



Hebron Farm Cottage, Hebron, SA34 0XT

Offers In The Region Of £599,950

A charming and well presented converted stone dairy with adjoining annex and approximately 10 acres, situated in a lovely countryside location within the West Carmarthenshire hamlet of Hebron. The main residence provides 3 bedrooms (1 on the ground floor) and has spacious accommodation with lots of character features. The adjoining self contained annex (ideal for 'granny, a teenager or for air B&B) also provides good sized accommodation with lots of character, having 1 ground floor bedroom, an upstairs office, galley kitchen, sunny sitting room and bathroom. There are excellent outbuildings including 6 loose boxes mostly with rubber matting, (2 independent block built stables with adjoining timber tack room, 4 loose boxes in block built barn) large corrugated hay barn, workshop/store shed, and loose box. The cottage has an adjoining stone wood-shed with loft area (ripe for further conversion, subject to planning) with access to front and back. The land is well situated directly behind the dwelling and offers excellent gently sloping south facing grazing, ideal for horses and livestock, with gated access and being well fenced. Any smallholding enthusiast with equine interests should definitely come to see this unique country holding.



Situation

Hebron Farm Cottage, a former dairy, nestles in the quiet country hamlet of Hebron, approximately 3 miles from Glandy Cross which has a convenience store, post office and petrol station. Approximately 5 miles distance away is the large and bustling village of Crymych, which boasts a range of shops and services to include a leisure centre, highly rated secondary and primary schools, Morrisons mini supermarket, petrol station etc.

Cottage Accommodation



Frosted double glazed front door opens into:

Entrance



Tiled flooring, space for hanging coats etc, built in understairs storage cupboard, opening leads on to:

Dining Room



Oak wooden flooring, double glazed window to front, feature arrow slit window to front, wooden stairs with half landing rising to first floor, radiator, built in under stairs' storage cupboard, opening leads through to kitchen, doors open to bedroom and:

Sitting Room



Semi-vaulted beamed ceiling, feature stone fireplace, recently installed multifuel stove, wooden flooring, double glazed window to front, external double glazed doors to front and rear, connecting door to Annex.

Kitchen



Fitted with a range of wall and base storage units with worktops over, Neff electric oven, 5 ring gas hob, extractor hood over, stainless steel splash back, part tiled walls, tiled flooring, one and a half bowl porcelain sink, space for white goods, double glazed windows to side and rear, external double glazed door, radiator, built in cupboard/pantry, room for table etc, door to:

Utility



Worktop over cupboard and space for tumble dryer and washing machine, Euro Star oil fired boiler serving the central heating and hot water, tiled flooring, built in airing cupboard, double glazed window to rear, door to:

Bathroom



Comprising a bath with mixer shower over, W.C, pedestal wash hand basin with mirror, corner shower cubical, tiled flooring and walls, frosted double glazed window to side.

Bedroom 1



Two Double glazed windows to front, radiator.

First Floor Landing

Spindle balustrade, access to eaves storage space, doors to:

Bedroom 2

Exposed beams, Velux roof window, radiator, eaves storage.



Bedroom 3



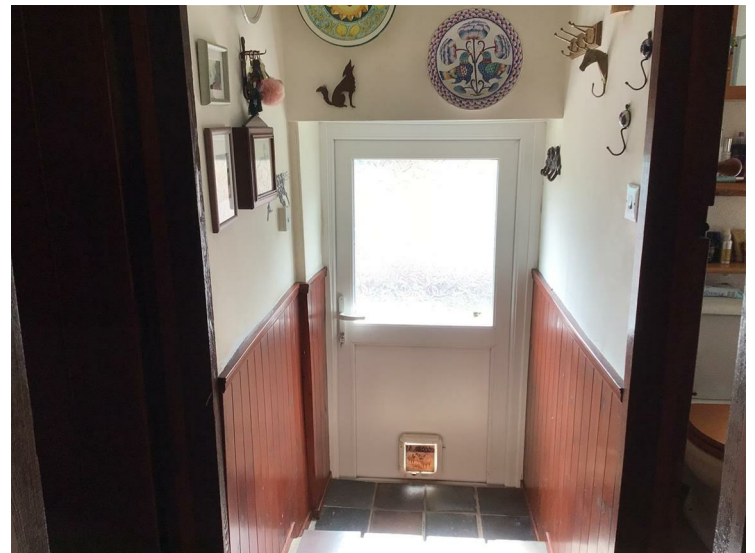
Exposed beams, Velux roof window, radiator.

Annex Accommodation



Frosted double glazed front door opens into:

Entrance



Tiled and wooden flooring, space for hanging coats etc, doors open to:

Kitchen



Fitted wall and base storage cupboards, worktops, one and a half bowl single drainer sink, gas hob, stainless steel splash backs, extractor hood, plumbing for washing machine, space for white goods, radiator, double glazed window to rear. Opening leads to:

Sitting Room



Semi-vaulted ceiling, exposed beams, exposed stone walls, radiator, double glazed windows to front and side, external double glazed French doors to side garden.

Bedroom



Vaulted beamed ceiling, wooden flooring, double glazed window to front, radiators, door connecting back to main cottage, built in under stairs storage cupboard, stairs rise up to:

Galleried Loft Room



Spindle balustrade, wooden flooring, double glazed window to side.

Bathroom



Comprising a bath with shower over, pedestal wash hand basin, W.C, frosted double glazed window to front, heated towel radiator, part tiled walls.

Externally

The property is accessed off a small minor road, via a double gated driveway entrance and small garden gate. To the front there is a large garden/yard area where the workshop/store shed/stable is situated. At the end of the cottage there is an adjoining 2 storey stone wood-shed with conversion possibilities. From the double gated roadside entrance, a drive leads up to the land and also to the other outbuildings with further yard area for parking and turning. There are colourful mature gardens at the front and side of the property with a large variety of shrubs trees and plants.





Outbuildings

Comprising the following:

- Detached corrugated hay barn.
- Detached block built barn with 4 loose boxes with rubber matting. End loose box housing bore hole equipment.
- Detached block built stables, one with rubber matting, tack/store room and open car port/further storage area.
- Detached brick built and corrugated workshop/storage which includes a large loose box and feed area.



Land



The excellent gently sloping South facing land amounts to just over 10 acres, with poly tunnel and well fenced field. The top field has gated roadside access. The lower fields are independently accessed by gates, and walkways.

Directions

From Narberth, take the A478 road signposted Cardigan and travel passing various villages to include Efailwen and Glandy Cross. Take the right hand turning for Glandwr and proceed down the hill to the village, turning right by the Chapel. Come into the next village of Hebron and the property is found on the left hand side as identified by our JJB Morris for sale sign.

Utilities & Services.

Heating Source: Oil & Multifuel Stove

Services -

Electric: Mains

Water: Private Bore Hole (modern filtration system)

Drainage: Private Sewage Treatment Plant

Local Authority: Carmarthenshire County Council

Council Tax Band: C

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///clicker.influence.warmers

Broadband Availability.

According to the Ofcom website, this property has both standard and Ultrafast broadband available, with speeds up to Standard 1mbps upload and 17mbps download and Ultrafast 220mbps upload and 1800mbps 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 & Data - 82%

Three Voice & Data - 73%

O2 Voice & Data - 64%

Vodafone Voice & Data - 78%

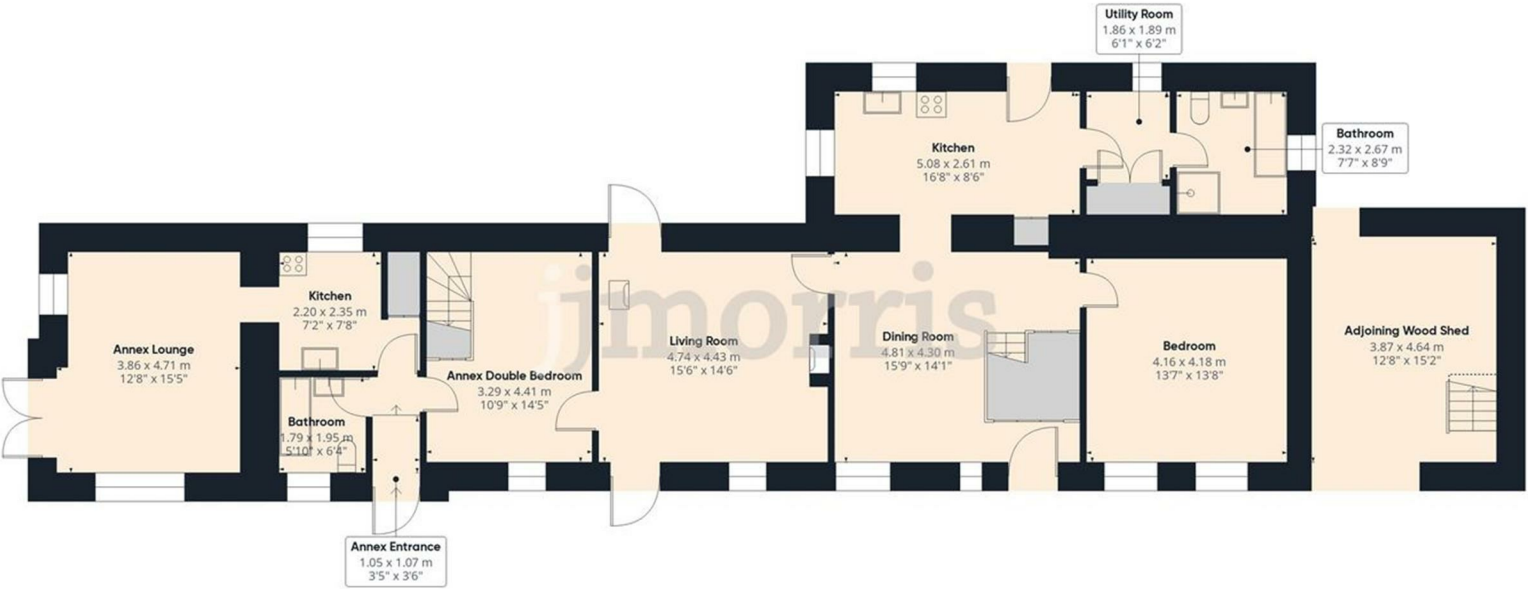
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering and Ability To Purchase

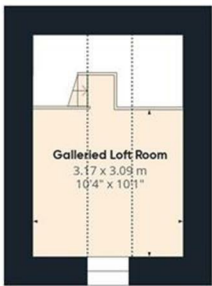
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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



Floor 0 Building 1

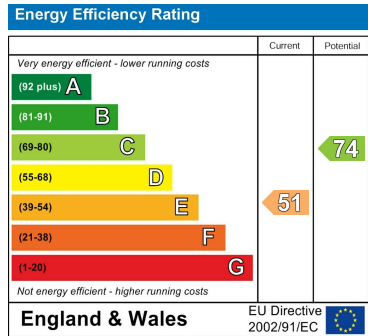


Floor 1 Building 1

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.

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