

## Bwlchygores Shop & Farm Feeds , Bwlchygores, SA35 0DP

**£795,000**

A rare and exciting opportunity to purchase a residential smallholding of around 12.5 acres with an attached former shop, which provides a business opportunity or to extend the residential element. There are extensive buildings, which again may be suitable for business or farming use. The accommodation comprises: Hall, Living Room, Sitting Room, Kitchen/Diner, Rear Lobby, W.C. Utility Room To the first floor there is a Master Bedroom with Ensuite, Five Further Bedrooms, Bathroom and Separate W.C.

## Situation

Bwlchgroes is a small rural community in North Pembrokeshire, approx. 3 miles east of the Preseli Village of Crymych (which stands on the A478 Cardigan to Narberth Road) and 2 miles South East of Boncath (which stands on the B4332 Cenarth/Eglwysrwrw Road). Cardigan Town is within 8 miles to the North and Newcastle Emlyn approx. 10 miles East. OS Grid Ref. SN 239360.

## Description

The Residential Dwelling House of rendered wall construction with slated roof, ample off-road parking and dwarf protective wall to the fore. Upvc sealed glazing and oil central heating provided.

The Accommodation includes:-

## GROUND FLOOR

### Front Entrance Hall

With radiator and staircase.

### Sitting Room 15'3" x 10' (4.65m x 3.05m)

With double panel radiator.

### Living Room 22'6" x 18'9" (6.86m x 5.72m)



A great reception room with oil fired burner in stone fireplace, radiator, patio doors open onto rear patio area with Hot Tub, etc.

### Kitchen 16'6" x 14'6" (5.03m x 4.42m)



Recently refitted with floor and wall units and worktop surfaces, single drainer sink unit, tiled flooring, electric Aga cooking range, etc.

### Lobby

With quarry tiled floor and Grant oil central heating boiler leading to:-

### Toilet

With wash hand basin.

### Utility 15'2" x 8'6" (4.62m x 2.59m)



Quarry tiled floor, stainless steel single drainer sink unit, plumbed for automatic appliance, rear door.

## FIRST FLOOR

### Landing

With linen store.

### Master Bedroom 22'9" x 14'7" max (to include en-suite) (6.93m x 4.45m max (to include en-suite))



Velux plus gable window with good views over patio and garden, double panel radiator, louvered door wardrobes, etc.

### En-suite Shower Room 8'3" x 8' (2.51m x 2.44m)



Quadrant cubicle with thermostat mixer controls, vanity unit, close coupled toilet, towel warmer, airing cupboard with solar panel apparatus.

Bedroom One 9'6" x 9' (2.90m x 2.74m)



Radiator and built-in storage.

Bedroom Four 14'6" x 10'4" (4.42m x 3.15m)



Radiator.

Bedroom Two 12' x 11'4" (3.66m x 3.45m)



Radiator.

Bedroom Five 12'7" x 10'3" (3.84m x 3.12m)



Eaves storage, radiator.

Bedroom Three 11'3" x 9'2" (3.43m x 2.79m)



Radiator.

Toilet



With close coupled toilet and wash hand basin.

### Bathroom 10'3" x 8'6" (3.12m x 2.59m)



Double panel radiator, eaves storage, panel bath with Mira electric shower over, pedestal wash basin.

Returning to the Ground Floor, a door from the kitchen connects to

### Former Shop 29' x 20' (8.84m x 6.10m)



With radiator and

### Office 10'2" x 8' (3.10m x 2.44m)



With double panel radiator, door to covered passageway connecting to outbuilding.

### Outside



Rear lawn with hot tub plus 2nd lawned area beyond (possible building plot). Ample off-road parking to the front.

### The Buildings



The Storage/Agricultural Buildings are located on the yard adjacent to the dwelling and briefly include:- (approx dimensions only) (Satellite view refers)

### 1-General Purpose Portal Frame and Block 38' x 80' & 40' x 28' (11.58m x 24.38m & 12.19m x 8.53m)

Approx. 4160 sq. feet with electric apparatus for PV panels, Ecotherm Cylinder, etc.

### 2-General Purpose Portal Farm Storage 100' x 50' (30.48m x 15.24m)

Approx. 5000 sq. feet. with

### 3-8 Bay 120' x 45' (36.58m x 13.72m)

Lean to.

### 4-General Storage 28' x 22' (8.53m x 6.71m)

Approx. 616 sq. feet

Plus fitted cattle housing 4 Bay x 38'

### The Land



The land in total extends to approx. 12.5 acres, with approx. 11.5 acres of productive agricultural land, suitable for grass

or cereal production, set out in 4 enclosures.  
The land slopes down towards a small stream.

### Utilities & Services

Heating Source: Oil Central Heating

Services:

Electric: Mains

Water: Mains

Drainage: Private. Cesspit.

Solar & Wind Turbine: Approximate figures for FIT £4,000  
(Solar) £6,000 (Wind).

Local Authority: Pembrokeshire County Council

Council Tax: Band B

Tenure: Freehold with full vacant possession upon  
completion.

What3Words - ///pelt.drags.increment

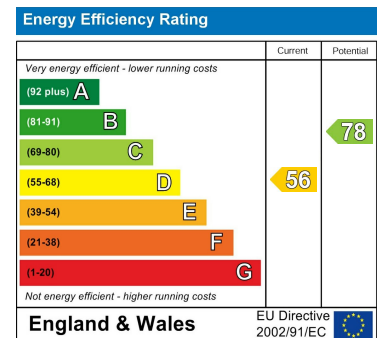
# Floor Plan



## Area Map



## Energy Efficiency Graph



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