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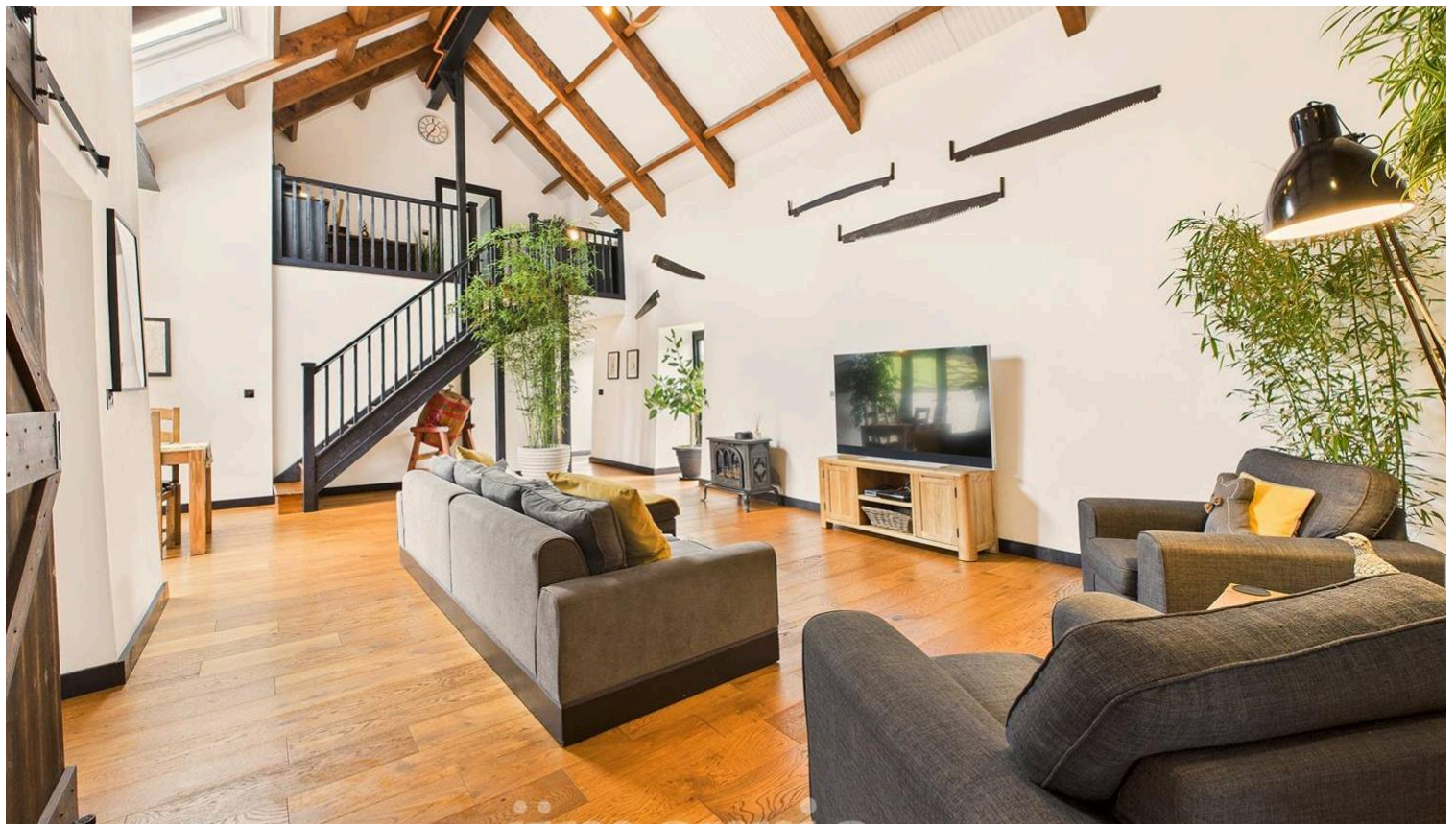
Ty Hir, Lancych – SA37 0LJ

£795,000 Freehold

Set within approximately 5 acres of picturesque land, this exceptional property offers an outstanding blend of contemporary living and rural charm. Thoughtfully converted and finished to a high standard, the home boasts spacious and characterful interiors, including vaulted ceilings with exposed beams, quality fittings throughout, and a range of bespoke workspaces, ideal for modern family life or remote working.

Internally, the accommodation provides a flexible layout with well-appointed bedrooms, stylish bathrooms, and bright, open-plan areas that maximise natural light. Externally, the property is equally impressive, featuring an expansive sun terrace, traditional and modern outbuildings, a productive polytunnel, and mature gardens—perfect for those seeking a semi-self-sufficient lifestyle or simply space to relax and enjoy the outdoors.

Council Tax band: E. Tenure: Freehold



Boot Room

A beautifully designed boot room that combines style and functionality, perfect for country living. This bright and airy space features bespoke built-in cabinetry with shaker-style paneling, providing ample hanging space for coats and hats, as well as deep under-bench drawers for shoes, boots, and outdoor essentials. The solid wood bench seat offers a warm contrast to the neutral palette and provides a convenient spot for putting on or removing footwear. Overhead beams and tongue-and-groove paneling add charm and character, while the large tiled floor is both hard-wearing and easy to maintain—ideal for muddy wellies and wet coats.

Wet Room

A beautifully appointed contemporary shower room, designed with clean lines and a modern aesthetic. The space features a generous walk-in rainfall shower, complemented by full-height gloss white wall tiles and a stylish textured feature panel for added visual interest. The vanity unit with integrated sink is finished in a high-gloss grey with a rich wood-effect countertop, offering both storage and style. The suite is completed with a concealed-cistern WC for a sleek, uncluttered look. Natural light filters through a double-glazed window, while a carefully chosen mix of matte and gloss finishes enhances the feeling of space and brightness.

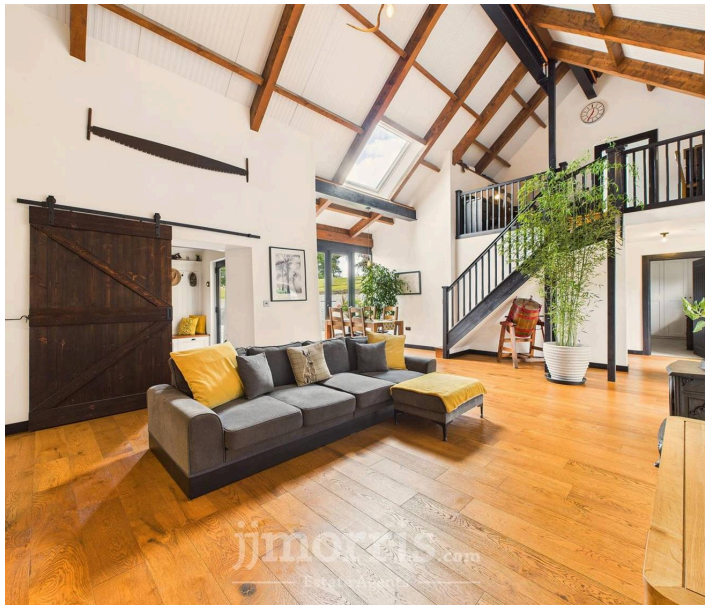




Durable slate-effect tiled flooring, recessed lighting, and chrome fittings complete the look, making this room both practical for everyday use and effortlessly stylish.

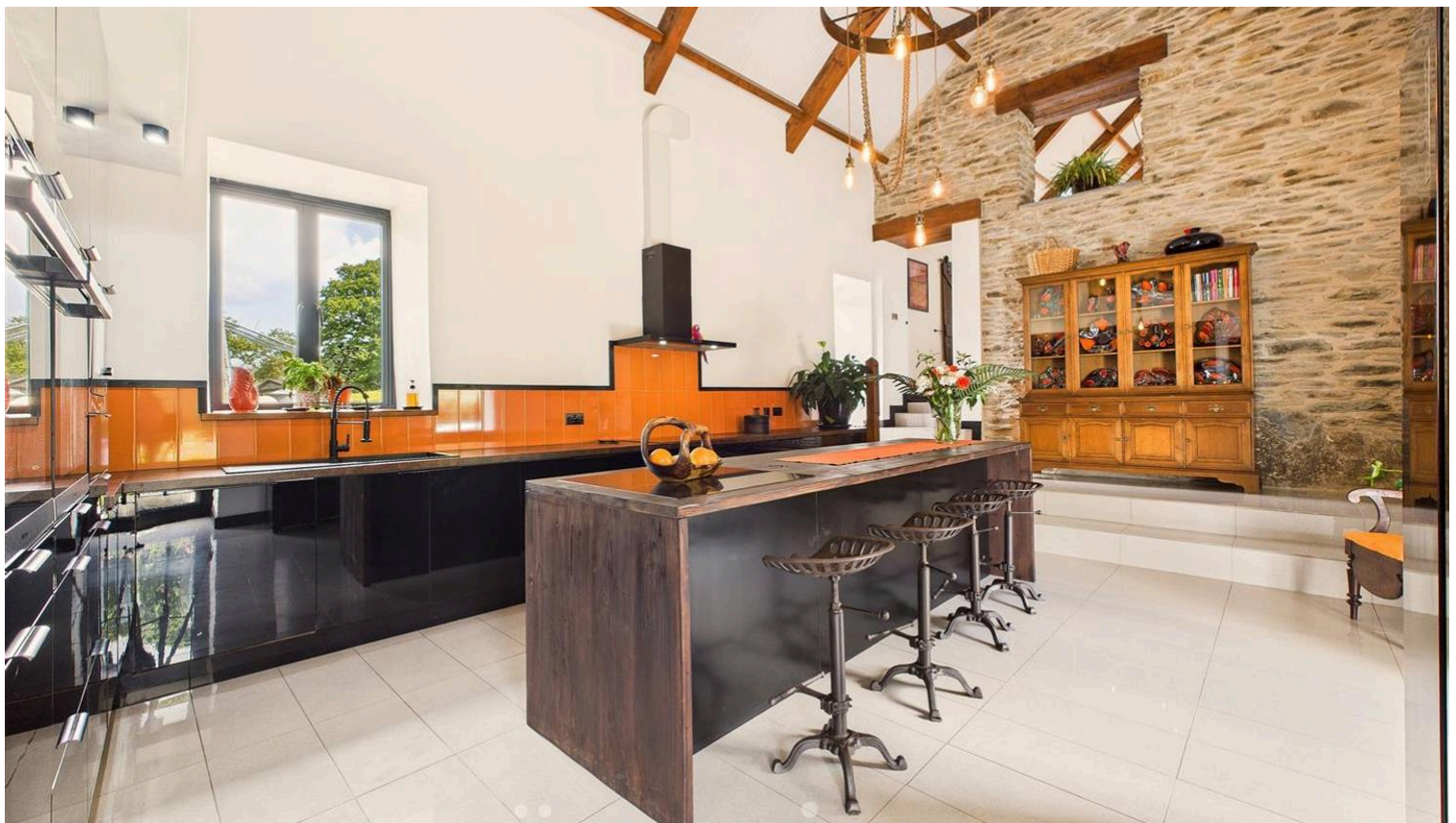
Living Room

An exceptional and beautifully presented open-plan space that forms the social heart of the home. This stunning room boasts impressive vaulted ceilings with exposed oak beams and crisp white panelling, creating a striking sense of space and light. A full-height feature stone wall adds rustic charm, enhanced by cleverly positioned uplighting. To one end of the room, full-height glazed doors allow for an abundance of natural light and offer views out to the gravel courtyard, further enhancing the connection to the outdoors.



Kitchen

This truly striking kitchen is a showcase of bold design, high-quality finishes, and characterful charm. Set beneath a vaulted ceiling with exposed timber beams, the space is enhanced by a feature stone wall and a spectacular wagon wheel chandelier with Edison bulbs, creating an eye-catching focal point. The kitchen is fitted with a range of gloss-black, handleless cabinetry, complemented by warm wood-effect worktops and vibrant orange tile splashbacks, adding a touch of retro flair. A central island unit with matching wood finish provides ample prep space and doubles as a breakfast bar, complete with industrial-style bar stools for casual dining.

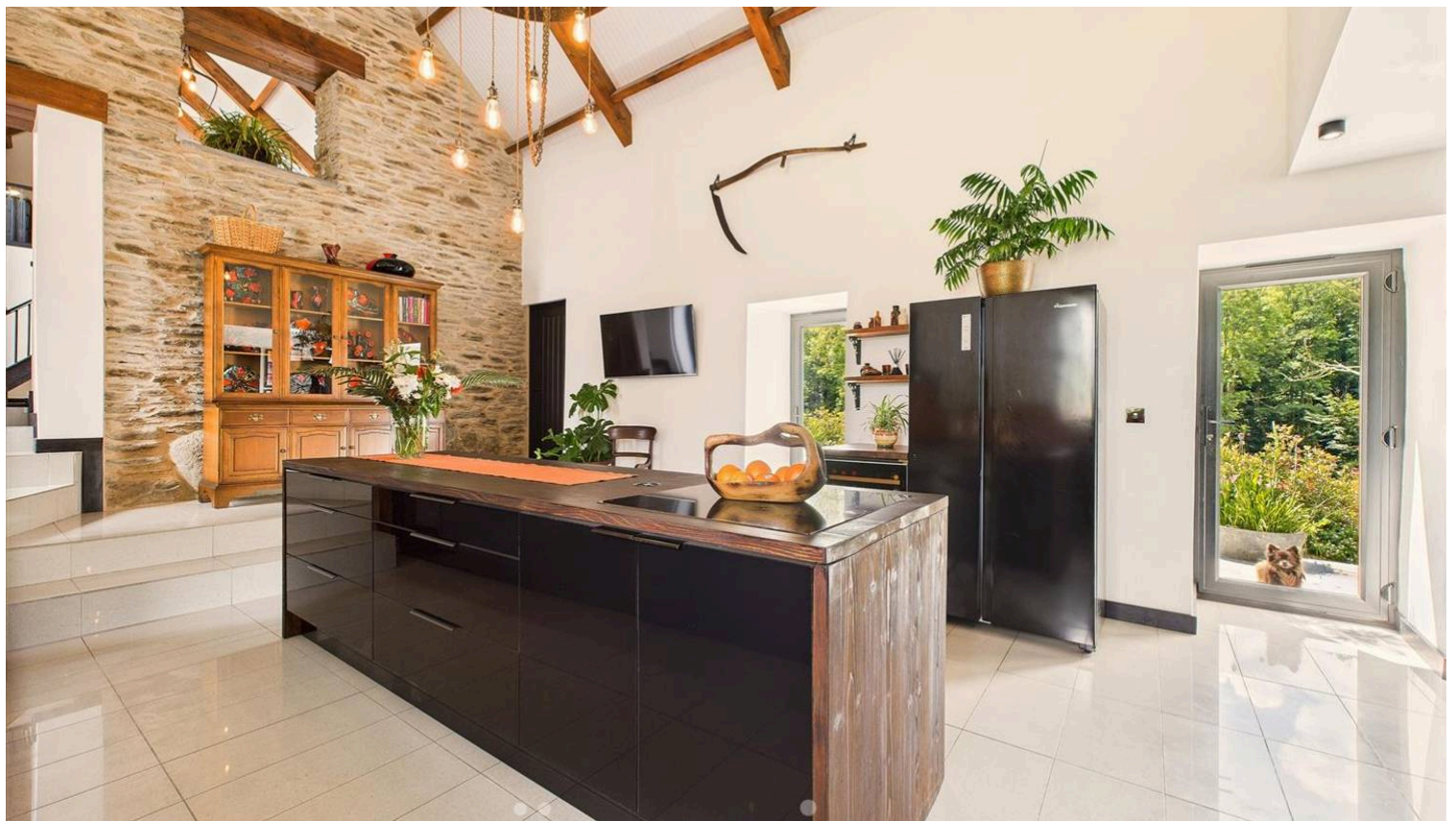




Integrated appliances, including double ovens, a built-in microwave, and a sleek black sink, ensure both functionality and modern convenience. The design balances industrial modernity with rustic heritage, seen in features such as the elegant tiled flooring that reflects natural light beautifully throughout the space. A split-level layout subtly separates the kitchen from the adjacent living space, while dual aspect windows and French doors invite in plenty of light and provide easy access to the surrounding grounds. This is a kitchen not just for cooking, but for living—perfect for entertaining, gathering, and enjoying the unique charm of this one-of-a-kind home.

Utility Room

Designed with both style and function in mind, this contemporary utility room continues the home's bold design theme, featuring gloss black cabinetry, a wood-effect worktop, and vibrant orange tile splashback for a modern industrial feel. The room includes a stainless steel sink and drainer beneath a deep-set window that brings in natural light and offers views of the garden. Overhead wall units provide additional storage, while the ample worktop space is ideal for laundry tasks or housing kitchen appliances such as the integrated stand mixer. Durable tiled flooring ensures practicality and easy maintenance, making this space both attractive and hardworking.





Pantry/Storage

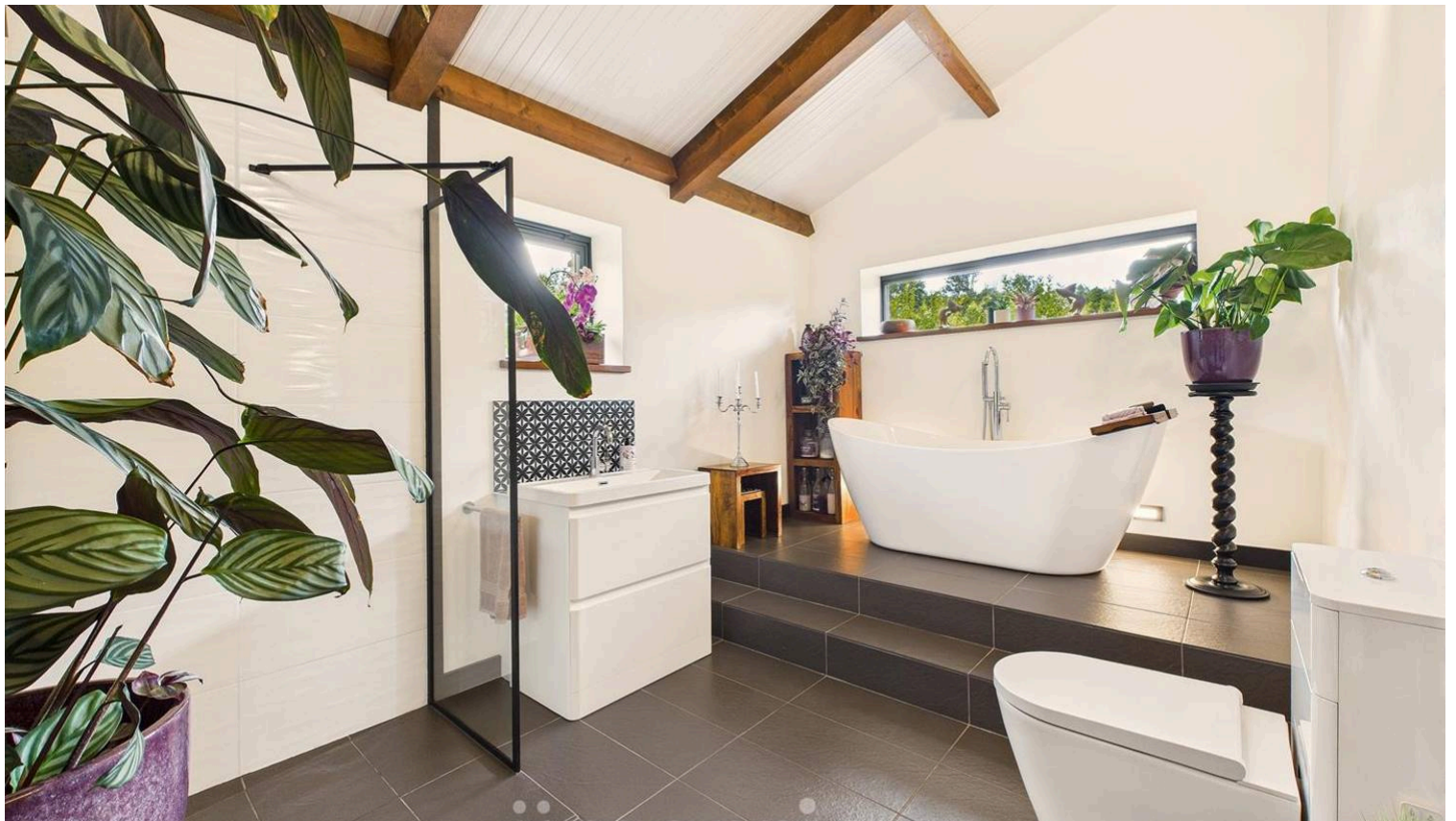
A superbly appointed walk-in pantry that offers exceptional storage and practicality, ideal for modern living and culinary enthusiasts. Thoughtfully designed for maximum efficiency, the space is fitted with high-quality chrome open-shelving units, providing ample room for dry goods, preserves, fresh produce, and kitchen equipment. Bright and well-lit with ceiling-mounted LED strip lighting, the room features tiled flooring for easy cleaning and maintenance. Every inch is utilised effectively, with dedicated zones for small appliances, cleaning supplies, and bulk storage. Discreetly located off the main kitchen and utility area, this walk-in store ensures your kitchen remains uncluttered while keeping essential items within easy reach. This is an invaluable space for those who love to cook, entertain, or simply enjoy an ultra-organised home.

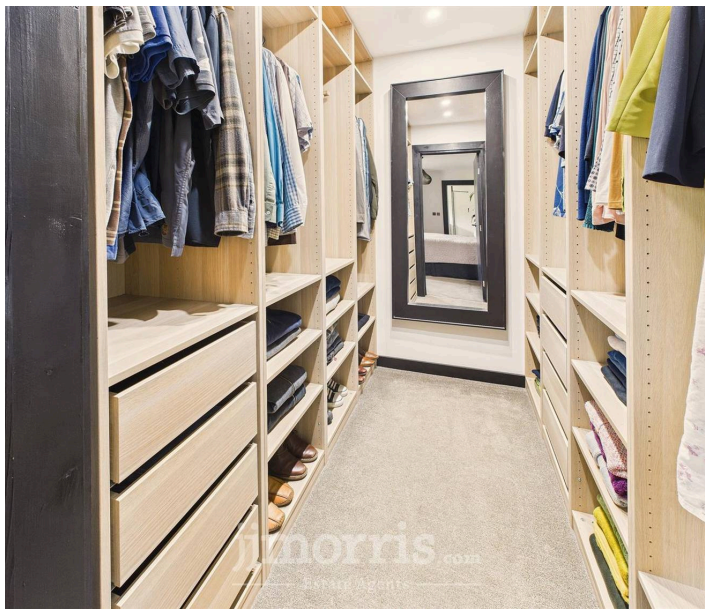


Master Suite

Bedroom

A beautifully presented principal bedroom offering generous proportions, modern comfort, and tasteful design throughout. Built-in bespoke wardrobes provide ample storage without compromising on space, and a long fitted dressing table with drawers offers both style and functionality – perfect as a vanity or workspace. This principal suite is completed by direct access to a luxury en suite bathroom and dressing room, delivering a seamless blend of convenience and private comfort.



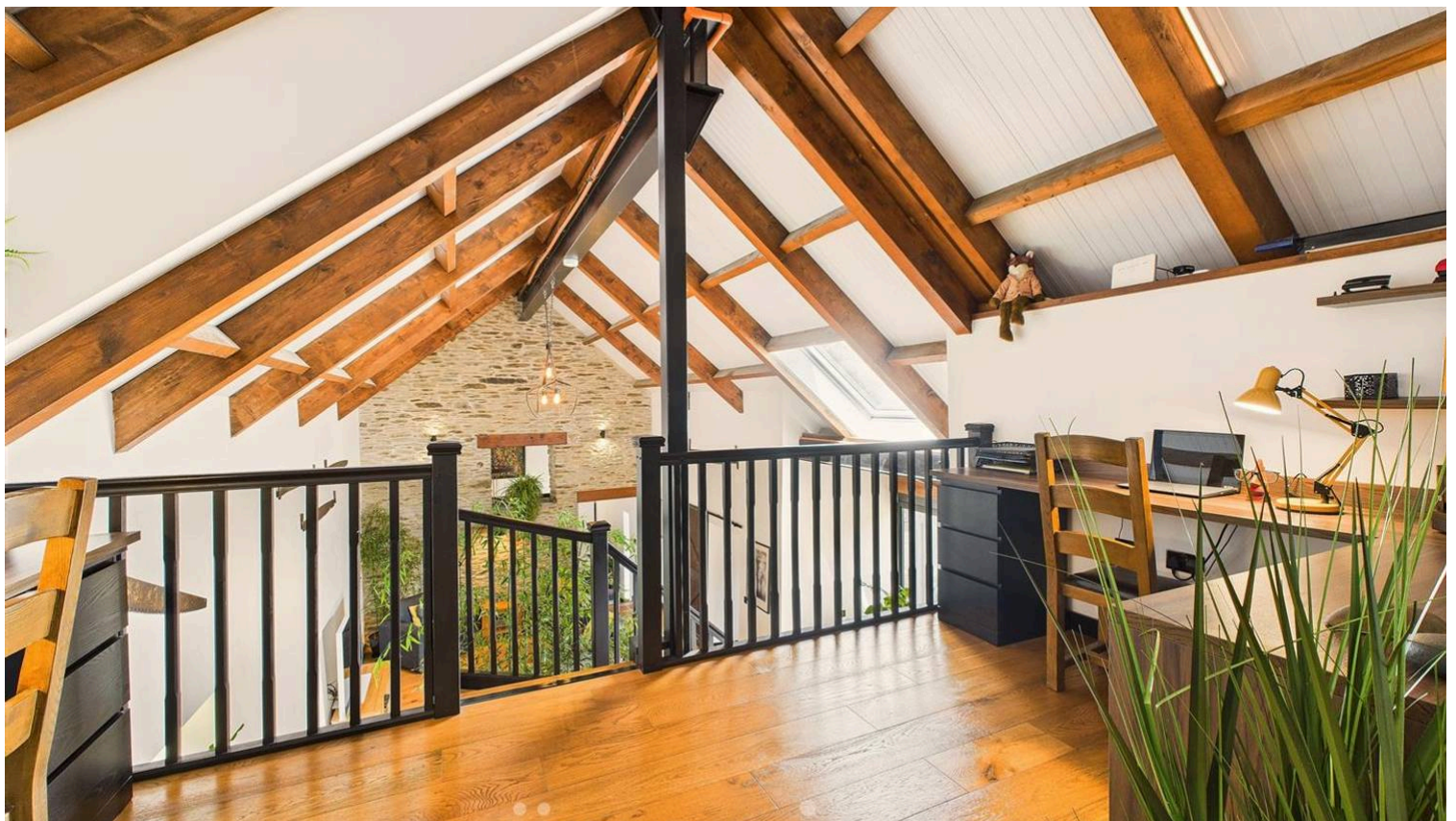


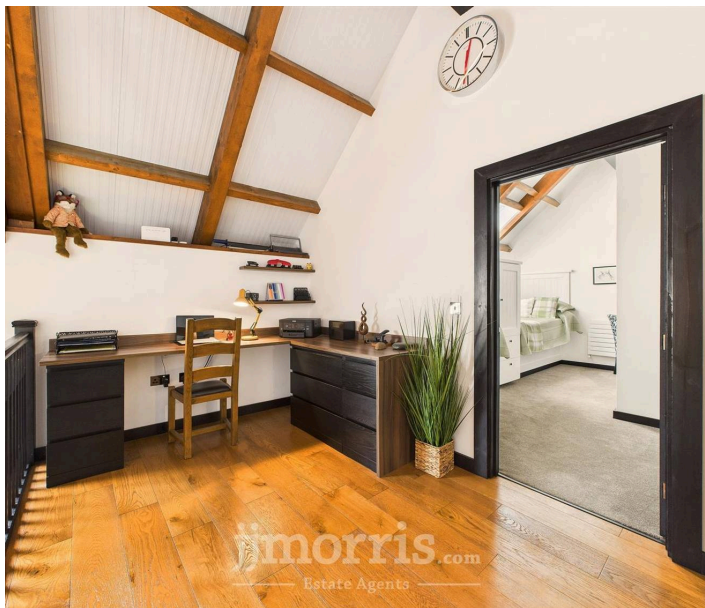
Walk In Wardrobe/Dressing Room

Adjoining the principal bedroom, this impressive walk-in wardrobe offers a thoughtfully designed space for both practicality and luxury. Fitted with high-quality bespoke shelving, hanging rails, and soft-close drawers, it provides ample storage for clothing, footwear, and accessories, helping to keep the main bedroom clutter-free.

Ensuite Bathroom

This exquisite en suite bathroom is a true sanctuary of calm and elegance, boasting generous proportions, luxurious fittings, and an impeccable blend of rustic charm and contemporary style. The centrepiece of the room is a striking freestanding double-ended bathtub, beautifully elevated on a raised tiled plinth beneath a wide landscape window that captures the surrounding greenery—perfect for relaxing soaks with a view. The space is further enhanced by exposed timber beams, vaulted ceilings, and an abundance of natural light that creates a soothing, spa-like atmosphere. To one side, a walk-in rainfall shower is enclosed by a minimalist black-framed screen, with a sleek wall-mounted shower panel offering both functionality and modern flair. A floating vanity unit with ceramic basin sits below a feature tile splashback and framed window, while a contemporary close-coupled 'Japanese' WC completes the suite.





FIRST FLOOR

Mezzanine Study

Overlooking the main living space, this charming mezzanine study offers a bright and inspiring environment ideal for home working, reading, or creative pursuits. Framed by beautiful exposed timber beams and a vaulted ceiling, the space exudes warmth and character while maintaining a professional and calming atmosphere. Fitted with two bespoke desk areas, drawer storage, and open shelving, this dual workstation layout is perfect for focused productivity or shared use.

Bedroom

This delightful bedroom is beautifully designed to combine comfort, practicality, and charm. Positioned beneath a striking vaulted ceiling with exposed timber beams and Velux roof windows, the room is filled with natural light, creating a cheerful and airy atmosphere. Fitted with two built-in double beds separated by a central wardrobe with integrated drawers, the space maximises storage while maintaining a clean and uncluttered feel. Each bed has a smart headboard and panelled surround, contributing to the room's bespoke character, on the opposite side of the room, there is a further fitted bed with panelled surround. A built-in desk nook with open shelving and space for a chair provides an ideal area for homework, reading, or crafting—perfect for children, guests, or as a multifunctional space.





Finished with soft neutral carpeting, tasteful decor, and modern wall-mounted heaters, this bedroom is both stylish and functional.

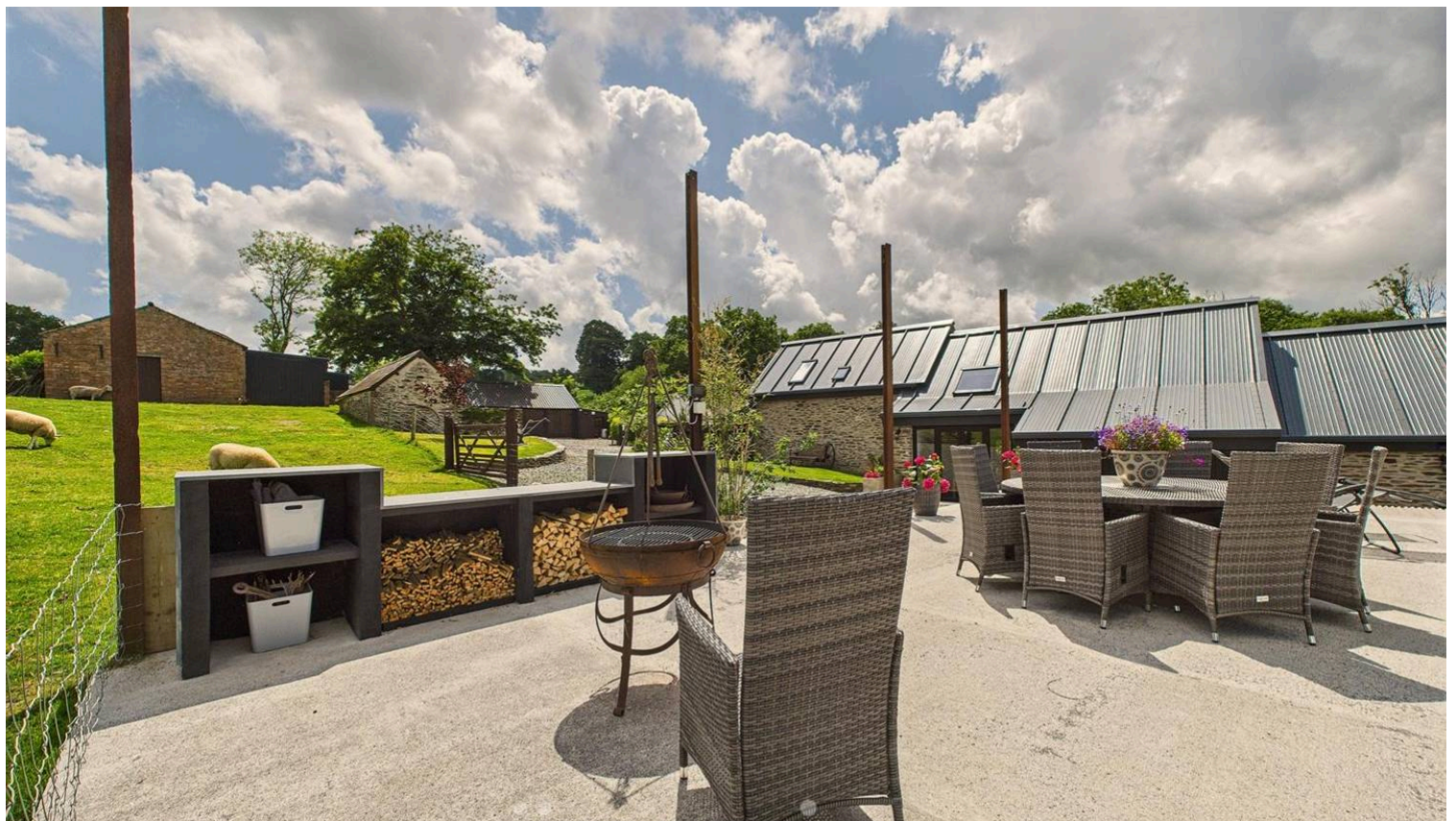
Ensuite

The space features a large glass-enclosed shower with rainfall and handheld shower heads, ideal for a refreshing start or end to the day. A wall-mounted sink sits within a fitted vanity unit finished in high-gloss grey cabinetry with a contrasting wood-effect countertop, which continues across to a concealed-cistern WC for a seamless, integrated look. Above the sink, a stylish framed mirror is flanked by open shelving—perfect for displaying rolled towels, toiletries, or plants. Subtle decorative tiling behind the sink adds a touch of texture and elegance, while the neutral colour palette, recessed lighting, and practical layout make this room both attractive and user-friendly.



Bedroom

Cleverly designed around the staircase void, the room retains openness and character while still feeling distinct from the rest of the home, offering a truly unique sleeping space, blending elevated privacy with a strong architectural presence. Set beneath a beautifully vaulted ceiling with exposed timber beams, the room is bathed in natural light from dual Velux windows, enhancing the warm, tranquil ambiance.





Utilities & Services

Heating Source: Biomass heating. Services: Electric: Mains. Water: Bore hole. Drainage: Septic Tank. Tenure: Freehold and available with vacant possession upon completion. Local Authority: Pembrokeshire County Council. Council Tax: Band E. What3Words: ///relations.rudder.dozen

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 standard broadband available, with speeds up to 1mbps upload and 1mbps 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.





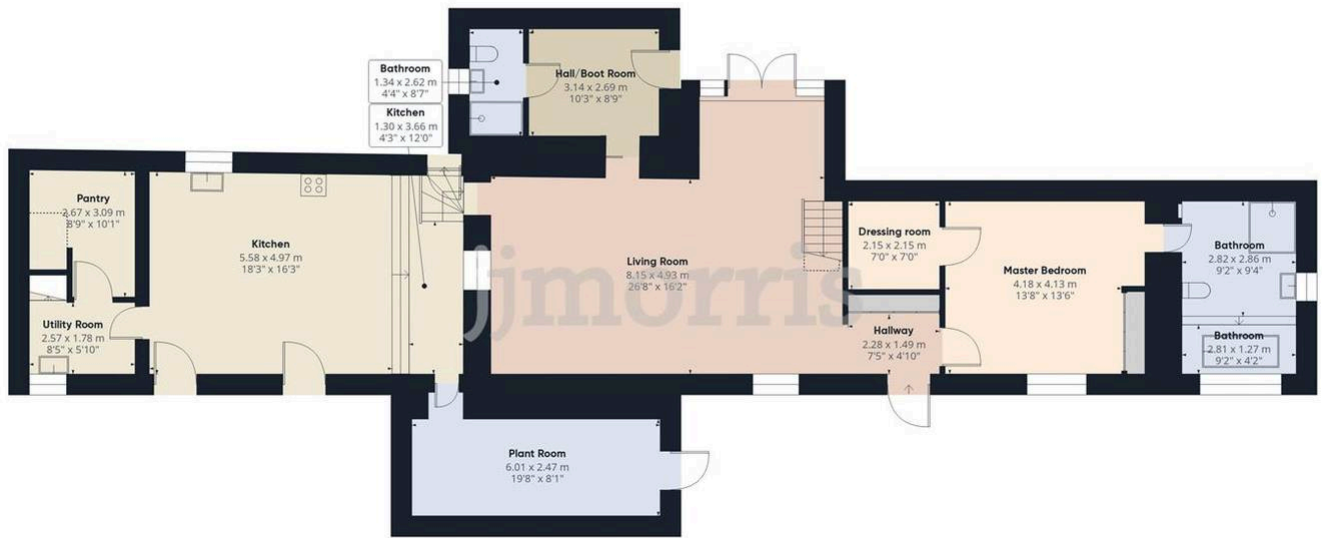
Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Variable (outdoor only) Three - Variable (outdoor only) O2 - Variable (outdoor only) Vodafone. - Poor to none 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.

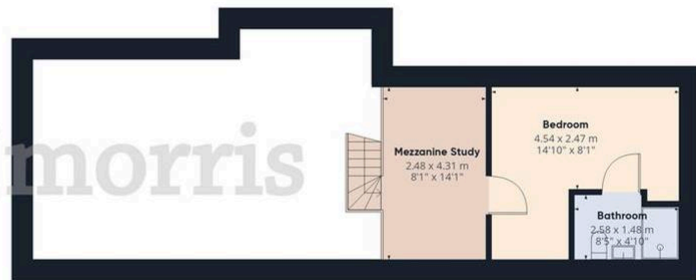


GARDEN

The property is set within an impressive 5 acres of beautifully maintained grounds, offering a diverse and highly desirable outdoor lifestyle. A large, elevated sun terrace provides the perfect spot for alfresco dining and entertaining, complete with a built-in log store, BBQ space, and far-reaching views across the surrounding countryside and charming stone outbuildings. The land has been thoughtfully divided to provide a balance of utility and leisure, featuring gently sloping pasture, an established orchard, and a substantial polytunnel with raised beds –ideal for year-round growing and self-sufficiency. An adjoining enclosed vegetable garden includes additional planting beds, complemented by fruit trees and soft fruit bushes. A collection of traditional and modern outbuildings adds further versatility, including a characterful brick barn, timber-clad log store, and a range of stone agricultural buildings, offering potential for workshop space, animal housing, or conversion (subject to consents). The grounds are bordered by hedging and mature trees, with open views, a private track access, and a feeling of peace and seclusion throughout. Whether you're seeking a smallholding, hobby farm, or a tranquil country retreat, the outdoor setting of this property offers both charm and functionality in equal measure.



Floor 0 Building 1



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