



Ffynnon Hyfryd , Crymych, SA41 3SQ

£700,000

An exceptional rural property set within approximately 20 acres of grounds, offering a delightful blend of residential, holiday, and the possibility of ancillary accommodation. The main house boasts charming character features and provides three bedrooms, spacious living areas, and countryside views. In addition, there is a well-appointed holiday cottage, ideal for rental income or guest use, and a granny annexe offering flexible, self-contained accommodation. Situated in a peaceful and scenic location, this versatile property is perfect for those seeking a lifestyle opportunity in the beautiful Pembrokeshire countryside.

FFYNNON HYFRED

Glazed entrance door to:

Porch

Window to the front, tiled flooring, door to:

Living Room



Feature inglenook fireplace with wood burning stove, exposed slate flagstone flooring, exposed beams, radiators, windows to the front elevation, stairs rise off to the first floor. Opening to:

Inner Hall

Quarry tiled flooring, door to:

Shower Room

Corner shower tray with tiled surround, wall mounted hand wash basin, low flush w.c. Window to the side.

Kitchen

Having a range of base units with worktop surface over, inset sink unit, gas hob with extractor fan over, oil fired rayburn, wooden flooring, window to the side.

Utility Room

Plumbing for washing machine, tiled flooring, window to the rear. Wall mounted cabinets.

Boot Room

Wooden stable door to the rear, tiled flooring, window to the side.

First Floor

Landing

Eaves storage, velux roof window, radiator, doors to:

Bedroom One

Window to the front, built in storage cupboard, radiator, opening to store room with window, which could offer scope for conversion into additional accommodation/ensuite etc, subject to any planning requirements.

Bedroom Two

Window to the front, radiator.

Family Bathroom

Panel bath with mixer tap and shower over, low flush W.C. Vanity unit with hand wash basin, storage cupboards, window, loft access.

THE COTTAGE



Kitchen/Diner/Living Room

Having a range of wall and base units with complimentary worktop surfaces, Blanco 1.5 inset sink and drainer with mixer tap over, electric oven, integrated hob with extractor fan over, integrated fridge, plumbing for dishwasher, part tiled walls, wooden flooring.

Log burner with tiled hearth and feature surround, exposed beams, wooden windows, radiator.

Living Room/Bedroom

Stairs rising off to the first floor, under stairs storage, built-in storage, radiator, exposed beams, wood effect flooring, doors to:-

Entrance

Tiled flooring, fuse box, radiator, doors to:-

WC/Laundry Room

Low flush WC, pedestal wash basin, integrated freezer, plumbing for washing machine, space for dryer, radiator, part tiled walls, tiled flooring, wooden window.

Hallway

Wooden window, loft access, fuse box, radiator, wooden flooring, doors to:-

Bedroom

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

Bathroom

Low flush WC, pedestal wash basin, bath with fitted shower hose, walk-in shower with electric shower, extractor fan, radiator, spotlights, wooden window, tiled walls, wood effect flooring.

FIRST FLOOR

Bedroom

Exposed stone wall, exposed beams, wooden window, wooden flooring, eaves storage, built-in storage.

THE GRANNY ANNEXE



FIRST FLOOR

Kitchen

A range of base units with complimentary worktop surfaces, stainless steel sink and drainer, space for under counter fridge/freezer, built-in electric oven and integrated hob oven, wooden window, Velux window, exposed beams, radiator, fuse box, wood effect flooring, stairs down to:-

GROUND FLOOR

Bedroom

Stairs rising off to the first floor, wooden window, built-in storage, radiators, wood effect flooring, exposed beams, door to:-

Shower Room

Low flush WC, pedestal wash basin, walk-in shower with fitted shower, extractor fan, radiator, spotlights, part tiled walls, tiled flooring, exposed beams, doors to:-

Ground Floor Entrance

Tiled flooring, doors to:-

Boiler Room

Grant boiler, loft access, tiled flooring.

Externally

Set in a peaceful and unspoilt rural location, Ffynnon Hyfryd is surrounded by approximately 20 acres of land, offering a wonderful mix of grazing paddocks, mature woodland, and gardens—perfect for those seeking a countryside lifestyle. The land is ideally suited for equestrian or smallholding use, with natural shelter and a variety of habitats attracting local wildlife.

The property benefits from a range of outbuildings, including a substantial workshop, a traditional Dutch barn, and a chicken house, providing excellent scope for a variety of uses. The grounds offer privacy and seclusion, while still

being within reach of local amenities, making this an ideal opportunity for those looking for space, versatility, and tranquillity in the heart of the Pembrokeshire countryside.

Utilities & Services

Heating Source:

Services:

Electric: Mains

Water: Private Bore Hole

Drainage: Septic tank

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Main House - Band D

Rateable Value: The Cottage - £1675

What3Words: ///joined.undulation.tutorial

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 1mbps upload and 14mbps 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 outdoor mobile coverage

EE Good

Three Good

O2 Good

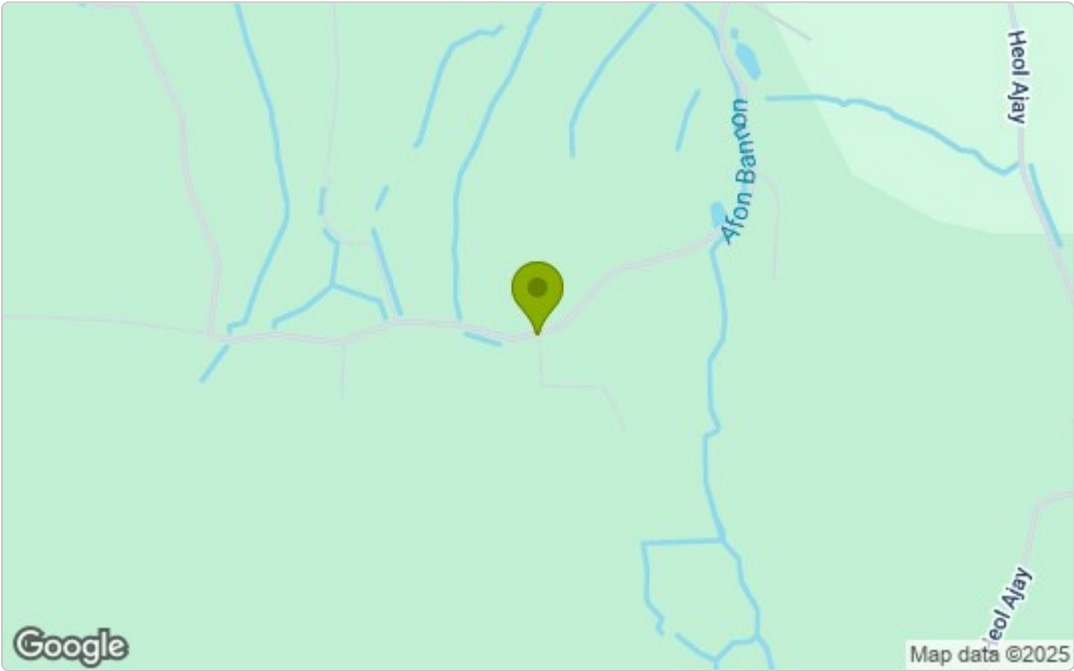
Vodafone. Good

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](https://www.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.

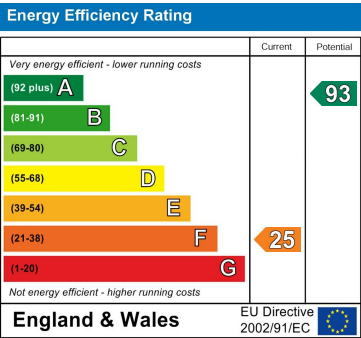
Floor Plan



Area Map



Energy Efficiency Graph



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.