



Ffynnon, Maenclochog – SA66 7LH

Offers in Region of £545,000

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Ffynnon

Maenclochog, Clynderwen

A wonderful country smallholding with just over 5 acres, offering a detached stone farmhouse with splendid character features, far reaching views and beautifully kept gardens, situated down a private track, just outside the popular village of Maenclochog. Internally the property boasts excellent sized accommodation with a bathroom on each floor, 3 double bedrooms, study/office areas, a long gally kitchen with breakfast seating, utility and a fabulous large open plan lounge/diner with tremendous character and features. Externally the grounds and gardens are the sellers pride and joy, being immaculately kept and providing lots of interest, particularly enjoyed from the summer house. The buildings offer a great space for keeping machinery/tools etc and there is planning permission live for the conversion into a self-contained Annex, should someone be moving with extra family or wanting to generate some income from letting etc. There is a barn and stable, orchard, and excellent grazing land to the front and rear, ideal for keeping a small number of animals, making hay and generally enjoying the smallholders lifestyle. Viewing is essential!



Situation

The property is situated down a private track in the rolling hills of north Pembrokeshire, just outside the village of Maenclochog. The community offers a range of everyday amenities including a primary school, village shop, petrol station and welcoming local pubs. Surrounded by the dramatic landscapes of the Preseli Hills the area is ideal for walking, cycling, and enjoying panoramic countryside views. Despite its peaceful setting, the village is just a short drive from the spectacular coastline of Pembrokeshire Coast National Park, with popular seaside spots such as Newport and Fishguard nearby, while larger towns including Haverfordwest and Narberth provide a wider range of shops, restaurants, and services, making this smallholding an ideal place to live.

Accommodation

Wooden stable door opens into:

Porch

Tiled floor, exposed stone wall, double glazed window to front, wooden door opens into:

Lounge / Diner

Turning wooden staircase rises to first floor, exposed beamed ceiling, panted stone walls, lounge area with full width tiled hearth housing a wood burning stove, dining area with a solid fuel Esse range cooker set on a tiled hearth. Doorways in both areas lead through to:

Kitchen Breakfast Room

Fitted storage cupboards and worktops, stainless steel circular sink, gas fired range cooker, canopy extractor over, plumbing for dishwasher, space for fridge/whitegoods, exposed beam ceiling, double glazed windows to rear, recess seating space for breakfast table, part exposed stone walls, double glazed window to side, radiator, tiled flooring, openings lead on to:

Utility

Continuation of tiled flooring, exposed ceiling beams, part exposed stone wall, radiator, plumbing for washing machine, storage cupboard and worktop, circular stainless steel sink, double glazed window to side, floor standing boiler serving the domestic hot water and central heating.

Office

Double glazed window to rear, part exposed stone wall, radiator, exposed ceiling beams, doors open to:

Bathroom

Comprising a corner bath with mixer tap over, W.C, wash hand basin set in vanity unit, towel radiator, double glazed window to side, exposed ceiling beams.

Store Room

External stable door to front, plumbing for washing machine, space for storage.

First Floor

Split landing with space for study areas, double glazed windows to front and rear, access to loft, doors open to:

Bedroom 1

Double glazed window to front enjoying fabulous far reaching views, radiator.

Bedroom 2

Double glazed window to front enjoying far reaching country views, radiator.

Bedroom 3

Double glazed windows to rear and side, radiator.

Bathroom

Comprising a large shower cubical, pedestal wash hand basin, W.C, towel radiator, double glazed windows to rear and side, airing cupboard housing a hot water cylinder and shelving.

Externally

The property is set well off the road and is accessed by its own private track which leads to the rear of the house and to both sides where there are hardstanding parking areas. To the side and front are extensive mature well kept gardens with a variety of colourful plants, shrubs, ornamental trees, lawns and fruit orchard. Within the grounds there is a summer house, greenhouse, plant cloches, ornamental pond, stone built barn/work shed and detached barn with stable.

Outbuildings

Stone Barn/Work Shed - currently providing an excellent workspace with power and lighting connected. This detached building also has the benefit of planning permission for use as an Annex. Copies of architect plans are available. Detached Barn & Stable - A large building currently used for keeping machinery and feed, with power and lighting connected. At the rear of the building there is a single stable with rear access out into the paddock.

The Land

The land amounts to just over 5 acres and is predominantly found at the front and rear of the holding, forming a long strip. The front section is known as the hay field, being of excellent quality and level with gated access at both ends. The rear section is divided into two large paddocks by a central fence line, providing excellent general grazing. Off this rear section this a further small paddock where the septic tank is located.

Utilities & Services

- Heating Source: Conventional Oil Fired Boiler and solid fuel stoves.
- Electric: Mains
- Water: Mains
- Drainage: Private Septic Tank
- Local Authority: Pembrokeshire County Council
- Council Tax Band: D
- EPC: E
- Tenure: Freehold and available with vacant possession upon completion.

Broadband Availability

According to the Ofcom website, this property has standard broadband available. 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 indoor mobile coverage

- EE Voice & Data – 75%
- Three Voice & Data – 72%
- O2 Voice & Data – 59%
- Vodafone Voice & Data – 72%

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.

Directions

- What Three Words: [///lamps.finer.joystick](#)

From Maenclochog, take the B4313 road south signposted to Narberth and after 1.4 miles the entrance to the track is found on the right hand side, identified by its name sign.

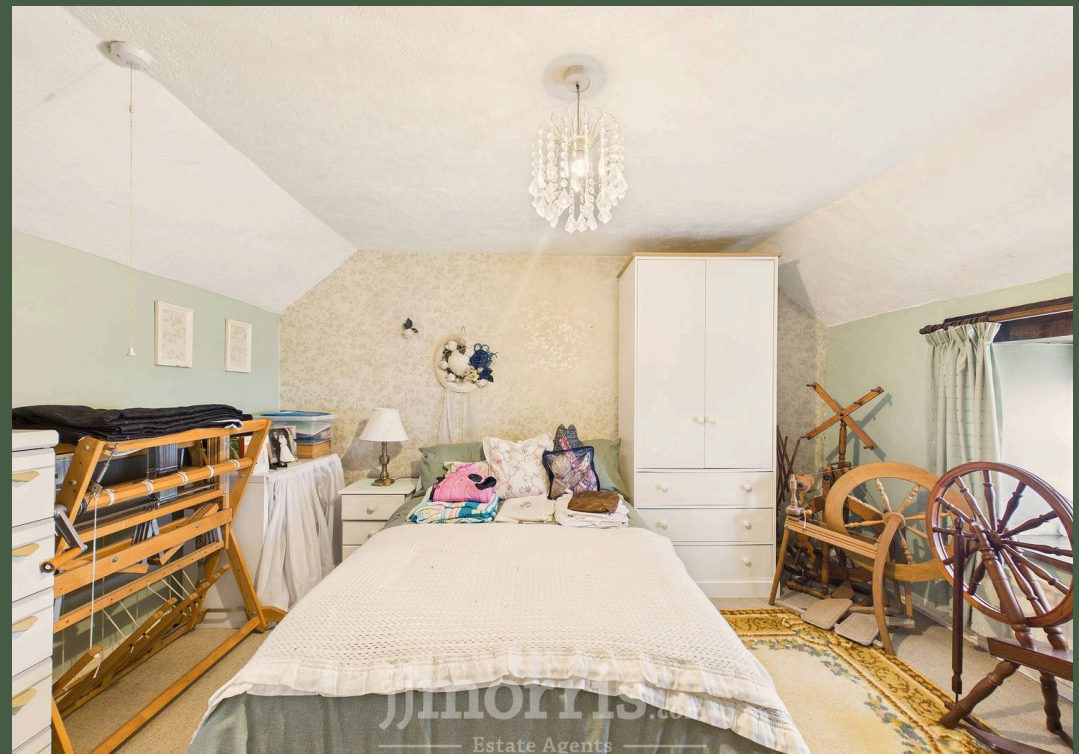
Anti Money Laundering

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.





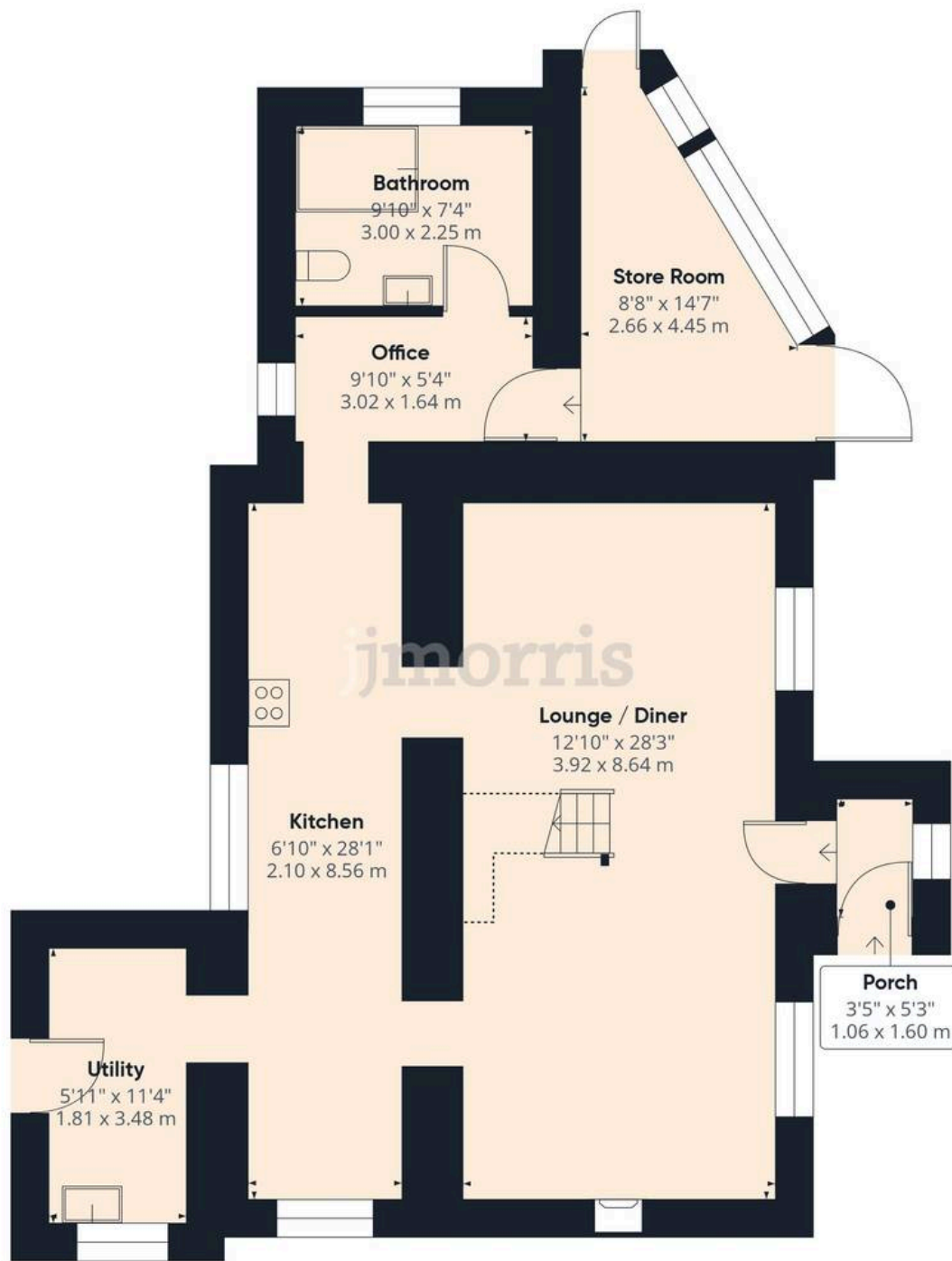




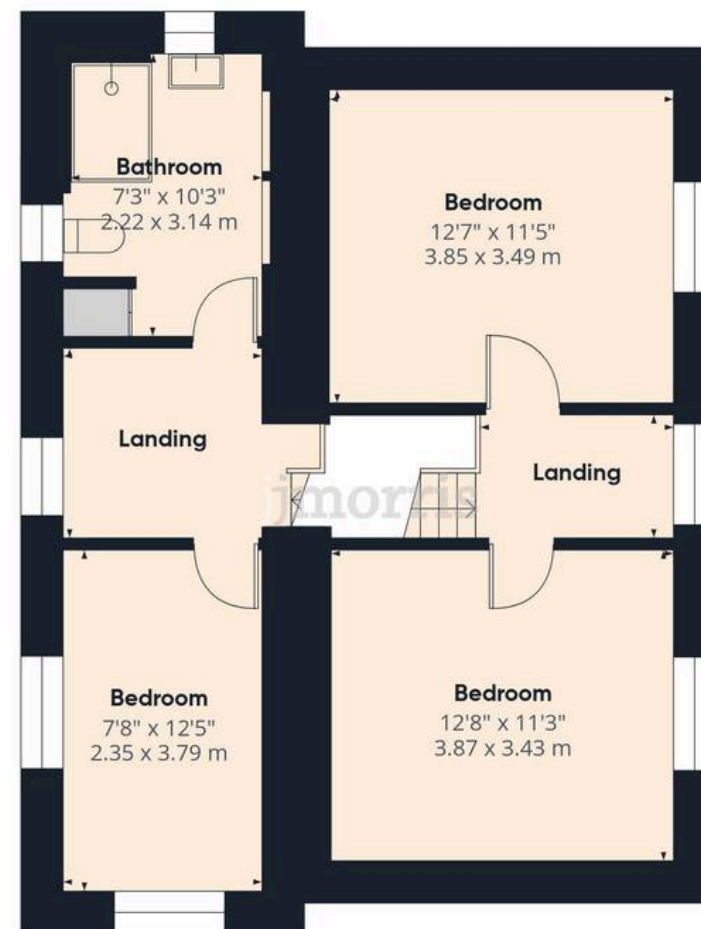








Floor 0



Floor 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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