



Tirbach, Llanycefn, SA66 7XT

Offers in Region of **£695,000**

Contact Narberth Office



Hill House, High Street,
Narberth, Pembrokeshire SA67 7AR

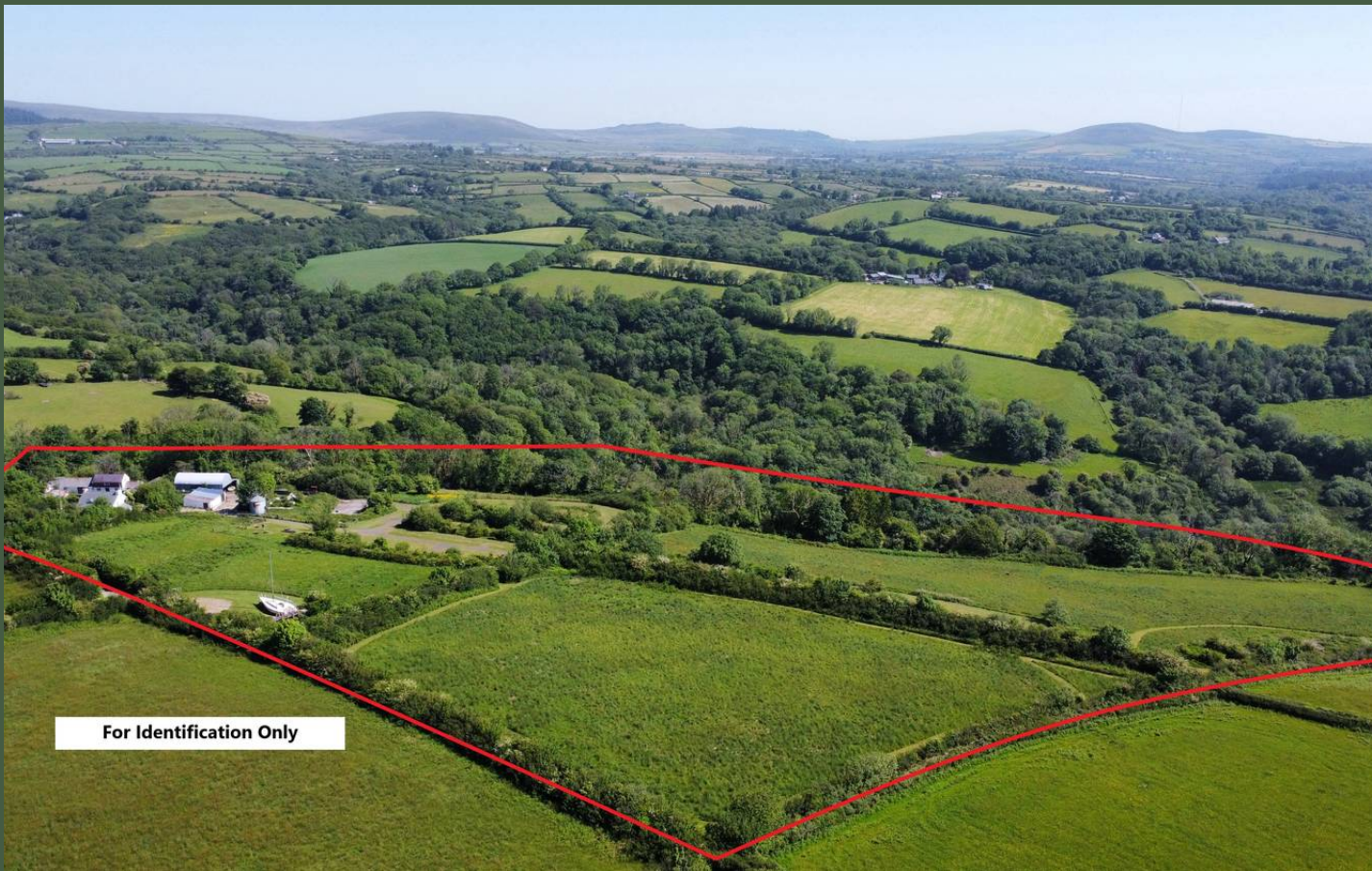


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For Identification Only



Tirbach

Llanycefn, Clynderwen

A tremendous smallholding/lifestyle opportunity, set down a long private track with approximately 28 acres, near the village of Llanycefn in a beautiful Pembrokeshire location, with incredible far reaching countryside views. The farmhouse is traditionally stone built with lovely character features making it unique in its own right, offering sizable living space and 2 double bedrooms. There is a courtyard with array of traditional buildings, some offering scope for conversion (STP) or as they stand provide a great space as workshops or studios (potentially ideal for artists/musicians etc), plus a large agricultural corrugated barn, ideal for housing machinery and implements. Part of the land was used as a small campsite but is no longer operating, with roadways and pitches in place, ladies and gentlemen's shower and toilet block and a sailing yacht within its own private area, offering a unique holiday experience. The property is sold with no camping business in place, but there is scope for this to be re-opened if required. The land comprises approximately 8.5 acres of wildflower meadows and 18 acres of mature native woodland, with the campsite occupying just over an acre in size and the house and buildings approximately 0.5 acres. Buyers seeking a change of life and pace, wishing to live amongst nature in one of the most scenic parts of the country, simply must come to see this superb property.

Situation

The property is situated 1/3 of a mile down a private track, partly shared at the start and then becoming fully private to the property, in a wonderfully peaceful and tranquil countryside location. The area is predominantly agricultural with miles of rolling fields and woodland valleys, with views towards the Preseli Hills in the Pembrokeshire National Park. From this location, the nearest sizeable village with a good range of amenities is only 2 miles approximately at Maenclochog, or the larger town of Narberth is some 8 miles south, as well as the main A40 road connecting to Carmarthen and the M4 corridor.

House Accommodation

Stable front door opens into:

Entrance Porch

Tiled flooring, double glazed window to side, radiator, space for coats and boots etc, doors open to:

Cloak Room/Utility

Continuation of tiled floor, W.C, wash hand basin, radiator, worktop with plumbing for washing machine, double glazed window to side.

Kitchen/Diner

Dining area with inglenook fireplace housing an oil fired Rayburn, large beam mantel over, fitted storage cupboards and part tiled wall, space for dining table and chairs, double glazed window to front, tiled floor, exposed beamed ceiling, opening leads through to Kitchen area with semi-vaulted ceiling, exposed ceiling beams, Velux roof windows, range of bespoke hand made kitchen cupboards, solid slate worksurfaces, Belfast sink, plumbing for dish washer, space for cooker, part tiled walls, heated towel radiator, external stable back door leads outside the the rear garden, passageway leads to an office area with double glazed window to side and stairs to the first floor landing. Doors from the dining and office areas both open to:

Living Room

Tiled flooring, fireplace housing a wood burning stove, double glazed windows, exposed ceiling beams, radiators.

First Floor Landing

Handmade wooden stairs, spindles and balustrade. Semi-vaulted ceiling with Velux roof window, latched wooden doors open to:

Bedroom 1

Vaulted ceiling with exposed beamed ceiling, feature fireplace, double glazed dormer window to rear, built in wardrobes, radiator.

Bedroom 2

Vaulted ceiling with exposed beamed ceiling, double glazed windows to front and side, built in wardrobe, radiator.

Bathroom

Comprising a bath with electric shower over, W.C, wash hand basin set in a bespoke wooden vanity unit, shelving, double glazed window to front, exposed beams, built in airing cupboard.

Externally

The house enjoys front, side and rear garden areas with variety of colourful plants and borders, gravelled pathways and seating areas, ornamental pond and well. There is an area to the side with electric and base for a hot tub. Slightly to the side and in front of the house is the courtyard, providing ample space for parking many vehicles. From here access to the traditional barns and outbuildings is obtained. To the side of the house the incoming access track bears off to the right and leads to another concreted yard area with large corrugated shed and the shower/toilet block for the campsite. From here, hardstanding roadways lead into the camp site with individual pitches and parking areas, all being of an excellent size and well designed for access and maintenance.

Outbuildings

There are a range of very useful outbuildings and sheds to include: – Corrugated storage shed to the side of the house. – Detached block built workshop with power and lighting. – Semi-detached barn used as a carpenters workshop, equipped with woodworking machinery that's available by separate negotiation. – Semi-detached studio with lounge area, kitchen, shower, W.C, and upstairs room. This has been historically used as overflow accommodation for family, but is not promoted or sold as accommodation in anyway. It is for hobby/storage use as its stands and would make an ideal space for interests such as art, music, holistic interests etc. – Detached old barns. These are relatively untouched and require some improvement, providing 4 storage areas. – Large detached corrugated agricultural shed. – Detached ladies and gents shower and toilet block with laundry room. There is also an area where some old farm buildings used to stand, with silo and wooden sheds.

Camp Site Background

The campsite business had an excellent track record and scored 4.9 out of 5 on TripAdvisor. There are non-electric grass pitches for camping and a converted boat for glamping. The site is promoted for those seeking to get away from it all, with a focus on nature, stargazing and relaxing. The previous owners held events such as pizza nights and campfire gatherings, farm animal petting for children, etc, to give an excellent holiday experience. Sadly, the site stopped trading in 2023/2024, but could easily be opened back up again if wanted. The camp site element is purely optional, and should be treated as potential for reinstatement. There is no actual business in operation now and no account figures available. Alternatively, the grounds could simply be used for an alternative purpose, such as gardens, paddocks etc for general smallholding purposes.

Grazing Land

There are a further 8.5 acres of wildflower meadows with hedgerow boundaries, which the current owner leaves for the insect life and butterflies etc, with mowed walkways. This could be used for grazing animals/livestock/ponies etc if desired.

Woodland

The remaining land is predominately mature woodland, amounting to approximately 18 acres of thereabouts, with a mixed variety of native trees. The woodland runs down a gentle slope to a nature running water boundary at the bottom of the valley.

Please Note

There is a further 7 acres of adjoining grazing land available by separate negotiation.

Services

Heating Source: Oil & Multifuel Stove

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax Band: D

EPC: F

Tenure: Freehold and available with vacant possession upon completion.

Footpath: There is a public footpath crossing the property, but is rarely used.

Directions

What3words: ///timidly.thrashing.shunts Sat Nav – SA66 7XT From the town of Narberth, take the B4313 road towards Maenclochog, turning right signposted for Llanycefn. Once at the 5 junction crossroads, take the road signposted for Llandeilo. Travel until reaching a small thatched cottage on the left hand side, which is immediately opposite the track leading to the property, identified by our JJ Morris for sale sign.

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 – 76%

Three Voice & Data – 75%

O2 Voice & Data – 61%

Vodafone Voice & Data – 73%

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.

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.













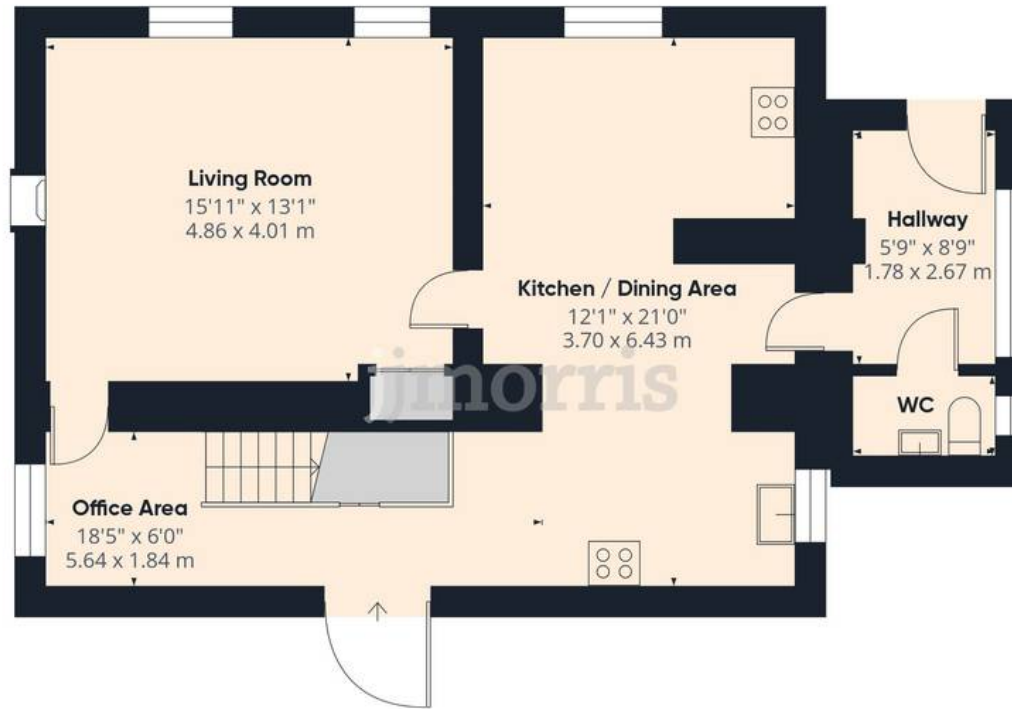




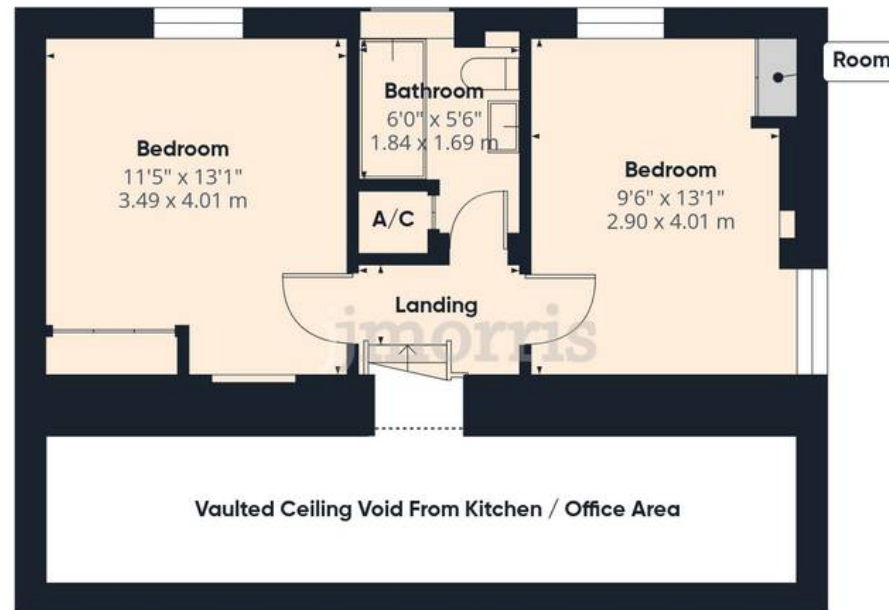




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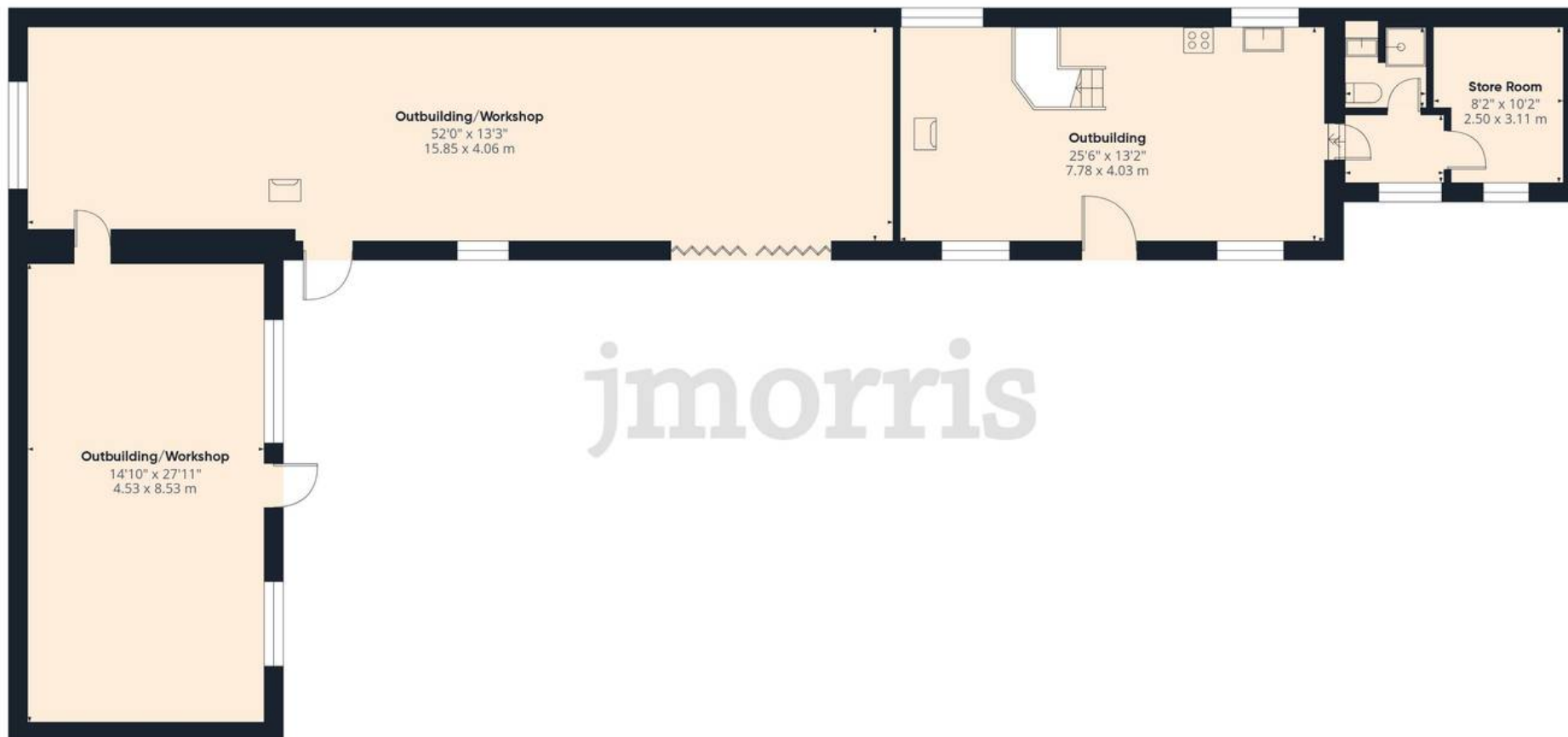


Floor 0 Building 3



Floor 1 Building 3





Floor 0 Building 4



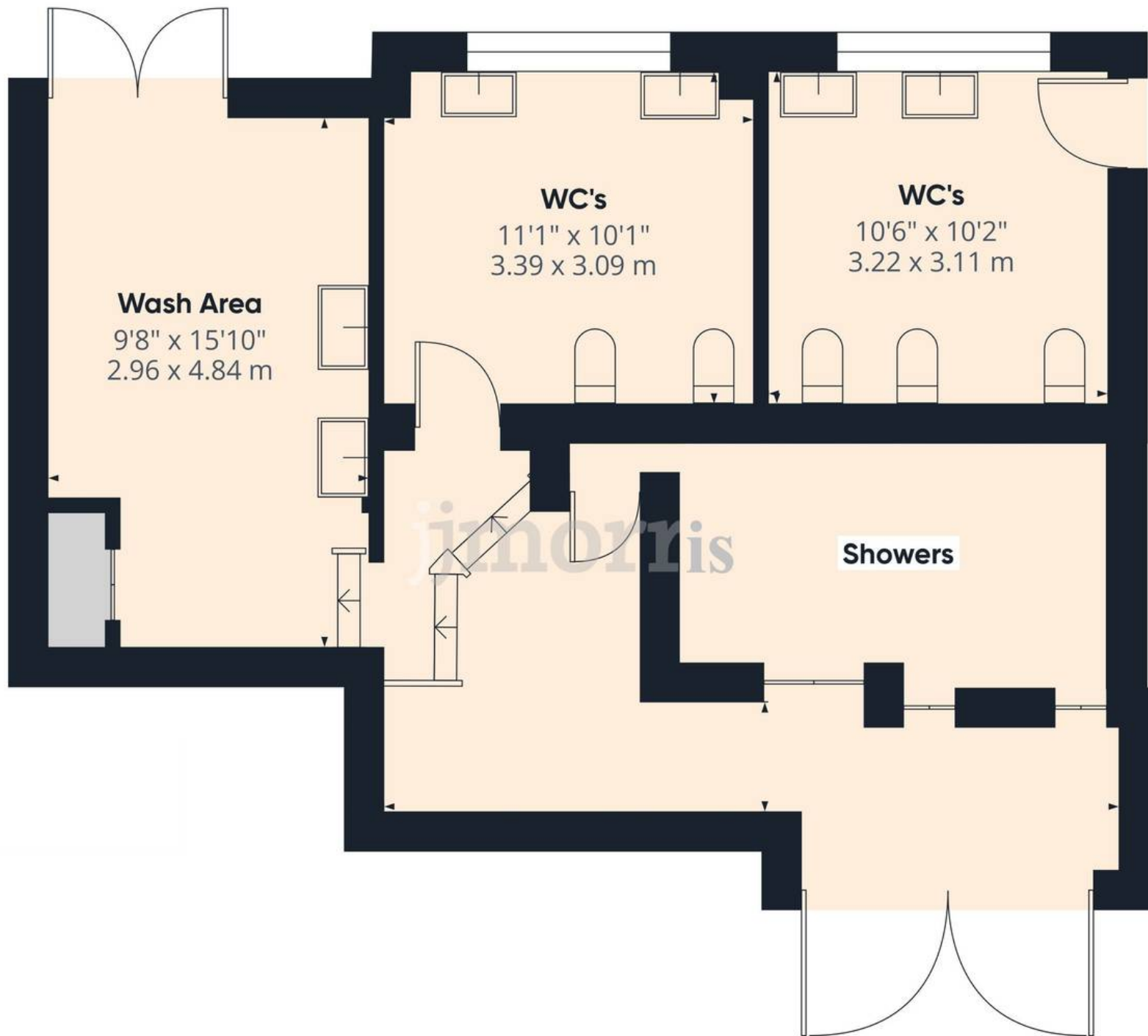
Floor 1 Building 4





Floor 0 Building 5









JJ Morris Narberth

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