



Pentre , Bridell, SA43 3DG

£795,000

A delightful, North Pembrokeshire smallholding with a well designed, versatile four/five bedroom family home surrounded by its own grounds of around 12 acres, in an unspoilt rural setting just 3 miles from the popular market town of Cardigan, and just a 15 minute drive from the glorious beaches of Cardigan Bay and around 20 minutes to Newport Sands. The nearby region offers a wide variety of scenery, including the Pembrokeshire Coast National Park, the Preseli and Carningli Mountains, numerous beaches, including Llangrannog, Treasith, Aberporth, Gwbert, Poppit, Newport, etc.

OS Grid Ref. SN 1741.

Pentre has been run as a small holding and has various farm buildings, some modern, that could be retained, dismantled or - subject to the necessary consents - converted for alternative use.

The house has been in the same family for 21 years and in that time they have done works to modernise and extend it, while being careful to preserve its period and rural charm. It does not require further modernisation but there is scope to further extend the house, subject to the usual permissions, and for a new owner to put their own stamp on it.

Pentre comprises of a detached Pembrokeshire Farmhouse, rendered stone walls under slate roof.

The dwelling is located at the end of a 200 yard driveway and the accommodation available includes:- (approx. dimensions only)

Glazed wooden door to:-

Kitchen/Dining/Family Room

A 'T' shaped space providing semi-open plan, ideal for family life or entertaining.

Dining Room



Wooden flooring, exposed beams, radiator, Inglenook with Rayburn and display shelving. Stairs rising off to first floor.

Kitchen



Range of base units with granite work surfaces, twin Belfast sink with mixer tap over, range style oven with extractor fan over, built-in cupboards and bottle rack. Tile and wooden flooring. Opening to:-

Pantry

Slate shelving, space for fridge and freezer, void and plumbing for washing machine, tiled floor. Opening to:-

Snug



Wooden flooring, logburner with elevated hearth and wooden surround. Double glazed window to the front. Storage cupboard, radiator.

Living Room



Dual aspect double glazed windows, logburning stove, exposed beams, wooden flooring, radiator. French doors to rear.

Rear Lobby

Tiled floor, radiator, Upvc double glazed door to rear.

Shower Room



Large shower tray with mixer shower, low flush WC, pedestal wash basin, heated towel rail, tiled walls and floor, Upvc double glazed window to the side.

Bedroom One



Dual aspect Upvc double glazed window, radiator, wooden flooring.

Landing



Spacious split landing with two Upvc double glazed windows to the rear, built-in storage, radiator. Doors to:-

Bedroom Five



Double glazed window to the front, radiator, vaulted ceiling.

Bedroom Two



Double glazed window to the front, radiator.

Bathroom



Four piece suite comprising walk-in shower, bath, pedestal hand basin, low flush WC, wooden flooring heated towel rail, dual aspect windows.

Study/Box Room

Double glazed window to the front.

Bedroom Three

Double glazed window to the front, radiator, built-in storage.

Bedroom Four



Double glazed window to rear, radiator, wooden flooring, wardrobe, vaulted ceiling.

The Buildings



The buildings are a mixture of traditional stone ranges and more modern agricultural sheds, which include:- (approx. dimensions only)

Bull Pen

2 Bay Barn
With lean-to.

3 Bay Corrugated Iron Sheeted Workshop

4 Bay Barn with 3 Bay Lean-to Off

6 Bay Cattle Shed 90 x 75 (27.43m x 22.86m)
With concreted apron.

Stone & Corrugated Asbestos Range 57' x 16'6"
(17.37m x 5.03m)
With 8' lean-to.

Polytunnel, Car Port, etc.

The Land



The land includes the domestic gardens with the dwelling house, plus approx. 10.5 acres of pasture land within a ring fence, which would allow a small scale farming enterprise, or an equestrian interest, etc.

The land is around the 80-90m contour above sea level, in an area noted for its relatively mild climate.

Public Footpaths

None recorded on the Pembrokeshire Council Website.

Utilities & Services

Heating Source: Oil fired central heating

Services: Mains Electric.

Water: (Mains/Well/Borehole)

Drainage: (Mains/Septic tank/Cesspit/Treatment Plan)

Local Authority: Pembrokeshire County Council

Council Tax: Band F

What3Words - ///shackles.apples.reframe

Remarks

A charming smallholding property which will appeal to a wide market with potential for diversification, etc. (subject to any planning consents being obtained).

We do not believe that any party who inspects Pentre will be disappointed by what is on offer.

Some aspects of the property will benefit from improvement, but it is a property in a most pleasant location.

To arrange a viewing, please contact JJ Morris on 01239 612343.

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 Ultrafast broadband available, with speeds up to 1mbps upload and 17mbps download (Standard), 220mbps upload and 1000mbps download (Ultrafast). 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 - Yes & Data - Yes

Three Voice - Yes & Data - Yes

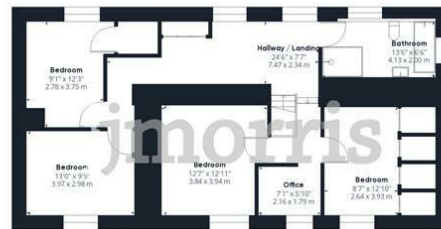
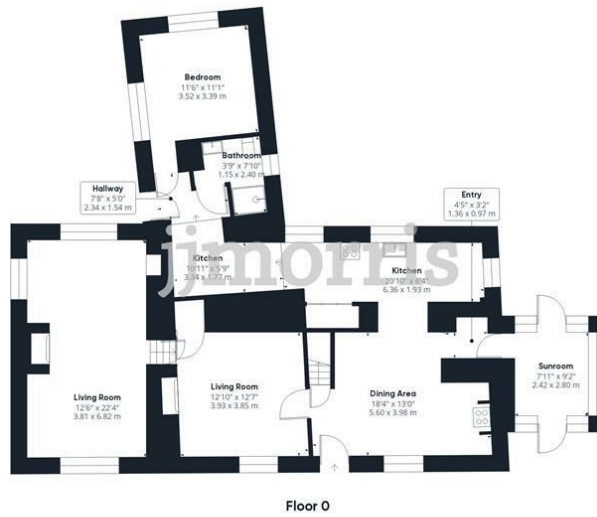
O2 Voice - Yes & Data - No

Vodafone. Voice - Yes & Data - No

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.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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