



Blaengafren, Eglwysrw – SA41 3SX

£695,000 Freehold

This attractive four-bedroom smallholding with 10.95 acres offers a rare opportunity to acquire a versatile rural property, ideal for those seeking a combination of comfortable family living and extensive agricultural facilities. The farmhouse provides spacious accommodation arranged over two floors, featuring well-proportioned reception rooms and generous bedroom sizes, making it suitable for both family life and entertaining. The traditional character of the property is complemented by practical modern touches, ensuring a comfortable and functional home environment. The layout has been thoughtfully designed to maximise natural light and views over the surrounding countryside, while still providing privacy and a sense of seclusion. The property's flexible internal arrangement allows for a variety of uses, whether as a working farm, equestrian facility, or simply as a peaceful rural retreat.

Council Tax band: F. Tenure: Freehold



Description continued

Externally, the property is accessed directly from the main road, leading to a substantial front courtyard that provides ample parking for vehicles, agricultural machinery, and space for turning and loading larger equipment. To the rear, a generous lawned garden enjoys gated access to the adjoining field, as well as an additional gated entrance onto the main road for added convenience. The farmstead includes three garages (one of which was formerly used as an office for the milking parlour), and a substantial traditional stone barn to the left-hand side of the property. This barn, currently used for storage, offers considerable potential for conversion, subject to the necessary planning consents. Additional farm buildings include a former milking parlour now utilised as a storage shed, with direct access to the adjoining cattle and bull pens. Beyond this lies a large storage and holding yard, also benefiting from a separate gated access point onto the main road. The agricultural facilities are further enhanced by two substantial loose housing sheds, a large cubicle housing shed, and two additional storage sheds or pens. A gated holding yard provides convenient access to the surrounding grazing land, creating a practical and well-laid-out farmstead that is suitable for a wide range of agricultural enterprises. This property presents an excellent opportunity for those seeking a well-appointed smallholding with extensive outbuildings and productive land.



Front Porch

uPVC door and double glazed windows, tiled floor, uPVC door to:-

Hallway

Parquet flooring, radiator, understairs storage, doors to:-

Dining Room

Parquet flooring, radiator, uPVC double glazed window, fireplace with tiled surround.

Kitchen

Having a range of wall and base units with worktop surfaces, stainless steel sink unit with mixer tap over, tiled splashback, Aga, storage cupboard, tiled floor, radiator, uPVC double glazed windows.

Living Room

Log burner in slate hearth, radiator, uPVC double glazed window.

Landing

Loft hatch, doors to:-

Bedroom One

Radiator, uPVC window.

WC

Hand wash basin, WC, radiator, tiled walls, carpet floor, uPVC double glazed window.

Bathroom

Bath, shower, WC, hand wash basin, radiator, carpet floor, uPVC double glazed window.





Bedroom Two

Radiator, uPVC double glazed window.

Bedroom Three

Radiator, uPVC double glazed window.

Bedroom Four

Radiator, uPVC double glazed window.

Annexe

Second Living Room

Log burner, uPVC double glazed window, radiator, door to stairs leading to Bedroom Five.

Hallway

Tile floor, radiator, door to:-

Utility

Having a range of wall and base units with worktop surfaces, stainless steel sink with mixer tap over, uPVC door to rear.

Bathroom

Hand wash basin, WC, walk-in shower, sky light, radiator, tiled floor, uPVC double glazed window.

Sun Room

Door to rear patio, windows, polycarbonate roof, radiator, door to:-





Kitchen

Having a range of wall and base units with wood effect worktop surfaces, tiled surround, stainless steel sink unit with mixer tap over, tiled floor, uPVC double glazed window.

Bedroom Five

Fitted storage units, uPVC double glazed window, radiator, loft hatch.

Utilities & Services

Heating Source: Oil central heating. Services: Electric: Mains Water: Mains Drainage: Cesspit Tenure: Freehold and available with vacant possession upon completion Local Authority: Pembrokeshire County Council Council Tax: Band F What3Words: ///shrimps.ulterior.cries

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 0.6mbps upload and 5mbps 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.

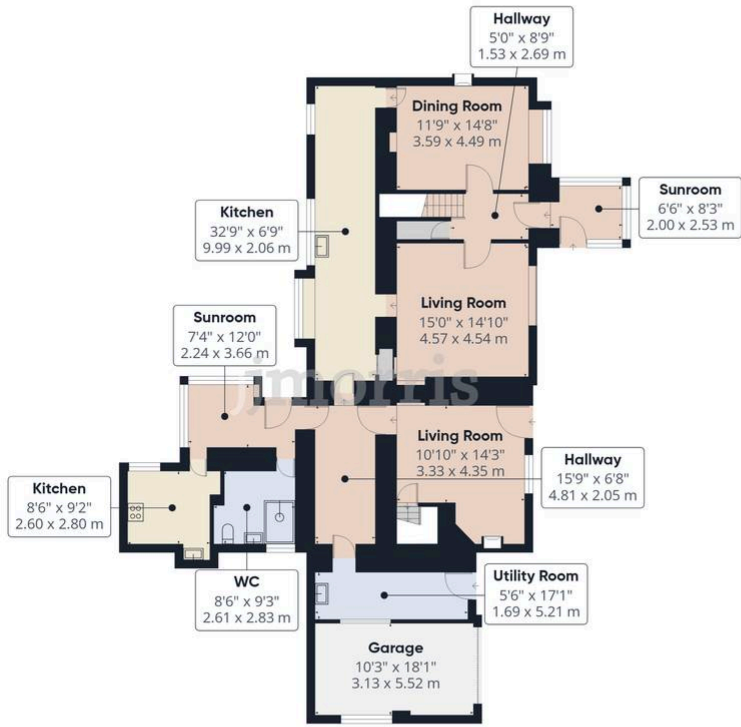
Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor Three - Good outdoor and indoor O2 - Good outdoor, variable indoor Vodafone. - Good outdoor, variable indoor. 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.



GARDEN

Accessed directly from the main road, the property benefits from a substantial front courtyard providing ample space for vehicle parking, agricultural machinery, and the turning and loading of larger equipment. To the rear of the farmhouse is a generous lawned garden with gated access to the adjoining field, together with an additional gated entrance onto the main road. The farmstead includes three garages, one of which was formerly utilised as an office serving the milking parlour. Situated to the left-hand side of the property is a substantial traditional stone barn, currently used for storage, offering considerable potential for conversion, subject to the necessary planning consents. Further farm buildings include a former milking parlour, now utilised as a storage shed, with direct access to the adjoining cattle and bull pens. Beyond this lies a large storage and holding yard with an additional gated access point onto the main road. The agricultural buildings are complemented by two substantial loose housing sheds, a large cubicle housing shed, and two further storage sheds/pens. A gated holding yard provides convenient access to the surrounding grazing land, creating a practical and well-laid-out farmstead suitable for a range of agricultural enterprises.



Floor 1 Building 1



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