



The Barn, Ludchurch, SA67 8JF

Offers In The Region Of £399,950

A beautifully presented and incredibly charming detached 2/3 bedroom converted barn, boasting a secluded countryside position at the very end of a shared private track, within the popular village of Ludchurch. This delightful property boasts an excellent sized rear garden with lawn and patio, ideal for all the family to enjoy, whilst at the front there is ample space for parking several vehicles with an adjoining garage and good size driveway. The accommodation offers a deceptively spacious layout with 2 x modern bathrooms, a classic country kitchen and 3 x comfortable reception rooms, with the choice and versatility of having a 3rd ground floor bedroom if needed and two double bedrooms upstairs. Buyers seeking a cosy cottage hideaway, that's not far from the south Pembrokeshire coast and beaches, simply must come to consider this little gem.

Situation

The property is situated at the very end of a shared private track, approximately 400 meters long, in a beautiful countryside setting, with only one neighbouring property close by. Ludchurch is a delightful little village found in the heart of South Pembrokeshire, some 4 miles or so from the market town of Narberth which benefits from a good range of independent shops, services and facilities. The glorious Pembrokeshire coast is approximately 3 miles distant with a choice of beaches and popular seaside resorts to choose from, including Amroth, Saundersfoot and Tenby. The main A477 road is approximately 2 miles away linking to St Clears, Carmarthen and the M4 corridor.

Accommodation

Double glazed front door opens into:

Entrance Hall

Radiator, opening leads into dining room, latched wooden doors open to:

Kitchen / Diner



Fitted range of wall and base storage units, worktops, single drainer one and a half bowl sink, electric Range cooker with tiled splash backs and wooden beam over, plumbing for washing machine, space for fridge freezer, double glazed window to rear, space for table and chairs, radiator, oil fired boiler serving the domestic hot water and central heating.

Bathroom



Comprising a roll top freestanding bath with mixer shower tap over, wash hand basin set on a vanity table, W.C, part exposed feature stone wall, radiator, double glazed window to rear.

Dining Room



Exposed ceiling beams, space for table and chairs, wooden stairs rise to first floor landing, under stairs storage cupboard, double glazed window to front, radiator, part exposed stone feature walls, opening leads to inner hall, wooden arched glazed doors open to:

Living Room



Exposed ceiling beams, part exposed feature stone walls and fireplace housing a solid fuel stove, double glazed windows to front and sliding double glazed patio door to rear patio and garden, fitted storage cupboard and radiators.

Inner Hall

Doors open to:

Snug / Bedroom 3



Semi-vaulted ceiling, double glazed external French doors to rear garden, double glazed window to side, part exposed painted stone wall, radiator

Shower Room



Comprising a corner shower cubical, W.C, wash hand basin set on a wall hung vanity worktop, heated towel rail, part tiled walls, semi-vaulated ceiling.

First Floor Landing

Exposed ceiling beams, part exposed stone walls, fitted storage cupboard, latched wooden doors to:

Bedroom 1



Vaulted ceiling with exposed beams, Velux roof windows to front and rear, radiator, recessed shelving and concealed hanging/wardrobe storage.

Bedroom 2



Vaulted ceiling with exposed beams, Velux roof windows to front and rear, radiator, recessed shelving.

Externally





To the front of the cottage there is a good size driveway which provides ample space for turning and parking. To the left hand side there is an adjoining garage with space for further parking down the side and gated access to the rear garden. To the right hand side there is a gravelled pergola garden area with lavender flower border, with yet more parking space and a useful storage shed. To the rear there is a large garden mainly laid to lawn with patio seating area, all being well screened with mature trees and hedgerow boundaries.

Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax: TBC

Tenure: Freehold and available with vacant possession

upon completion.

Please Note: There is a footpath that goes over this property

What Three Words: [///consults.paraded.plunger](https://www.what3words.com/consults/paraded/plunger)

Broadband Availability.

According to the Ofcom website, this property has standard broadband available, with speeds up to Standard 1mbps upload and 15mbps download. 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.

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 - 78%

Three Voice & Data - 71%

O2 Voice & Data - 61%

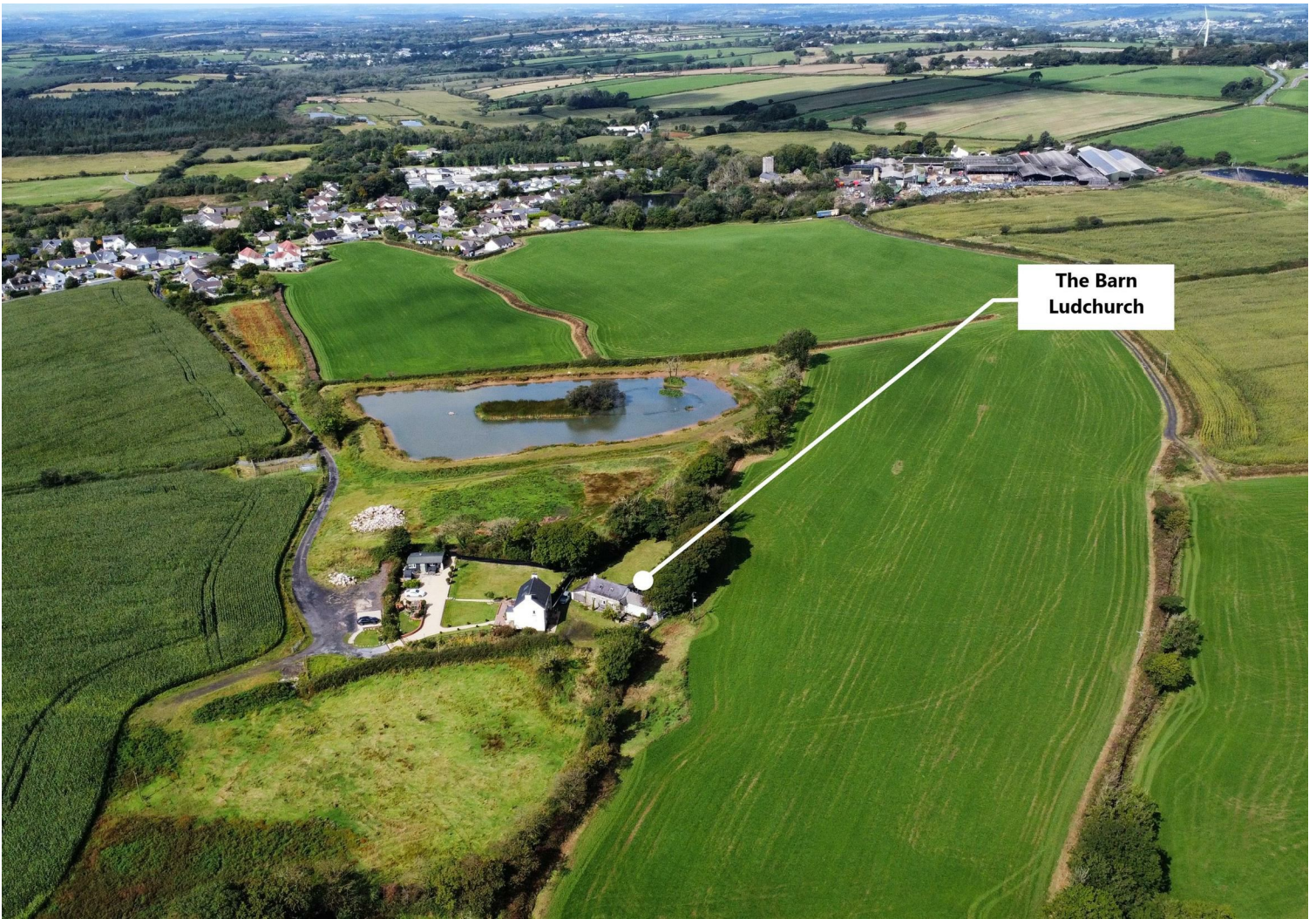
Vodafone Voice & Data - 75%

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.

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.

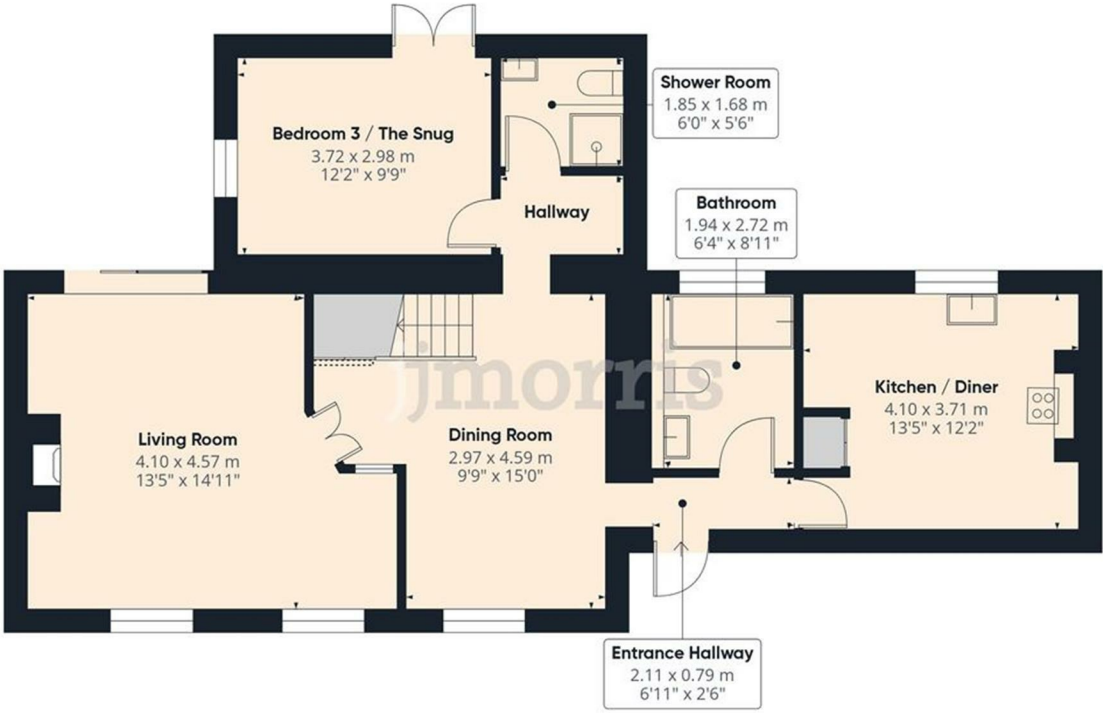
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.



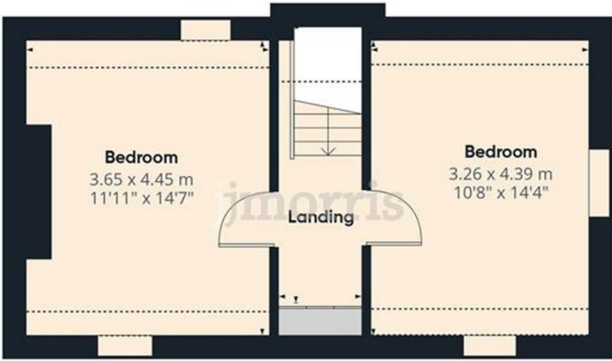
**The Barn
Ludchurch**



Floor Plan



Floor 0

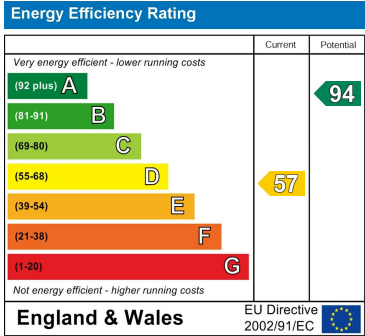


Floor 1

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.