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## Ffynonhyfryd, Crymych – SA41 3SQ

£689,950 Freehold

An exceptional rural property set within approximately 20 acres of grounds, offering a delightful blend of residential, holiday, and the possibility of ancillary accommodation. The main house boasts charming character features and provides three bedrooms, spacious living areas, and countryside views. In addition, there is a well-appointed holiday cottage, ideal for rental income or guest use, and a granny annexe offering flexible, self-contained accommodation. Situated in a peaceful and scenic location, this versatile property is perfect for those seeking a lifestyle opportunity in the beautiful Pembrokeshire countryside.

Council Tax band: TBD

Tenure: Freehold



## FFYNNON HYFRED

### Porch

Window to the front, tiled flooring, door to:

### Living Room

Feature inglenook fireplace with wood burning stove, exposed slate flagstone flooring, exposed beams, radiators, windows to the front elevation, stairs rise off to the first floor. Opening to:

### Inner Hall

Quarry tiled flooring, door to:

### Shower Room

Corner shower tray with tiled surround, wall mounted hand wash basin, low flush w.c. Window to the side.

### Kitchen

Having a range of base units with worktop surface over, inset sink unit, gas hob with extractor fan over, oil fired rayburn, wooden flooring, window to the side.

### Utility Room

Plumbing for washing machine, tiled flooring, window to the rear. Wall mounted cabinets.

### Boot Room

Wooden stable door to the rear, tiled flooring, window to the side.

### First Floor

### Landings





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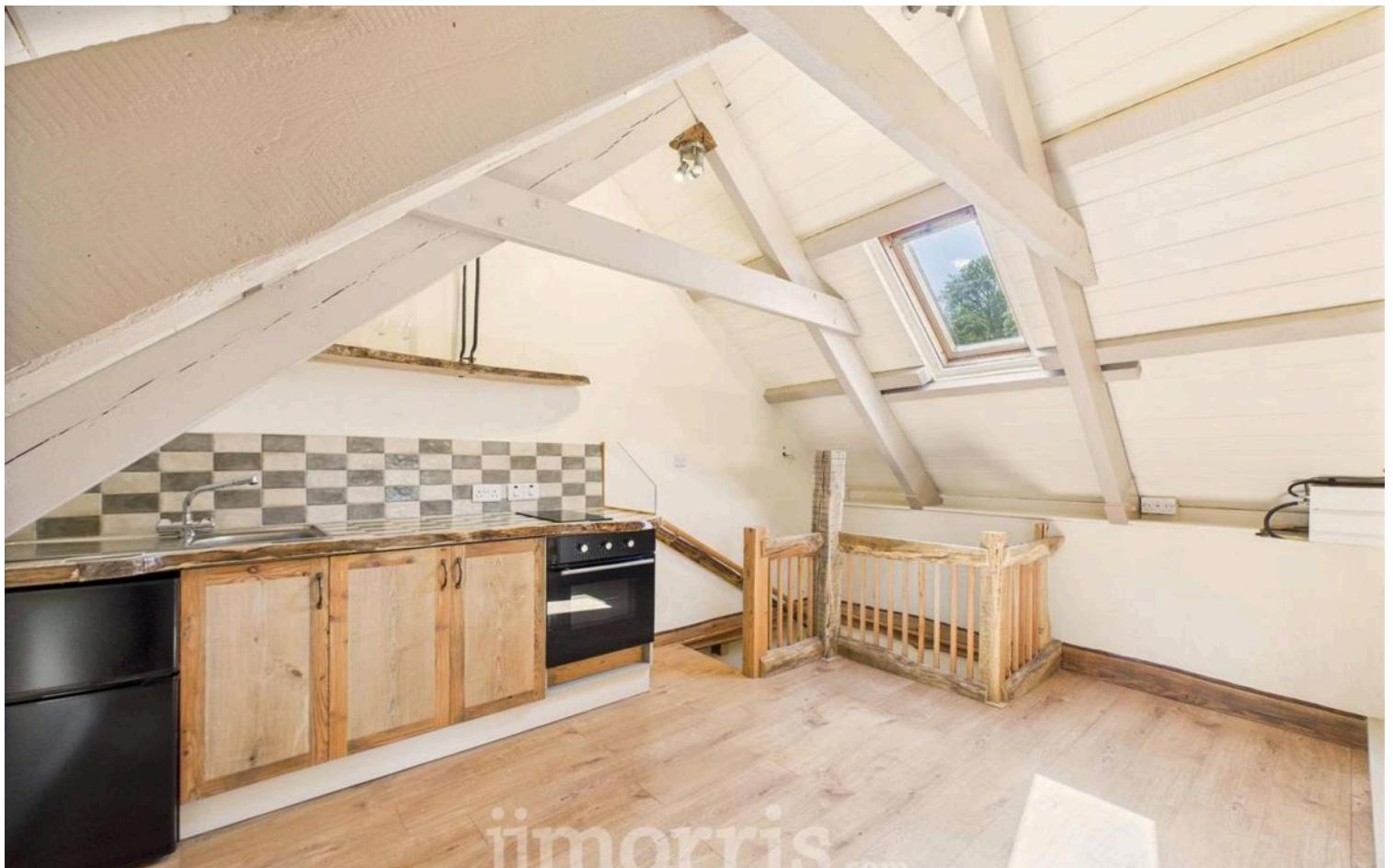
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### **Entrance Porch**

Entrance door and door leading to:

### **Sitting Room**

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

### **Kitchen/Dining Room**

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase



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### **Utility Room**

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

### **Storage Room**

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing



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#### Utilities & Services

Heating Source: Oil central heating

Electric: Mains

Water: Private Bore Hole

Drainage: Septic tank

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

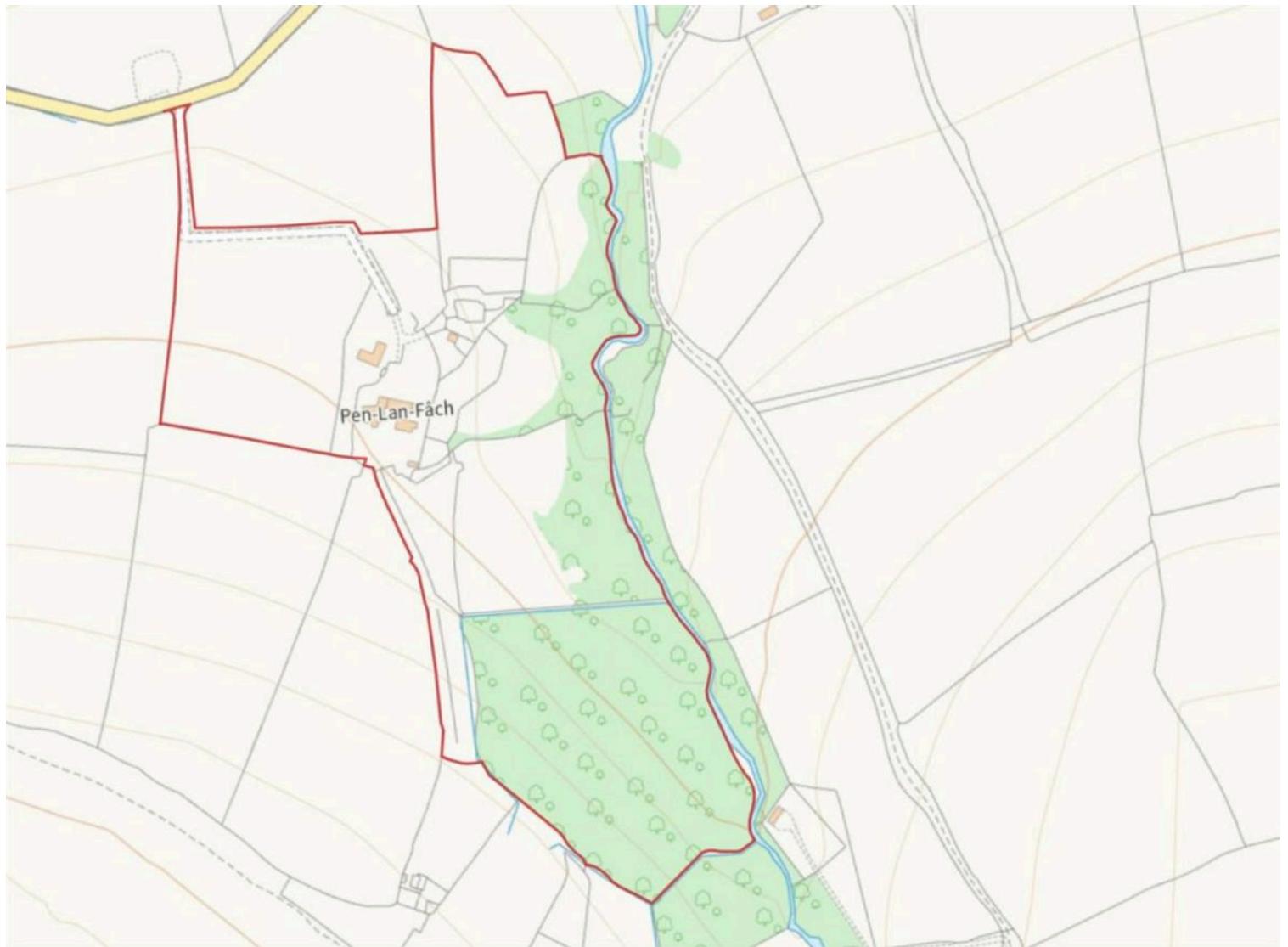
Council Tax: Main House - Band D

Rateable Value: The Cottage - £1675

What3Words: ///joined.undulation.tutorial

#### Broadband Availability

According to the Ofcom website, this property has standard broadband available, with speeds up to 1mbps upload and 14mbps 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.





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