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FOR GUIDANCE ONLY

Cipyll, Eglwysrwrw – SA41 3PT

Crymych

**jjmorris.com**  
Estate Agents

£1,350,000



### **Situation**

The property is located in a rural environment outside the small village of Eglwysrwr, approximately midway between Cardigan Town and Newport, Pembrokeshire, set in North Pembrokeshire, approximately 4 miles inland from the West Wales Coastline.

### **Living Room**

Rayburn Supreme set into stone inglenook with cupboards and storage, wood effect flooring, exposed beams, exposed stonework, dado rail, stairs rising off to the first floor, opening to:

### **Snug**

Upvc double glazed window to the front, feature fireplace with inset woodburning stove set on a slate hearth and wooden surround, exposed stonework, recessed glazed display cabinet.

### **Farmhouse Kitchen**

Having a range of wall and base units with complimentary worksurface over, stainless steel sink unit with drainer and mixer tap, built-in electric oven, ceramic hob with extractor fan over, tiled splashback, glazed display cabinet, breakfast bar, void and plumbing for dishwasher, tiled flooring, dual aspect windows, space for dining table, doors to:-

### **Office/Hobby Room**

Glazed window to the rear elevation, dado rail, radiator. Door to:-

### **Utility Room**

Void and plumbing for washing machine, window to the side, space for cooker, tiled splashback, tiled flooring.

### **Rear Lobby**

Glazed units set on a dwarf wall, tiled walls and flooring, glazed door leading out to the farmyard.



## FIRST FLOOR

### Landing

Turned staircase with Upvc double glazed window to the side, radiator, dado rail.

### Bedroom One

Window to the rear, radiator, built-in storage.

### Bedroom Two

Wood effect flooring, double glazed window to the front elevation, wood panelled ceiling.

### Bedroom Three

Upvc double glazed window to the front elevation, radiator, wood effect flooring, enclosed shower unit.

### Bedroom Four

Glazed window to the rear, radiator, wood effect flooring.

### Bathroom

Three piece white suite comprising panel bath with shower and screen over, pedestal hand wash basin, low flush WC, tiled walls, tiled flooring, window to the rear, heated towel rail.

### Externally

#### The Farm Outbuildings

A combination of traditional stone ranges together with modern purposes built cattle handling and in wintering facilities, as follows:-

#### Stone Range One

Comprising the former cowshed and adjoining stables with loft over part.

#### Stone Range Two

Small stable with loft over.



### Modern Farm Buildings

Crendon Covered Silo (60' x 30') with Lean-to cubicles for 22 cattle. Concrete Block Built Cubicle Shed for 30 cubicles Former Milking Parlour (now stores) General Purpose Cattle Shed opening onto the Open Cattle Feeding Yard 3-Bay Dutch Barn with Lean-to

### The Land

The land extends in total to 75 acres or thereabouts, currently all down to pasture and cropping land. Of the total acreage, some 26 acres are regarded as prime quality, suitable for mechanical cultivation crops. Some 42 acres are regarded as grazing land only with the remainder land forming small areas of woodland, etc.

### Utilities & Services

Private water supply, mains electricity, private drainage to a septic tank. Tenure: Freehold and available with vacant possession upon completion. Local Authority: Pembrokeshire County Council Council Tax: Band E What3Words: ///cello.reaction.walked

### 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 both standard and ultrafast broadband available, with speeds up to Standard 0.4mbps upload and 2mbps download and Ultrafast 220mbps upload and 1800mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](http://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

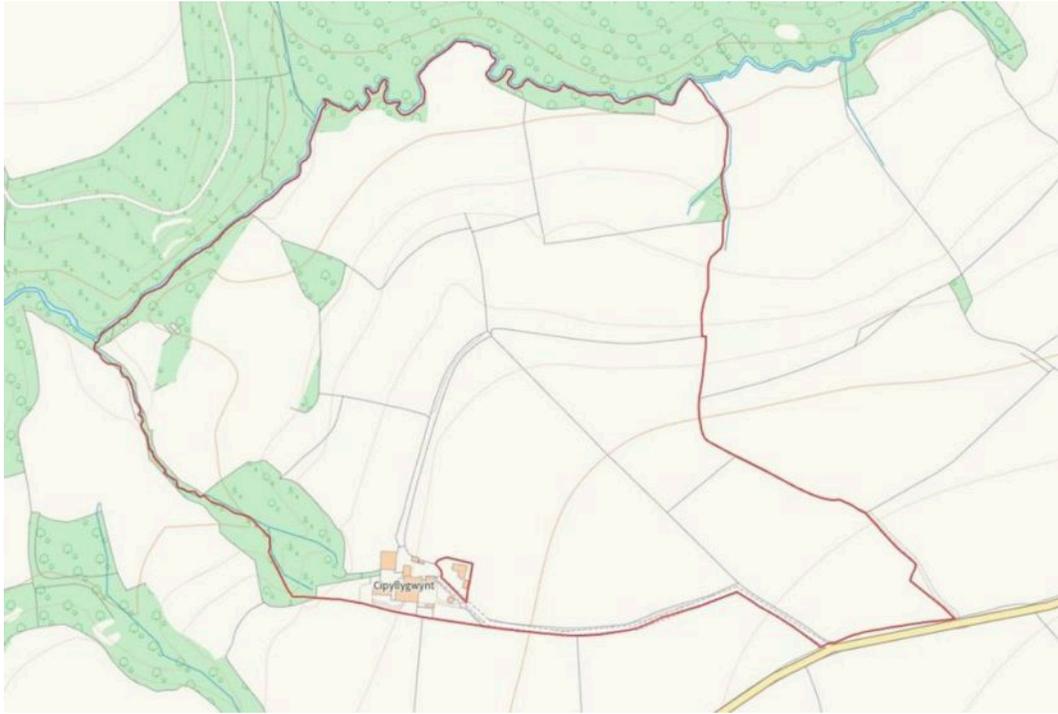
Three Voice & Data

O2 Voice & Data

Vodafone. Voice & Data

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](http://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.







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