



Llain, Llanycefn, SA66 7XT

Offers In The Region Of £675,000

A fantastic smallholding providing 17.66 acres with a range of excellent outbuildings, situated in a lovely rural setting close to Llanycefn in mid-Pembrokeshire. The detached 3/4 bedroom house has been significantly modernised and updated to provide efficient and tasteful accommodation of a spacious size, being neutrally decorated, naturally bright and enjoying superb country views. The land which surrounds the house and buildings to the front and both sides, is of excellent quality, being highly suitable for equine and general grazing. The outbuildings and yard enjoy a separate gated entrance with internal stables, workshops and various large multi-purpose buildings suitable for housing animals and machinery. There is also a legally compliant residential static caravan, sand school and touring caravan camp site. Viewing is highly recommend to fully appreciate this fine country holding.

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, public house 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.

Accommodation

Triple glazed front door opens into:

Front Porch



Triple glazed window, radiator, tiled flooring, triple glazed door opens to:

Living Room



Fireplace with woodburning stove, triple glazed windows to front, wood laminate flooring, radiators, door to:

Kitchen



Fitted with a range of wall and base storage units, worktops, one and a half bowl single drainer sink, oil fired Rayburn, 4 ring gas hob, extractor hood over, eye level double oven, plumbing for washing machine, space for white goods, triple glazed window to rear, part tiled walls, tiled flooring, built in store cupboard, door to inner hall and door to:

Dining Room



Triple glazed external French doors to rear, wood laminate flooring, radiator, door to:

Hallway

Stairs rise up to first floor, triple glazed window to side, radiator, understairs storage cupboard, door to:

Sitting Room / Bedroom 4



Triple glazed windows to front and side, radiator.

Inner Hallway

Tiled flooring, triple glazed external door to rear, radiator, walk-in airing cupboard with shelving and radiator, built in cupboard with hot water cylinder, door to:

Shower Room

Comprising a sliding door shower enclosure with electric shower unit, W.C, wash hand basin set on a vanity storage unit, heated towel radiator, tiled flooring, tiled walls, frosted triple glazed window to side.

First Floor Landing

Roof sky light windows, access to eaves storage space, radiator, doors open to:

Bedroom 1



Triple glazed windows to front and side enjoying lovely rural views, radiator, walk-in wardrobe with double glazed window.

Bedroom 2



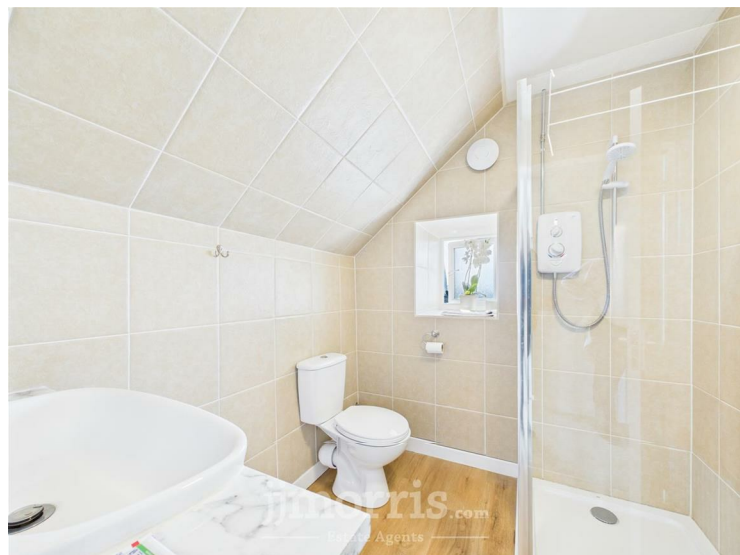
Triple glazed window to front enjoying the lovely views, radiator, shelving.

Bedroom 3



Triple glazed window to front enjoying the rural views, radiator.

Bathroom



Comprising a sliding door shower enclosure, W.C, wash hand basin set in a vanity storage unit, radiator, tiled walls, wood laminate flooring, frosted triple glazed window to side.

Externally

To the far side of the house there is a large hardstanding driveway, providing ample space for parking and turning. At the front of the house there is an enclosed low maintenance garden laid to decorative stone with minature walling and pedestrian gates. To the far side there is a further parking driveway, chicken run/enclosure and gated entrance to the main yard and camp site. At the rear of the house there is an enclosed garden, the equine sand school and access to the outbuildings and main yard.

The Land

The land, as identified by our boundary plan, is situated to both sides and the front of the property. Providing very productive grazing land which is on the whole very level to gently sloping, easily useable with machinery and for keeping horses/livestock. The land benefits from water (mains or private) and sound fencing.

The Outbuildings

There are an excellent range of multipurpose buildings with this property, arranged mainly around a large concrete yard and comprise:

Lean to Wood-Store Shed - 13'0" x 11'3"

Multi Purpose Barn - 60' x 30'

Former Cubical Shed - 45' x 45' Of steel stanchion construction with reinforced concrete and concrete block walls with box profile cladding and roof. Half the Building is utilised for Storage purposes whilst the other half has 4 Stables/Boxes each measuring 12' x 12' together with a Tack Room.

Former Dutch Barn - With an adjoining Lean-to which measures 36' x 27' (10.97m x 8.23m) with strip lighting and housing 3 Stables/Boxes of which 3 measure approximately 14' x 12' whilst One box is 14' x 14'. A steel staircase gives access to a Boarded Loft Area over the Dutch Barn which has an approximate measurement of 36' x 14' with 2 glazed windows on the western gable end. This Area has potential for use as further Living/Bedroom accommodation (subject to any necessary consents).

Lean-To-Stable - 14'10" x 14'0" Of concrete block construction with a box profile roof.

Lean-To-Shed/Utility 15'0" x 10'0" Of concrete block construction with a box profile roof. It has a single drainer stainless steel sink unit as well as power points, strip light and a doors to a Tack Room. W.C - With Wash Hand Basin.

Tack Room -14'6" x 10'0" Of concrete block construction with a box profile roof. It has a uPVC double glazed window, electric light and power points.

The Sand School 120' x 65'

An ideal arena for exercising, being situated directly behind the house and to the side of the yard and stables.

The Static Caravan

Adjacent to the Touring Caravan and Camping Site and standing in its own garden plot is a Static 4 berth Caravan with Water, Electricity and Drainage connected.

The Touring Camp Site

Within close proximity of the Buildings and situated in OS no 2500 is a Touring Caravan and Camping Site which has the benefit of 5 hook up points as well as a Shower Block.

Rights Of Way

An Agricultural Access Right of Way exists in favour of Llain Farm between points 'A' and 'B' on the Plan.

Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains & Solar with modern PV Panels on the shed roof, generating a regular income.

Water: Mains And Private

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax Band: D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///initiates.roosts.totally

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 - 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.

Broadband Availability.

According to the Ofcom website, this property has standard broadband available, with speeds up to Standard 0.5mbps upload and 4mbps 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.

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.



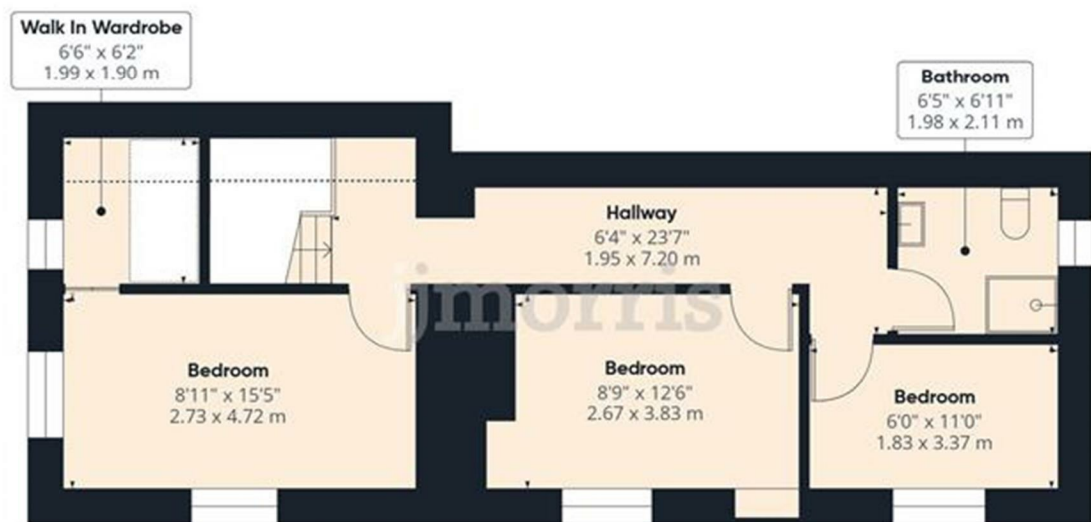




House Floor Plan



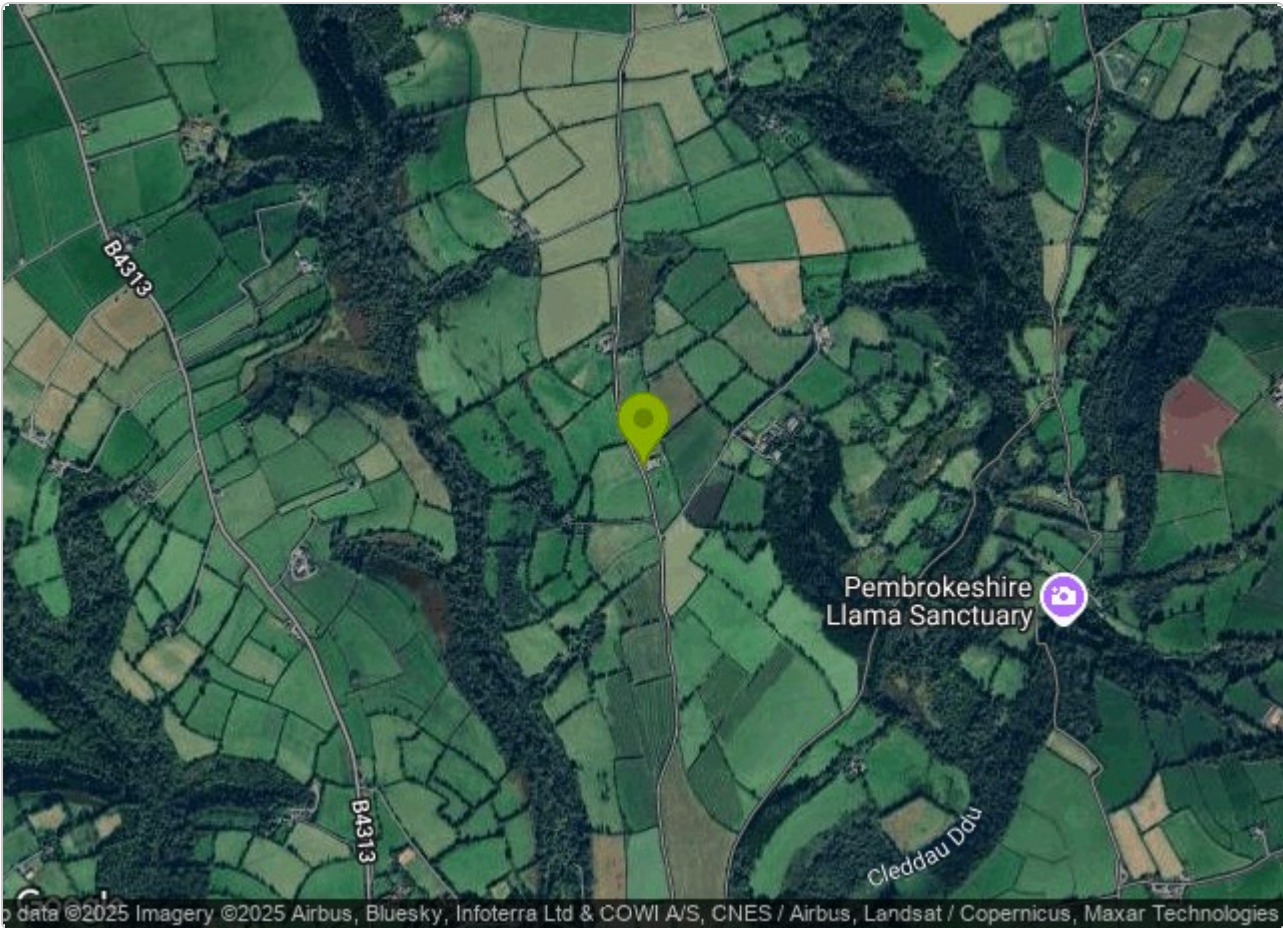
Ground Floor Building 1



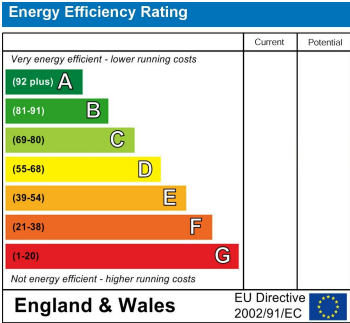
Floor 1 Building 1



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.

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