



**jjmorris.com**



£650,000

This three-bedroom detached house presents an exceptional opportunity for those seeking a peaceful lifestyle with the added benefit of a substantial 16-acre smallholding. The property itself is thoughtfully arranged, offering well-proportioned living spaces that cater to both comfort and practicality. The welcoming entrance leads into a spacious lounge, perfect for relaxation or entertaining guests, while the kitchen provides ample storage and workspace for culinary enthusiasts. Three generous double bedrooms provide restful retreats, each enjoying pleasant views over the surrounding land. The property's layout is both versatile and functional, making it ideal for a variety of buyers, including those looking to embrace a self-sufficient lifestyle or simply enjoy the privacy and space afforded by a rural home.

The outside space is a true highlight, with a generously proportioned lawned garden to the front and side of the house, offering plenty of scope for any keen gardener eager to create their own haven. The grounds extend well beyond the immediate garden, encompassing approximately 16 acres of land that could be utilised for a range of agricultural or recreational purposes (subject to any necessary consents). To the side of the house, there is an outbuilding constructed of block walls under a corrugated iron roof, providing useful storage or workshop space. The yard area adjacent to the property offers ample off-road parking for numerous vehicles, making it ideal for those with multiple cars, horseboxes, or agricultural equipment. This unique property represents a rare chance to acquire a rural retreat with extensive land and versatile outside space, all within easy reach of local amenities and transport links. Early viewing is highly recommended to fully appreciate all that this exceptional smallholding has to offer.

Council Tax band: D

Tenure: Freehold

### Contact Cardigan Office



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#### **Porch**

Tiled floor, tiled window sills, uPVC windows and door.

#### **Hallway**

Tiled floor, radiator, stairs to first floor, fuse box and meters, door to:-

#### **Kitchen/Diner**

Comprising a range of base and wall mounted units with complimentary worktop above, single sink unit, Rayburn, space and plumbing for a washing machine, space for a cooker, tiled splashbacks, uPVC double glazed window and door to the outside.

#### **Living Room Two**

Log burner on a slate hearth, radiator, wood effect laminate flooring, uPVC windows.

#### **Living Room Three**

Comprising a wood burning stove which stands on a slate hearth with brick surround, archway, built-in shelves in alcove, tiled floor, uPVC windows and radiator.

#### **Reception**

uPVC windows, double doors to living area, laminate flooring.

#### **Landing**

uPVC window, wooden floor, attic hatch and radiator.



### **Bathroom**

Incorporating a tiled floor and walls, bath, hand wash basin, shower enclosure, W.C., uPVC window, radiator, storage cupboard and shaver point.

### **Bedroom One**

Enjoying a double aspect via two uPVC windows, also comprising a wooden floor and radiator.

### **Bedroom Two**

uPVC window, wooden flooring and radiator.

### **Bedroom Three**

Enjoying a double aspect with wooden flooring and radiator.

### **Land**

The property in total extends to 16.91 acres to include the homestead and we would advise that the agricultural land extends to just over 15 acres or so and is mainly laid to pasture being a level productive parcel of land being equally suited to grazing and cropping purposes. Positioned to the side of the property and providing ease of access to and from the farm buildings.





### Farm Buildings

Comprising an extensive range of farm buildings which have successfully been used for livestock production which comprise a stock shed of steel portal framed construction with box profile cladding with lean-to. 5 bay steel portal frame shed with infill block walls with corrugated iron clad elevations with lean-to off and both provide cubicle housing. A further lean-to provides a covered feeding area. Slurry Pit of block wall construction. Feeding Shed of steel portal frame construction which incorporates cubicle housing and a calving box. Silage Clamp with earth bank walls on the side and feeding area. General Purpose Shed (60' x 30') 4 bay steel portal framed shed with infill block walls with lean-to extension which includes cubicle housing.

### Utilities & Services

Heating Source: Air source heat pump and wood burner.  
Services: Electric: Mains Water: Mains Drainage: Septic Tank Tenure: Freehold and available with vacant possession upon completion Local Authority: Pembrokeshire County Council Council Tax: Band D  
What3Words: ///backpacks.forget.voter



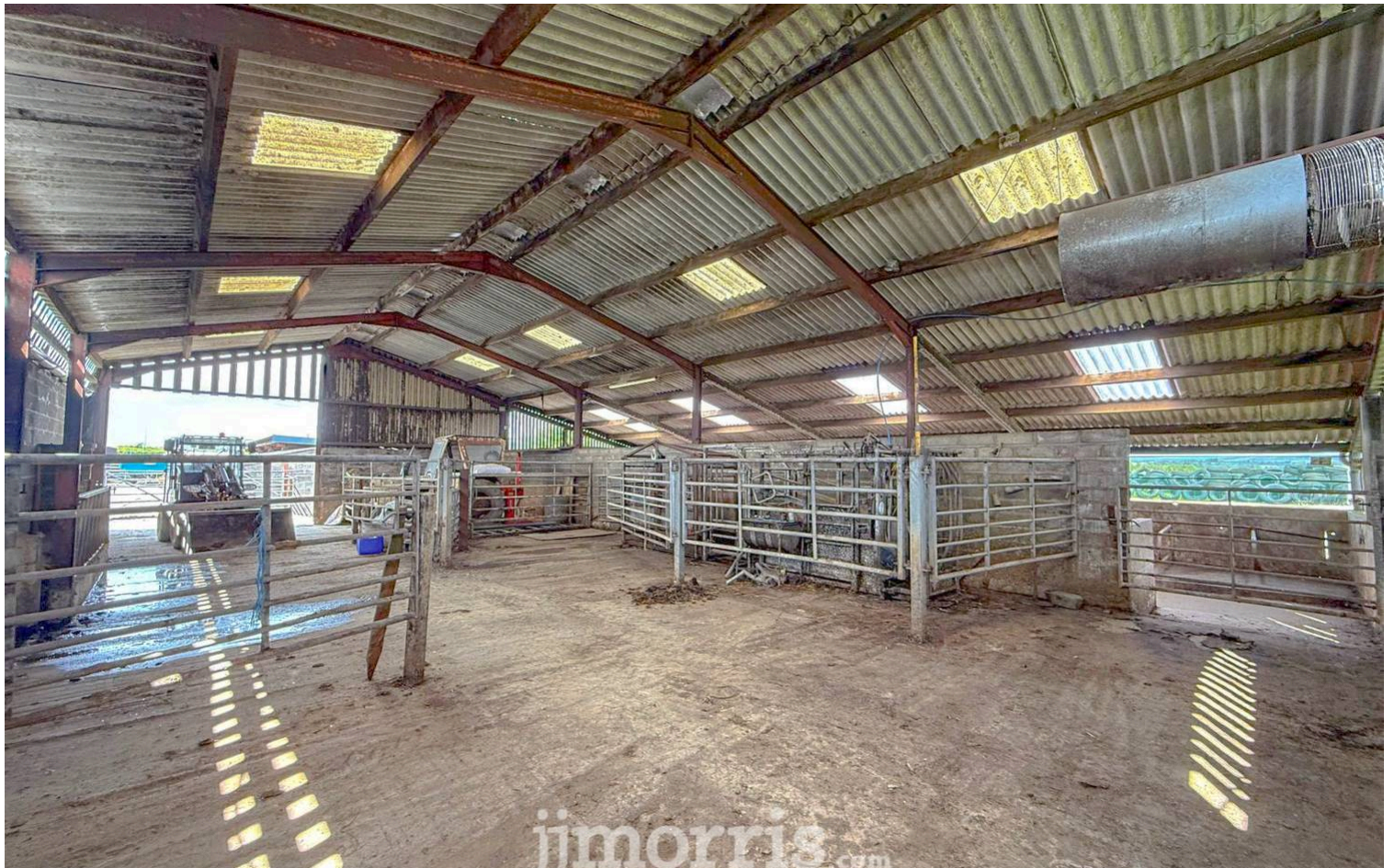


### **Anti Money Laundering & Ability To Purchase**

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 19mbps 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 - Good outdoor. Three - Good outdoor, variable indoor. O2 - Good outdoor and indoor. Vodafone. - Good outdoor, variable indoor. 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

A generously proportioned lawned garden is seen to the front and side of the property and is ideally suited to any keen gardener ready to make their mark.



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

