



**jjmorris.com**



## The Granary, Eglwysrw

£625,000 Freehold

Four bed house with one bed annexe • Three acres of garden • Versatile accommodation • Tenure: Freehold •  
Council Tax: The Granary – Band C. The Annexe – Band B

### Contact Cardigan Office

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### Description

The traditional 18th century barn walls are 2 feet deep, adding an old-world feel to the place. The property features hemp and lime insulated walls, providing outstanding natural insulation and breathability, complemented by clay-painted walls that enhance air quality and create a warm, organic aesthetic. Double-glazed timber windows maintain character while supporting excellent thermal efficiency. Energy efficiency is further enhanced by a biomass boiler supplying underfloor heating, ensuring consistent, economical warmth throughout the home. The property also benefits from a 6kW solar photovoltaic array, significantly reducing electricity costs. Importantly, the self-contained annexe also enjoys its own solar hot water system reinforcing the property's strong environmental credentials and low running costs

### Description continued

The main residence offers well-balanced and flexible accommodation ideally suited to family living, lifestyle buyers or continued holiday letting. Living spaces are light-filled and welcoming, with a natural flow between indoor and outdoor areas. The self-contained annexe provides independent accommodation, ideal for multi-generational living, guest accommodation, or continued holiday or tenancy letting. The property has operated as a thriving and highly rated holiday accommodation, attracting excellent guest feedback and repeat visitors — a testament to both its charm and commercial viability.

### Entrance

Glazed oak door opens to



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## Landing

With clothes dryer pulley and double glazed wooden window to front. Access to bathroom.

## Bedroom

Double glazed casement window overlooking gardens. Exposed beams, engineered oak flooring, radiator. Door to:-

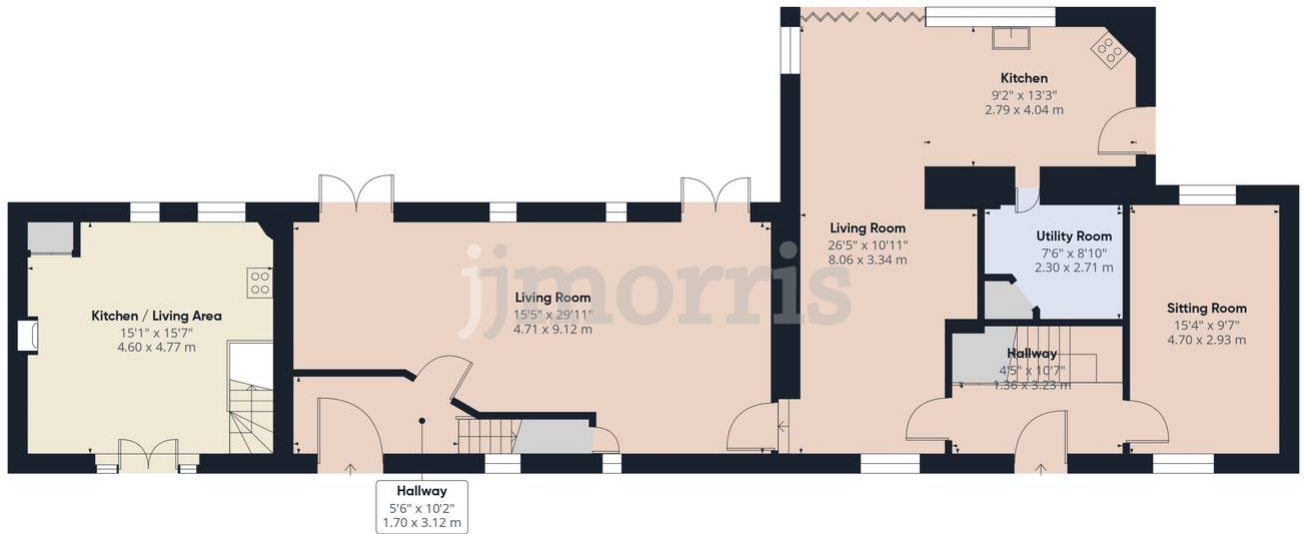
## Jack and Jill Bathroom

"P" shaped bath with curved screen and shower over, tiled surround, pedestal hand wash basin, heated towel rail, low flush WC. Tiled flooring and engineered oak flooring. Doors to both hall and bedroom. Velux rooflight and extractor fan. Mirror and shaver socket/light.

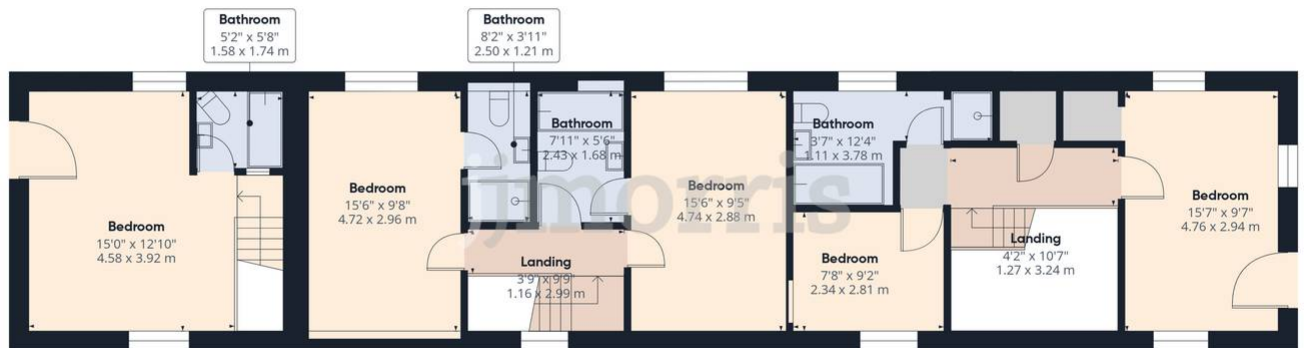


## GARDEN

The property is approached via a shared gravel driveway, providing ample parking and turning space for both the principal residence and the self-contained annex. To the rear, a beautifully maintained private garden creates an ideal setting for relaxation and entertaining. A characterful pizza oven forms an attractive focal point, complemented by mature shrubbery and a stylish decked seating area set beneath a canopy. Further features include raised flower beds, a paved patio area suitable for al fresco dining, and an expansive lawn extending beyond. Positioned to the right of the property is an orchard, together with a separate living space that presents excellent potential for ancillary accommodation, guest use, or income generation as a holiday let (subject to any necessary consents). A charming woodland area is accessed via a picturesque wooden bridge. The entire grounds are approximately 3 acres. The land at the bottom is a south facing sloping forest garden with a track, vineyard and varied edible shrubs and berries and benefits from its own independent access track, offering both privacy and practical convenience.



Floor 0



Floor 1

You can include any text here. The text can be modified upon generating your brochure.

