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This stunning, recently refurbished detached smallholding offers a unique opportunity to enjoy rural living in a beautifully presented home. The property features three well-proportioned bedrooms, each thoughtfully decorated to create a welcoming and restful atmosphere. The spacious farmhouse kitchen is designed for both family life and entertaining, with ample storage, high-quality fittings, and generous workspace. Two reception rooms provide versatile spaces for relaxing or hosting guests, each benefiting from tasteful finishes and plenty of natural light. The interior has been renovated to a high standard, seamlessly blending contemporary comforts with traditional charm. The property also boasts a large utility area and a modern family bathroom, both finished to an excellent specification. A particular highlight is the extensive range of outbuildings, which offer fantastic flexibility for a variety of uses (such as workshops, storage, or potential conversion, subject to the necessary consents). The property sits on land extending to approximately 2.14 acres, making it ideal for those seeking a lifestyle opportunity or space for hobbies. The well maintained and thoughtfully planned gardens further enhance the appeal of this smallholding, providing attractive views from many rooms and offering a tranquil retreat. The property is approached via a private driveway, ensuring a sense of privacy and exclusivity. Located within easy reach of local amenities and transport links, this exceptional home combines the best of country living with modern convenience. Whether you are looking for a family home, a base for equestrian pursuits, or simply a peaceful retreat, this beautifully presented smallholding is sure to impress. Viewing is highly recommended to fully appreciate the quality and versatility of accommodation on offer.

Council Tax band: E

Tenure: Freehold

Contact Cardigan Office



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Entrance

Wooden door, radiator, LVT wood effect flooring, stairs leading to the landing, doors to:-

Living Room

uPVC double glazed windows, double doors to rear patio, log burner on slate hearth with stone surround, radiator.

Kitchen

Having a range of base units with worktop surfaces, stainless steel sink unit with mixer tap over, tiled splashback, LVT wood effect flooring, uPVC double glazed windows, radiators, door to:-

Pantry

LTV wood effect flooring, shelving units.

Hallway

Flagstone floor, doors to:-

Utility

Base units with stainless steel sink unit and mixer tap over, flagstone floor, uPVC double glazed windows, stable door to side, radiator.

Bathroom

LTV wood effect flooring, shower, WC, hand wash basin, towel rail, wooden panelling, uPVC window.

Sitting Room

Radiator, uPVC double glazed windows, stairs to:-



Bedroom Three

Radiator, panelled walls, loft hatch, exposed timber beams.

Landing

Radiator, uPVC double glazed windows, airing cupboard, loft hatch.

Bedroom One

uPVC double glazed windows, radiator, exposed timber beams.

Bedroom Two

Radiator, uPVC double glazed windows.

Bathroom

LTV wood effect flooring, towel rail, WC, hand wash basin, shower uPVC double glazed window, wooden panelling, fitted shelving.

Utilities & Services

Heating Source: Oil central heating. Services: Electric:

Mains Water: Mains & Spring Drainage: Septic Tank

Tenure: Freehold and available with vacant possession

upon completion Local Authority: Pembrokeshire County

Council Council Tax: Band E What3Words:

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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.

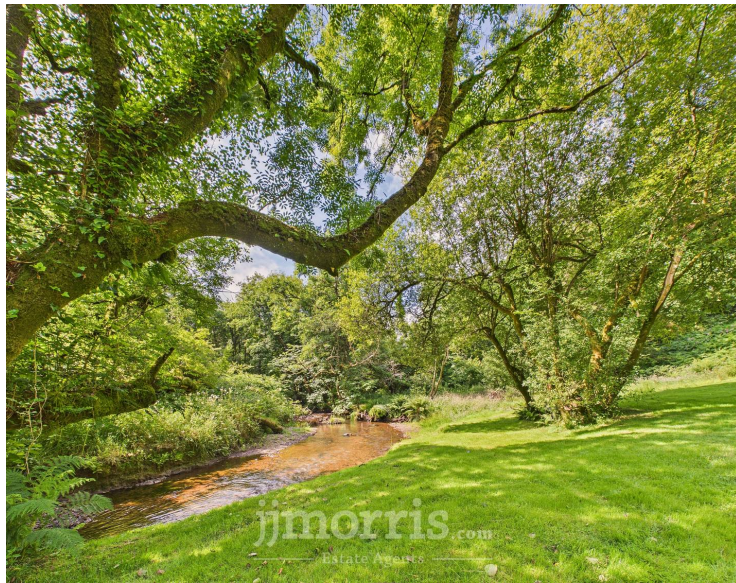
Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.6mbps upload and 4mbps download and Superfast 8mbps upload and 50mbps 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 indoor mobile coverage EE - Good outdoor, variable indoor Three - Variable outdoor. O2 - Variable outdoor. Vodafone. - Poor to none outdoor. 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.

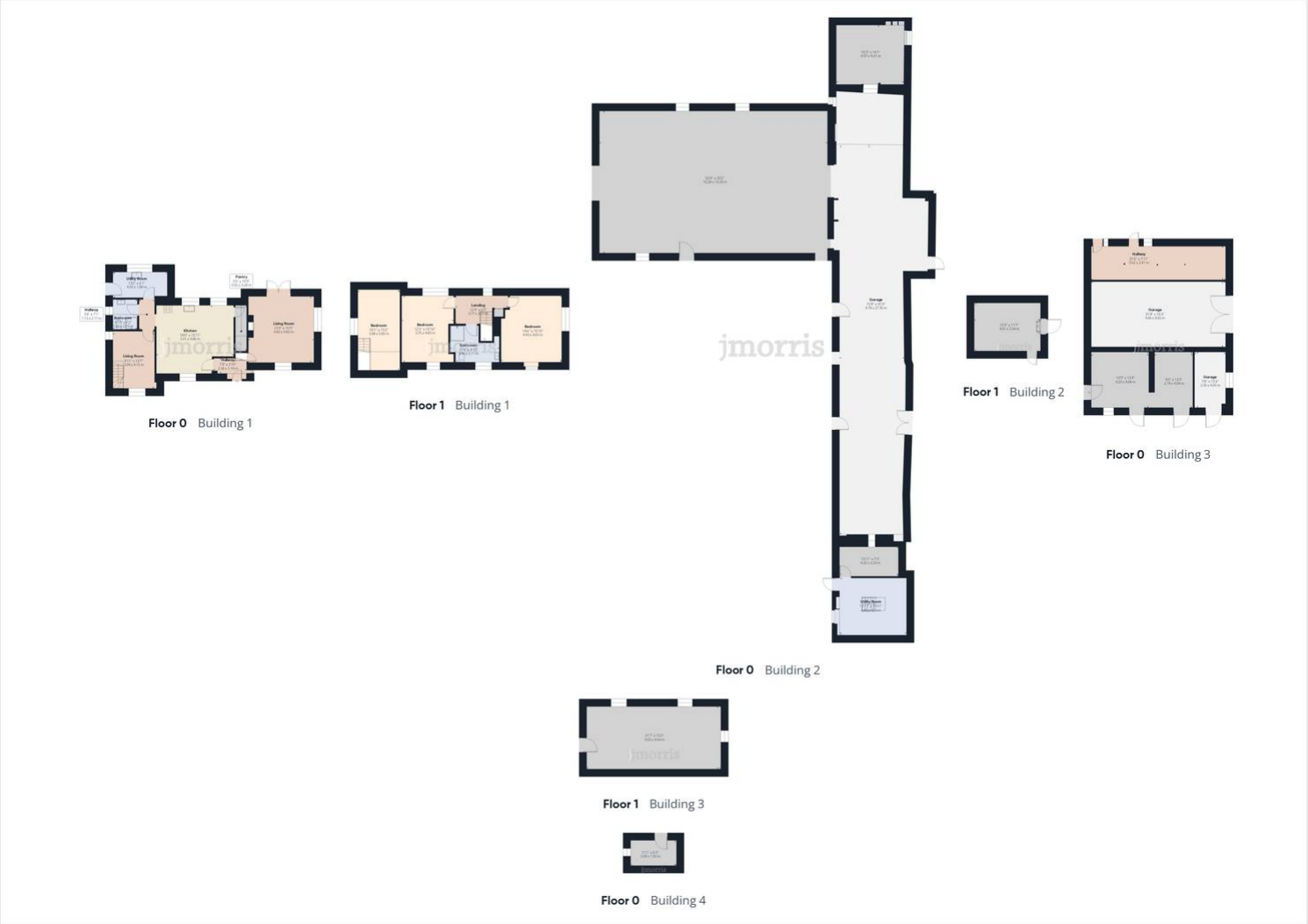


GARDEN

The property is approached via an attractive gated entrance leading onto an extensive gravelled driveway, providing ample parking and creating an impressive first impression. The house sits proudly within its grounds, framed by beautifully maintained stone walls, mature planting and traditional stone outbuildings, all combining to create an attractive courtyard setting rich in character. The gardens at Llandre Farm are a particular feature of the property, having been thoughtfully designed and beautifully maintained to create an attractive and highly productive outdoor space. Sweeping lawns are complemented by colourful herbaceous borders, mature trees and established shrubs, providing year-round interest whilst enjoying a delightful open outlook across the surrounding countryside. A generous paved terrace adjoins the farmhouse, creating an ideal space for outdoor dining and entertaining whilst taking full advantage of the peaceful setting. Beyond, a series of raised vegetable and flower beds, fruit trees and a greenhouse provide an excellent opportunity for those wishing to embrace a more self-sufficient lifestyle, all framed by the attractive backdrop of the traditional stone outbuildings. The gardens strike a perfect balance between formal landscaping and practical use, offering ample space for families, keen gardeners or simply those looking to enjoy the tranquillity of rural living.

GARDEN

Steps descend from the formal gardens to a delightful enclosed paddock, providing an ideal area for livestock, equestrian use, family recreation or simply enjoying the natural surroundings. The paddock is bordered by a picturesque stream, creating an attractive natural boundary and enhancing the peaceful rural setting. In addition, the land benefits from a gated roadside access, offering excellent practicality for vehicles, livestock or maintenance equipment.



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