



## The Barn, Ludchurch, Narberth – SA67 8JF

Offers in Region of £399,950

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## The Barn, Ludchurch

Narberth, Pembrokeshire

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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

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







### **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



Floor 0



Floor 1



Floor 0



Floor 1