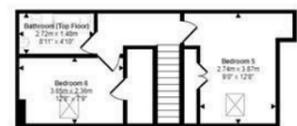


Ground Floor  
Approx 240 sq.m (2670 sq.ft)



First Floor  
Approx 100 sq.m (1120 sq.ft)



Second Floor  
Approx 50 sq.m (540 sq.ft)

\*This brochure is only for illustrative purposes and is not to be taken as a statement of fact. Measurements of rooms, floors, windows, and any other details are approximate and no responsibility is taken for any errors or omissions. Details of the property are subject to change without notice. We represent ourselves only and only for the time being. Trade and Trade Agency Ltd.

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.



**Castellan House, Blaenffos, Boncath, SA37 0HZ**

- Six Bedroom Country Residence
- Approx 25 Acres Pastureland
- Oil Central Heating
- Direct Equestrian Access to Nearby Bridleways
- Investment Opportunity
- Attached One Bed Annexe
- Rural Location & Nearby Amenities
- Range of Agricultural Outbuildings
- Mature Landscaped Grounds
- EPC Rating: E (House & Annexe)

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**Price £850,000**

A fantastic opportunity to acquire a substantial country residence set within approximately 26 acres of pastureland, approached via a minor council maintained road, and boasting wonderful landscaped private grounds with mature shrubs, a variety of trees, and an array of useful agricultural outbuildings including multiple stables for equestrian use.

Castellan House, sits nearby the rugged Frenni Fawr hills, with easy access to the rural village of Crymych and its essential amenities. A short drive away is the pristine North Pembrokeshire or Ceredigion coastline.

This property could be utilised in a multitude of ways and offers its next custodians a wonderful, self-sufficient and energetic lifestyle. You would have the opportunity to keep livestock or horses, grow your own fruit and vegetables and live off the land around you in a tranquil, country environment.

This imposing country farmhouse, which dates back to 16th Century, includes an attached, self contained one-bed Annexe, which was formally the milking parlour. Offering flexible and spacious accommodation, this property is ideal for a growing family, multigenerational living or even for someone who wishes to relocate with an existing business or set up a new venture.

The present owners, who have lived here for over 26 years, currently run a successful pedigree dog breeding business and previously ran a Bed & Breakfast and a Trekking and Riding Center. There are many safe bridleways offering immediate access to the open countryside for experienced horse riders to enjoy.

Entering from the main front entrance door is a Hallway with quarry tiles. The carpeted staircase to the first floor and two doors either side, one leading to the front Sitting Room featuring a partly open beamed ceiling, wide flagstone hearth and double-glazed, intricately lattice-leaded windows with views over the front and rear gardens...

The right door from the Hallway leads to the Snug Room, which has a raised tiled hearth and a door to the inner entrance hallway. This entrance hallway has a small shower room and W/C and also provides access to the Lounge and the single storey wing off of the main house.

The Lounge is a cosy and bright space, with a wide flagstone hearth, feature beam, and wide modern French doors leading out to a decked area and the garden beyond.

On the first floor are the Master Bathroom and Four Bedrooms including the Master bedroom, which features a modern en-suite bathroom, fitted floor to ceiling wardrobes and two large windows with wonderful views over the grounds and surrounding countryside. The three other bedrooms found on this floor are good-sized doubles, most fitted wardrobes and some with hand wash basins.

The second floor is accessed via an enclosed, carpeted staircase and where Bedroom Five and Six are found with another Bathroom. Both bedrooms feature large Velux roof windows.

Back on the ground floor, the single story wing leading from the Main House, contains the rustic, farmhouse-style Kitchen with its fitted wooden base and wall units, sizeable gas hob and electric oven. The sink has a practical opening window hatch that allows you to pass dishes through into the Utility Room where the dishwasher, washing machine and freezer is found.

Leading down a few steps from the kitchen is an impressive Dining or Breakfast Room which features a vaulted "A" framed ceiling and wide sliding patio doors into the modern Conservatory. These rooms are filled with natural light from the outdoors and enable you to enjoy views of the grounds throughout the year.

The self-contained Annexe can be accessed from the rear garden or from the front yard. It features a double Bedroom with en-suite shower-room, Lounge and Kitchen with fitted worktop and cupboards and a dining area.

Externally, the concreted front yard provides ample off-road parking and surrounding this is an array of useful modern agricultural buildings.

Currently adapted as dog breeding kennels, the Twelve 12' by 10' Loose Boxes, Tack room and Feed store could easily be reverted back to their original purpose for equestrian use and there is an additional multi purpose building approximately 45' long by 25' wide with connected mains power, useful as either a workshop, office or with the addition of garage doors, storage for vehicles.

Directly opposite the Farmhouse is a two storey stone-built traditional former Coach House and Stables (approx. 60' long by 20' wide). This has had planning consent for conversion into a three-bedroom house, for residential or holiday letting purposes. (Planning now lapsed).

The surrounding land totals approximately 25 acres and is laid to permanent pasture, fenced with gated access and natural spring water. One part of the land features a small wooded copse with springtime bluebells and a stream.

The formal grounds are tucked privately towards the rear of the house and face South / South-West. The grounds have been landscaped by the current owners who have added many interesting features. There is a natural spring-fed stream descending through the central part of the garden, which feeds two ornamental ponds. Dotted around the garden is a multitude of mature flowering shrubs and plants and a variety of trees in addition to the emerald green, gently sloping lawns.

Castellan House is the country residence that you have been waiting for, viewing highly recommended !





