



jjmorris.com



Llandre, Llanfyrnach

£575,000 Freehold

Set in just under 1 acre of grounds • Four Bedroom Detached House • Range Of Buildings inc Studios, Workshops and a potential Annex • Stunning Gardens

Contact Cardigan Office

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Porch

Tiled flooring, door to:

Hall

Tiled floor, radiator, door to front porch, stairs leading to first floor, door to:-

Library

Fireplace with slate hearth and feature surround, wooden floor, coved ceiling, radiator, sash window.

Sitting Room

Log burner with tiled hearth and feature surround, radiator, sash window, door to:-

Kitchen/Diner/Family Room

Having a range of wall and base units with integrated oven and electric hob, double ceramic sink with mixer tap over, tiled splashback, Aga with feature tiled surround, slate flagged floor, breakfast bar with wooden worktops, tiled floor, window, radiator, door to rear garden, door to:-

Pantry

Slate flagged floor, slate worktops, storage shelves, ventilation window.

Side Entrance

Wooden glazed door, marble tiled floor, doors to kitchen, door to:-





Sun Room

Marble tiled floor, timber framed double glazed sun room, radiators, log burner, double doors to front, water taps, door to boiler room, boiler, door to rear lawn, door to kitchen, door to:-

Hallway

Tiled floor, sky light, door to rear garden, door to utility, door to:-

WC

Tiled floor, WC, hand wash basin, towel rail, wooden panelling, window.

Utility

Tiled floor, radiator, Belfast sink, tiled splashback, boiler, window, door to gallery.

Landing

Radiator, sash window, loft hatch, doors to:-

Bedroom One

Radiator, sash window, fireplace with feature surround.

Bedroom Two

Wooden floor, radiator, sash window, fireplace with timber surround, picture rail.

Bedroom Three

Radiator, sash windows, picture rail.

Bedroom Four

Radiator, sash window.





Bathroom

WC, stone bowl hand wash basin, bath with stone effect surround, towel rail, two radiators, tiled floor and walls, windows, Velux window.

Shower Room

Tiled floor and walls, overhead shower, hand wash basin, towel rail.

First Gallery

Wooden glazed doors leading into slate flagged floor, radiator, window, steps to:-

Second Gallery

Slate flagged floor, radiator, windows, door to utility.

Studio

Double glazed window, wood effect laminate flooring, door to large store room.

Utilities and Services

Heating Source: Oil central heating. Services: Electric: Mains Water: Spring Drainage: Cesspit Tenure: Freehold and available with vacant possession upon completion Local Authority: Pembrokeshire County Council Council Tax: Band E What3Words: [///icebergs.introduce.resonated](https://www.what3words.com/icebergs.introduce.resonated)



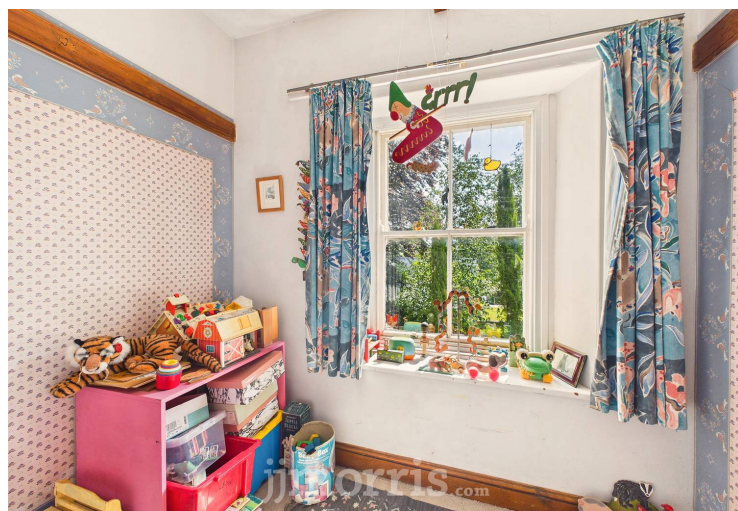


Anti Money Laundering & Ability To Purchase

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.

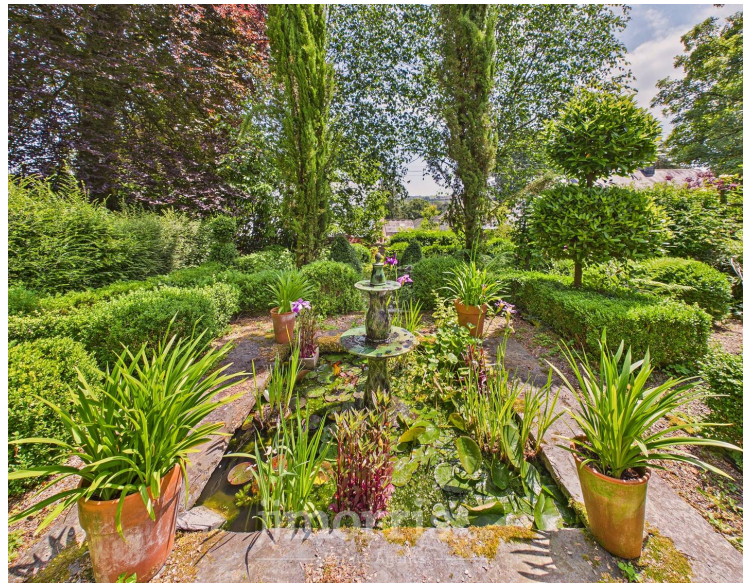
Broadband Availability

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 49mbps 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, variable in-home Three - Poor to none outdoor. O2 - Poor to none 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

Externally, the property benefits from ample parking and a separate access point to the left-hand rear of the plot, providing convenient vehicular access to the workshops and a stone outbuilding. The workshop accommodation comprises three principal rooms as well as a fourth workshop which is located next to the art studio to the front of the property. One is currently utilised as a ceramics studio, another as a woodworking workshop, while the third provides useful storage space and features stairs rising to a mezzanine-level office area. A pathway leads from the workshops towards the house, where steps on the right ascend to a historic motte which is a 12th century Norman hill fort, the distinctive form of which remains visible and adds considerable character to the grounds. To the front of the property is a tranquil garden centred around a charming pond, with gravel pathways meandering through the grounds. To the side, a generous lawn extends to an attractive seating area, complemented by a pizza oven and greenhouse, creating an ideal space for both relaxation and entertaining.



Floor 0 Building 1

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

