Dining Room



Oil-fired Aga, Upvc window, radiator, stairs rising off to Bedroom above with en-suite, understairs storage, exposed beams, tiled floor.

Rear Kitchen

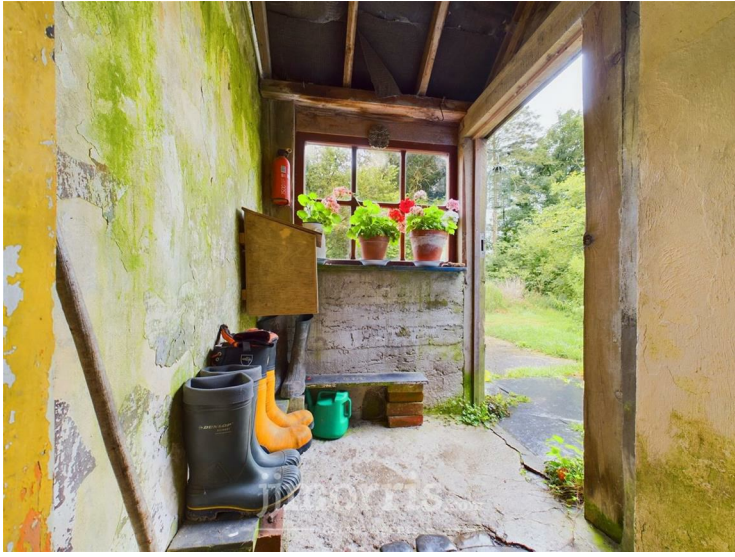


Having a range of wall and base units with complimentary worktop surfaces, Victorian sink with mixer tap over, electric hob, built-in oven, plumbing for dishwasher, part tiled walls, tiled floor, wooden window, exposed beams, radiator.

Utility

Salting slate sinks, slate tops, space for washing machine, space for dryer, wooden windows, exposed beams, part slate tiled floor, part original slate floor.

Rear Porch



Wooden window, exposed stone, exposed beams.

FIRST FLOOR

Bedroom One



Velux window, wooden window, exposed beams, radiator, built-in storage with water tank.

Ensuite



Velux window, low flush WC, pedestal hand wash basin,

corner walk-in shower with electric shower, exposed beams, part tiled walls, wood effect floor.

Landing



Loft access, exposed beams, part wood panel walls, wooden windows.

Bedroom Two



Original pitch pine flooring, wooden window, exposed beams, built-in wardrobes, radiator.

Bedroom Three



Fireplace, tiled hearth with feature surround, wooden window, exposed beams, radiator.

Office/Study



Wooden window, exposed beams, built-in storage with radiator.

Bedroom Four



Wooden window, exposed beams, radiator.

Family Bathroom



Low flush WC, pedestal hand wash basin, bath with mixer tap over, wooden window, part tiled walls, wood flooring, exposed beams, radiator.

Externally

On arrival, to your right is a four bay corrugated Barn, currently being used as a log store. To the left there are two Dutch Barns with a small paddock below, block and tin animal store, chicken coup, long cow shed with exposed beams, sliding wooden door and double wooden barn door, Workshop with exposed stone walls exposed beams, Velux window and pull down push up metal sliding garage door, store shed and small stable used for chickens. 3 Bay dog kennels and small workshop. Converted stable flat with workshop below and a Cottage.

THE COTTAGE



Living Room



Entrance Hall



Stairs rising off to the first floor, under stairs storage, built in Airing cupboard, built-in storage with gas boiler, oak flooring, exposed beams.

Upvc window, oak flooring, exposed beams, two radiator, doors to:-

Conservatory



Velux window, Upvc window, part tiled walls, exposed stone wall, tiled floor, two Upvc doors to Garden.

Kitchen



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink with mixer taps over, electric hob with fan above, electric oven, plumbing for washing machine, space for fridge freezer, part tiled walls, tiled floor, exposed beams.

Inner Hallway

Oak flooring, exposed beams, fuse box, radiator, doors to:-

Bedroom One



Upvc windows, two radiators, built-in wardrobes, oak flooring, exposed beams.

WC



Low flush WC, hand wash basin, fitted shower, part tiled walls, radiator, tiled flooring.

FIRST FLOOR

Landing

Velux window, exposed beams, wood flooring.

Bedroom Two



Velux window, wooden windows, fuse box, radiator, exposed beams, wooden flooring.

Bedroom Three



Velux window, exposed beams, radiator, wooden flooring, door to outside.

Bathroom



Low flush WC, bath with fitted shower over, pedestal hand wash basin, radiator, Velux window, exposed beams, vinyl flooring.

Externally

Steps up to Bedroom Three with outside storage under, seating area, lawned area.

THE STABLE FLAT



Entrance Hall



Stairs rising off to the first floor, under stairs storage, radiator, slate tiled floor, wooden window.

Lobby

Slate tiled floor, doors to:-

Workshop

Two double barn doors, exposed beams.

Utility



Boiler, ceramic Belfast sink with mixer tap over, plumbing for washing machine, radiator, slate tiled floor.

Shower Room



Walk-in shower, fitted shower radiator, slate tiled floor.

WC



Low flush WC, hand wash basin, radiator, slate tiled floor.

FIRST FLOOR

Landing



Wooden window, Velux window, exposed stone.

Kitchen



Having a range of base units with complimentary worktop surfaces, stainless steel sink with mixer tap over, electric hob, built-in oven, stainless steel splashback, Velux window, wooden window, exposed stone, exposed beams, part tiled walls, wood effect floor.

Living Room



Velux window, wooden window, radiators, exposed stone, exposed beams, wood effect flooring.

Bedroom



Velux window, wooden windows, exposed beams, exposed stone, radiator.

Utilities & Services

Heating Source: LPG Gas central heating to the Cottage and Stable Flat. Oil-central heating to the farmhouse.

Services:

Electricity: Mains

Water: Mains

Drainage: Septic Tanks (1 for the Cottage and 1 for the Farmhouse and Stable Flat)

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band F - Farmhouse. Band C - Annexe

What Three Words: ///bucks.conforms.fighters

Anti Money Laundering & 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.

Broadband Availability

According to the Ofcom website, this property has standard

broadband available, with speeds up to 4mbps upload and 30mbps 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 - None

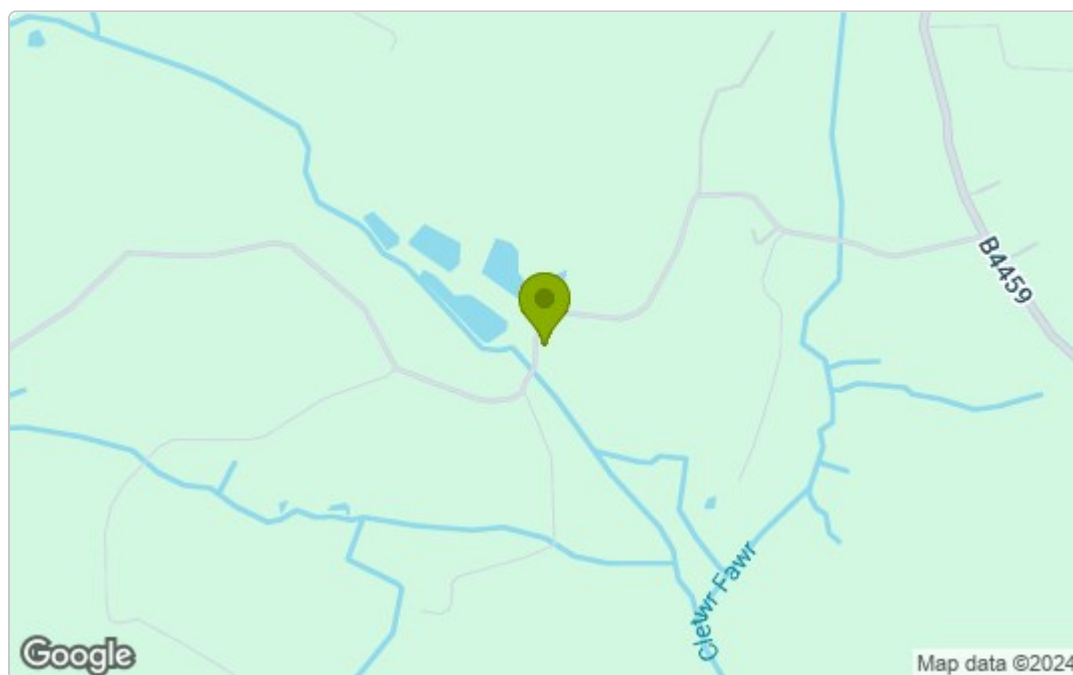
Vodafone. Voice - None & Data - None

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.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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