



## Buddens, Cold Blow, SA67 8RR

Offers In The Region Of £610,000

A modern detached smallholding with approximately 5.19 acres. The property is situated down a private track in the popular village of Cold Blow, just a few miles from Narberth town. The house was built and designed to a high specification, boasting unique and impressive architectural features such as high vaulted ceilings, bright airy rooms and an excellent layout with bedrooms and bathrooms on both floors. Externally there is ample parking and a large mature lawn garden, a large vegetable garden, stone stables, small paddock, field shelters and large grazing field divided into 2 paddocks. Viewing is simply a must as modern smallholdings are quite rare in today's market.



### Situation

Cold Blow is a small village found less than 2 miles south-east of Narberth, in the heart of Pembrokeshire. It is situated on the B4315 Princes Gate to Templeton road. Narberth is the near by town and offers a good selection of independent shops and cafes etc. The main A40 is roughly 4 miles distant, and connects to larger towns in the area such as Haverfordwest, Carmarthen and the M4. Pembrokeshire is well known for its natural beauty and coastline, with stunning beaches and seaside villages in abundance. Saundersfoot, Amroth, Manorbier and Tenby are all within a short drive from this location.

### Accommodation

Double glazed front door opens into:

### Entrance Hall



Oak flooring, turning staircase to first floor with under stairs storage cupboard, radiator, oak latched doors open to:

### Kitchen/Diner



With a vaulted ceiling and sky light, continuation of oak flooring, double glazed windows to both sides enjoying

views down the garden, fitted with a range of wall and base storage cupboards and wooden worksurfaces, single electric oven, 4 ring electric hob, stainless steel extractor hood, one and a half bowl porcelain sink unit with drainer, integrated dish washer, part tiled walls, space for dining table and chairs, radiator, oak latched double doors open through to:



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### Living Room



Continuation of oak flooring, vaulted ceiling with sky light, fireplace housing a wood burning stove and beam mantel, external double glazed French doors to main garden and double glazed window to opposite side, radiator.

### Utility

External double glazed door to side, tiled flooring, plumbing for washing machine, space for white goods, oil fired boiler serving the domestic hot water and central heating, radiator.

### Bedroom 3



Double glazed window to rear, built in wardrobes, radiator, oak latched door to:

### Shower Room



Jan & Jill with another lockable oak latched door back to hallway, tiled flooring, W.C, pedestal wash hand basin, bidet, walk-in shower with screen and part tiled walls, frosted double glazed window to side, radiator.

### First Floor Landing

Double glazed picture window to side, spindle balustrade, radiator, built in airing cupboard, oak latched doors open to:

### Bedroom 1



Double glazed window to side over looking the garden and grounds, fitted wardrobes, radiator, oak latched door to:

### En-Suite Bathroom



Jac & Jill with lockable oak latched door to Bedroom 2. Comprising a claw footed roll top bath with mixer shower over, pedestal wash hand basin, W.C, part tiled walls, semi-vaulted ceiling with sky light, double glazed frosted windows to side, tiled floor and radiator.



## Bedroom 2



Double glazed window to side, radiator, access to loft, oak latched door back to landing.

## Externally







The property is accessed by a private track which leads to the detached stone stables and on to a hard standing parking area in front of the house which provides ample parking space for several cars. Vehicular gated access from here continues on via a track to the land which is useful for trailers or machinery access. To the near side of the house is an enclosed lawn garden with fruit trees and to the far side is the main garden which is laid to lawn and has lovely borders with mature specimen trees, shrubs and plants. There is a delightful seating area off the living room French doors, a summer house, log store and is altogether peaceful and relaxing. Beyond is a hard standing yard with field shelters and a chicken run, vegetable garden with Poly Tunnel and ground mounted Solar Panels which connect to the house and provide an income via a government backed feeding tariff scheme. Beyond is a level and enclosed grazing paddock with secure fencing and is ideal for a child's pony etc. This paddock leads onto the larger field which is of excellent quality and superbly flat, ideal for horses and is split into 2 paddocks with each having mains fed water troughs.

### Directions

From Narberth, head due south on the A478 road and turn left at the junction after the Brandon tool hire depo. Follow this road into Cold Blow and continue to the stop junction. Turn right onto the B4314 and the entrance to this property is then found on the left hand side, as identified by our JJMorris for sale sign.

### Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains / Solar

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax Band: F



Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///sample.steer.lamppost

### **Broadband Availability.**

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 7mbps upload and 0.8mbps download and Superfast 80mbps upload and 20mbps 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 - Limited & Data - Limited

Three Voice - Limited & Data - Limited

O2 Voice - Likely & 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.

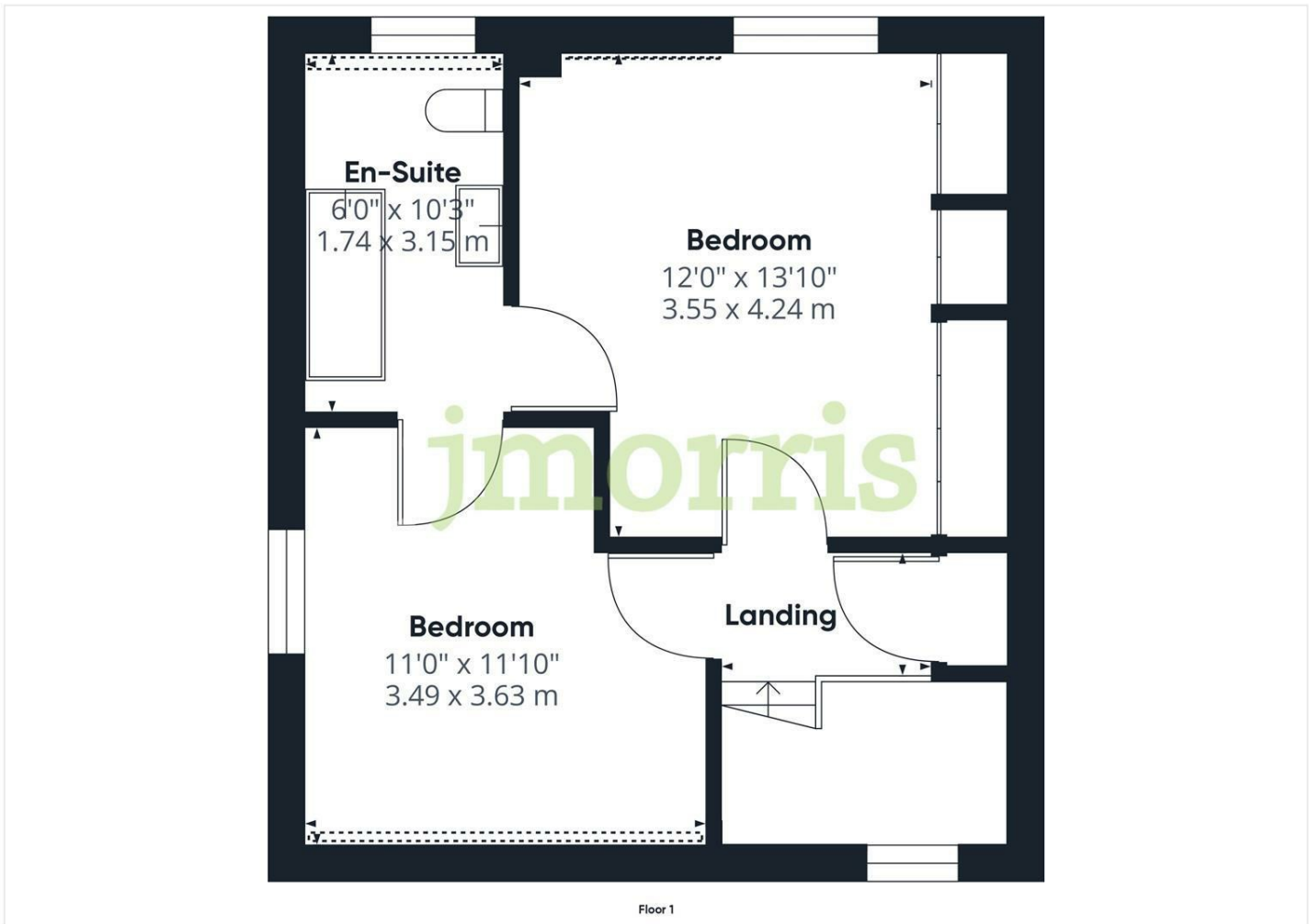
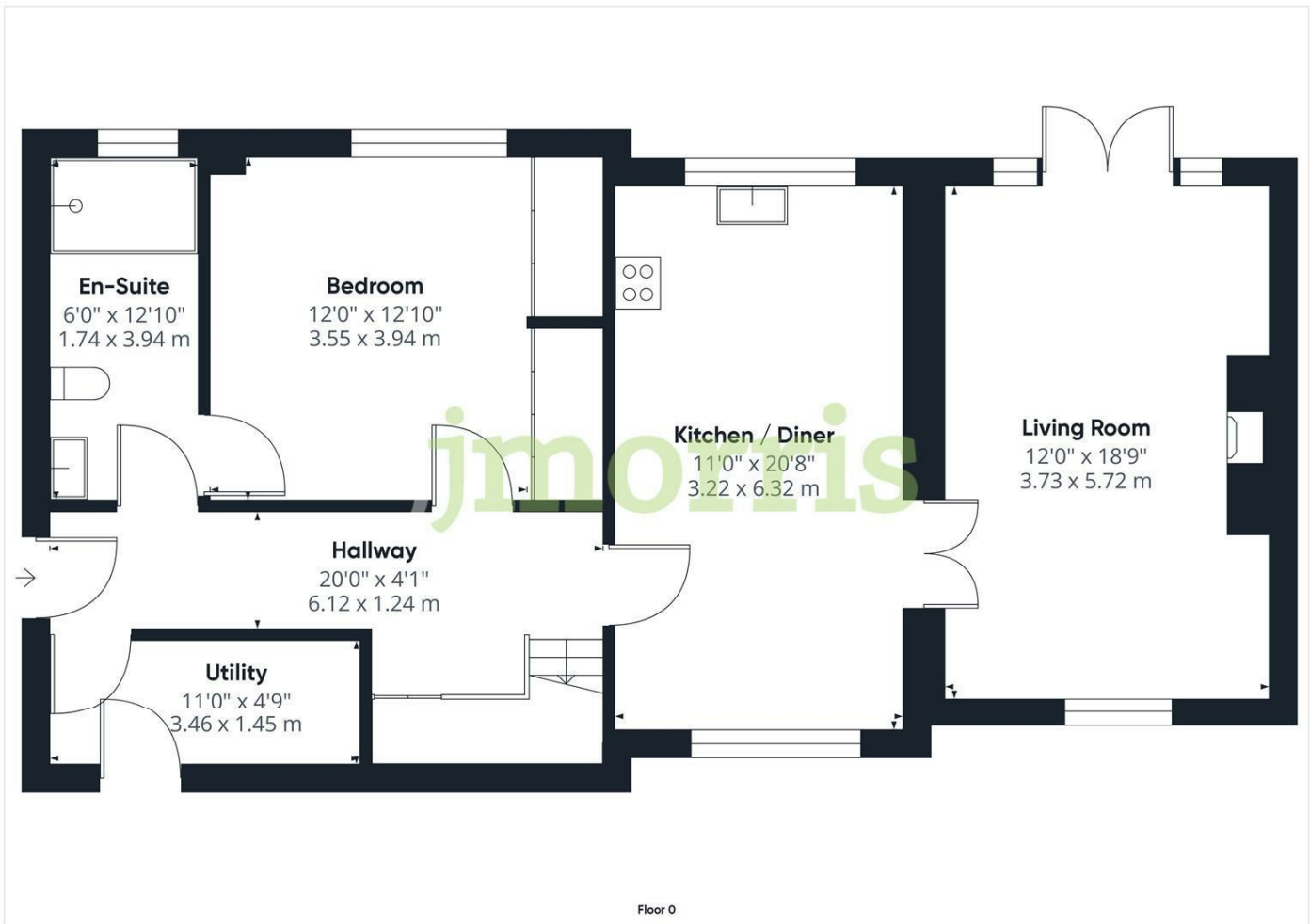
### **Anti Money Laundering and Ability To Purchase**

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 Plan



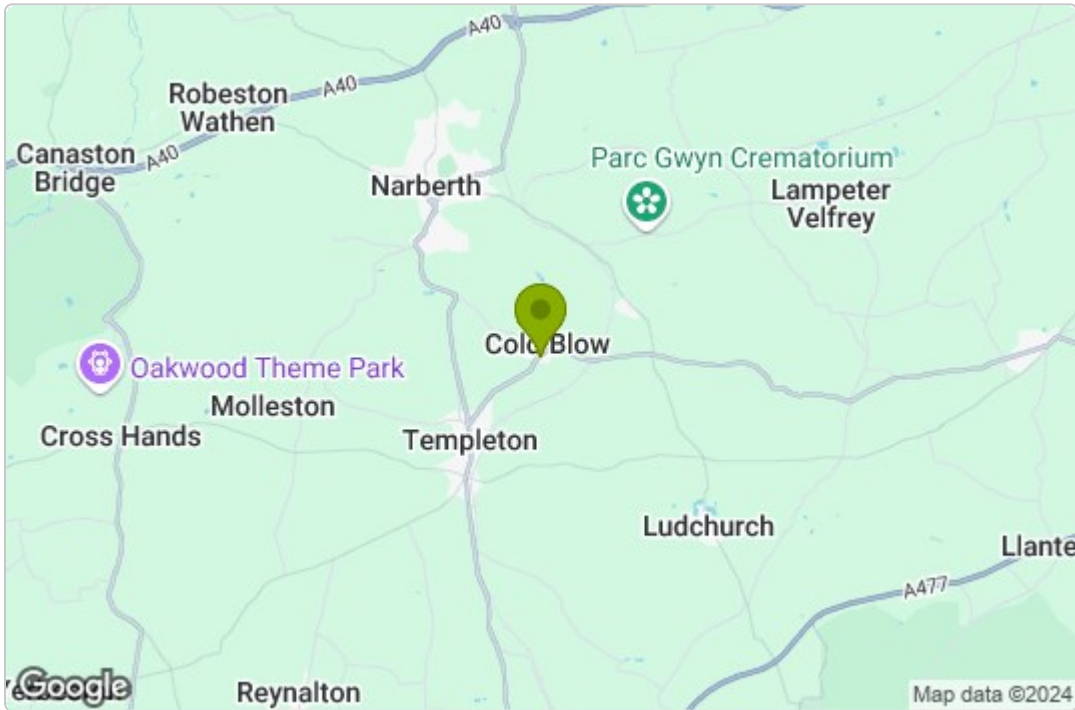




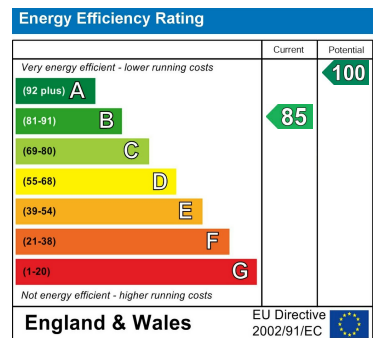




### Area Map



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

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