



## Penlanfeigan , Blaenffos, SA37 0JE

£1,125,000

An exquisite smallholding providing a lifestyle opportunity extending to 14 acres or thereabout with an executive four bedroom residence and a detached former letting block with four ensuite rooms, ideal for creating a B&B, residential retreat or simply used as overflow accommodation. The extensive gardens and grounds have been lovingly designed and planted by the current owners, creating an oasis for wildlife and enjoyment, with winding walks, woodland, a wildlife pond and a feature 'avenue of trees'. A productive kitchen garden includes a 36ft polytunnel. There is also a range of useful buildings to include; large barn/workshop, Dutch barn with double garage, additional laundry room/wc and a further garage/workshop. The property would lend itself to a diverse range of uses, including equestrian, livestock, guest accommodation etc.



Upvc composite glazed door to:-

## Hall



Panelled walls, stairs rising off to first floor, tiled flooring, recessed lights, radiator. Door to:-

## Living Room



An "L" shaped room with dual aspect double glazed window, panelled walls, radiator, wall lights, doors to:-

## Garden Room



Large Upvc double glazed window overlooking the garden and countryside, "French" doors lead out to the patio area. Recessed lighting, wall lights, radiator.

Returning to the hall, doors lead to:-

## Dining Room



Two Upvc double glazed windows to the front, radiator, fireplace with slate slab hearth and wooden mantle over, recessed shelving with cupboard below and feature lighting.

## Kitchen/Breakfast Room



Having a range of wall and base units, worktop surfaces, inset Belfast sink with mixer tap over, range cooker with LPG hob and concealed extractor fan over, void and plumbing for dishwasher, space for fridge/freezer, central island/breakfast bar, three Upvc double glazed window, recessed lighting, tiled floor, opening to:-

## Pantry



Filled with a range of cabinets and shelving, tiled floor, recessed lighting, Upvc double glazed window.

## Utility/Boot Room



Having a range of wall and base units, worktop surfaces, Belfast sink, void and plumbing for washing machine, space for dryer, tiled floor, Worcester LPG fired boiler, Upvc double glazed window, Upvc double glazed door to rear.



## WC



Low flush WC, pedestal hand wash basin, tiled floor, 1/2 panelled walls, radiator, Upvc double glazed window.

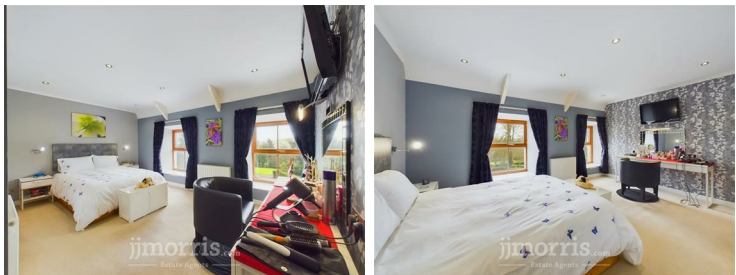
## FIRST FLOOR

### Landing



Loft access, skirting board courtesy lighting, doors to:-

### Master Suite



Two Upvc double glazed windows to the front, two radiators, bedside lighting.

## Dressing Room



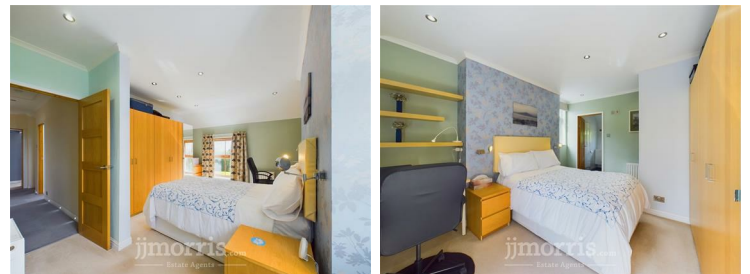
Fitted with a range of open fronted hanging rails, trouser rails, shelving, pull out basket storage, radiator, recessed lighting.

## Ensuite



"P" shaped bath with curved screen and electric shower over, low flush WC, vanity unit with hand wash basin and wall mounted matching storage cupboard, heated towel rail, two Upvc double glazed window, extractor fan, tiled walls, recessed lighting.

## Bedroom Two



Dual aspect double glazed window, bedside lighting, radiator, recessed lighting, two radiators and fitted wardrobes.

## Ensuite



"P" shaped bath with curved screen and electric shower over, low flush WC with concealed cistern and matching cabinet, vanity unit with hand wash basin, heated towel rail, tiled walls, extractor fan, Uprvc double glazed window, recessed lighting.

## Family Bathroom



"P" shaped bath with curved screen and electric shower over, vanity unit with hand wash basin, low flush WC with concealed cistern and matching cabinet, heated towel rail, Uprvc double glazed window, tiled walls, recessed spotlights.

## Bedroom Three



Two Uprvc double glazed windows to the front, built-in storage, bedside lighting, radiator, recessed lighting.

## Bedroom Four



Uprvc double glazed window, radiator, bedside lighting, built-in storage.

## Detached Holiday Accommodation

Currently comprising of four letting rooms all of which benefit from ensuite bathrooms comprising of bath with electric shower, pedestal hand wash basin, low flush WC, whilst the bedroom comprises of wardrobes, dressing table, Uprvc double glazed window, wall heater.

## Externally



The property is approached by a gated entrance which leads along a sweeping driveway, which leads through the grounds to the fore of the property and extends to the side leading to the barns and garaging.

The forecourt of the property has a central water feature and steps leading to the front door with decorative coloured gravel borders.

Adjacent to the barn, the current owners have designed a wonderful courtyard garden with paved patios and pathways with decorative shale, decking and Pergola.

The gardens and grounds have been lovingly developed and planned by the current owners, having a variety of shrubs and bushes and a charming "avenue of trees", central to the lawn.



Parts of the garden are allowed to grow for nature with meandering pathways throughout and a pond to help nature thrive.

To the far side there is a further lawned area with a 36 foot polytunnel and a productive kitchen garden.

## THE BUILDINGS

### Barn/Workshop



A useful detached building providing the opportunity for many uses (stc), divided into four rooms, with waste provision for the connection of a WC, etc.

### Dutch Barn/Garage



Currently divided into two, with garaging constructed on one side for two vehicles, benefiting from light and power.

### Detached Laundry/Toilet Block



To the fore is a concrete hardstanding area, which was previously utilised for a lodge/parkhome, with waste, water and electricity connections.

Inside: Tiled floor, base cabinets with stainless steel sink unit with drainer, void and plumbing for washing machine, WC, window to the side and rear.

### Garage/Workshop



Divided into two with two sets of double doors, light and power, concrete flooring.

### Utilities & Services

Heating Source: LPG fired boiler for central heating and cooking.

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 F

### 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 0.9mbps upload and 10mbps 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 indoor mobile coverage

EE Voice - Yes & Data - Yes

Three Voice - Yes & Data - Yes

O2 Voice - Yes & Data - No

Vodafone. Voice - No & Data - No

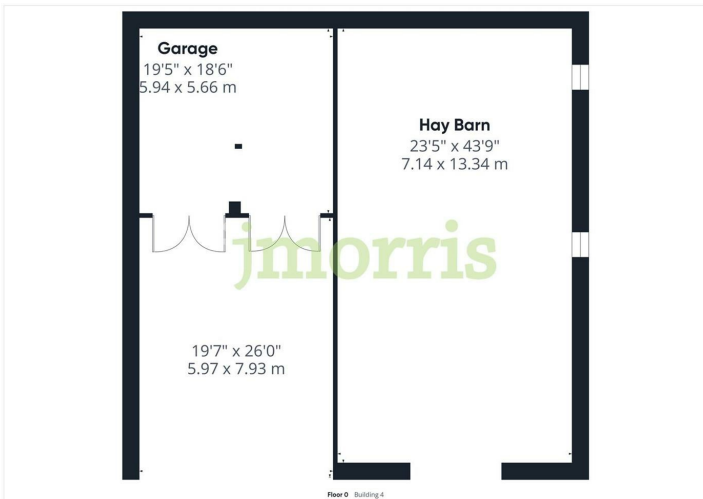
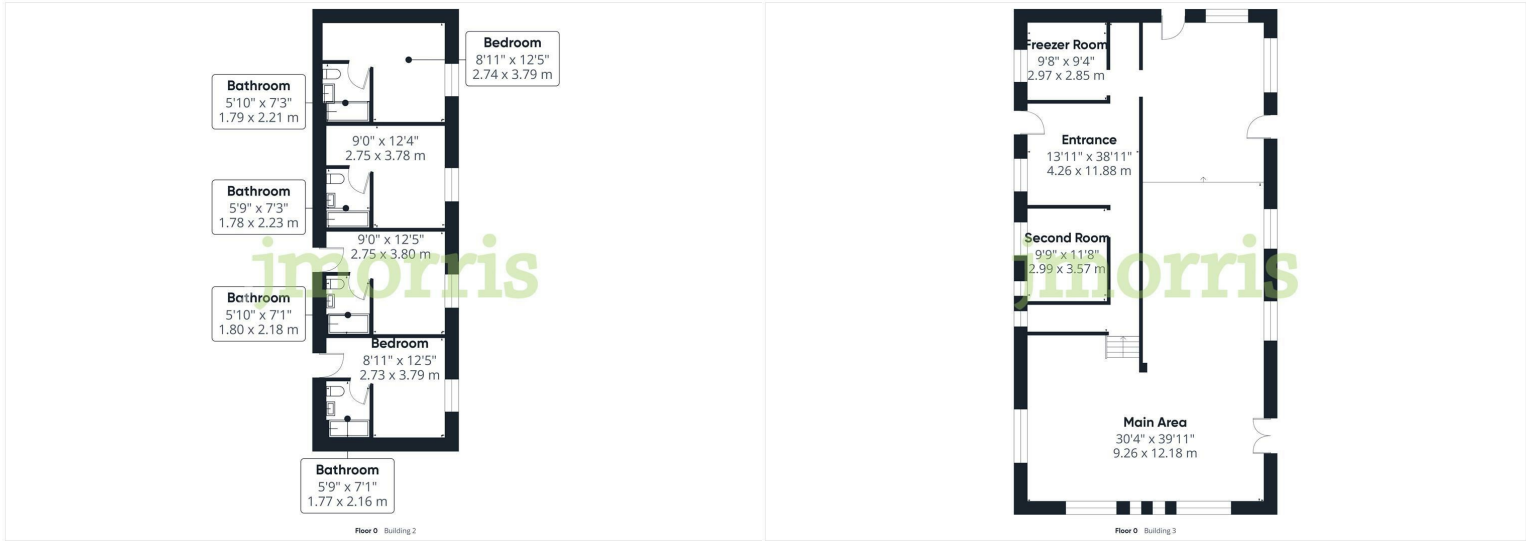
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.





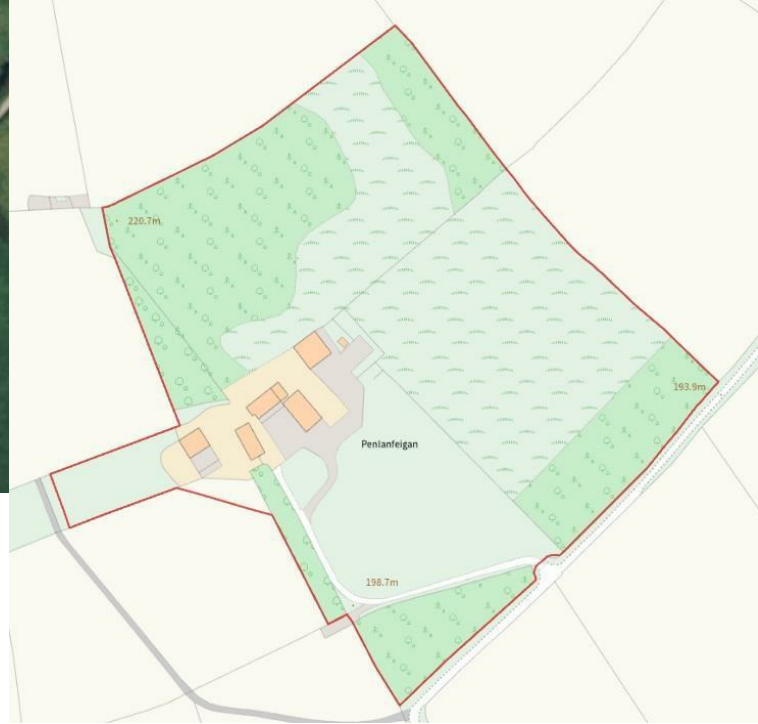


# Floor Plans

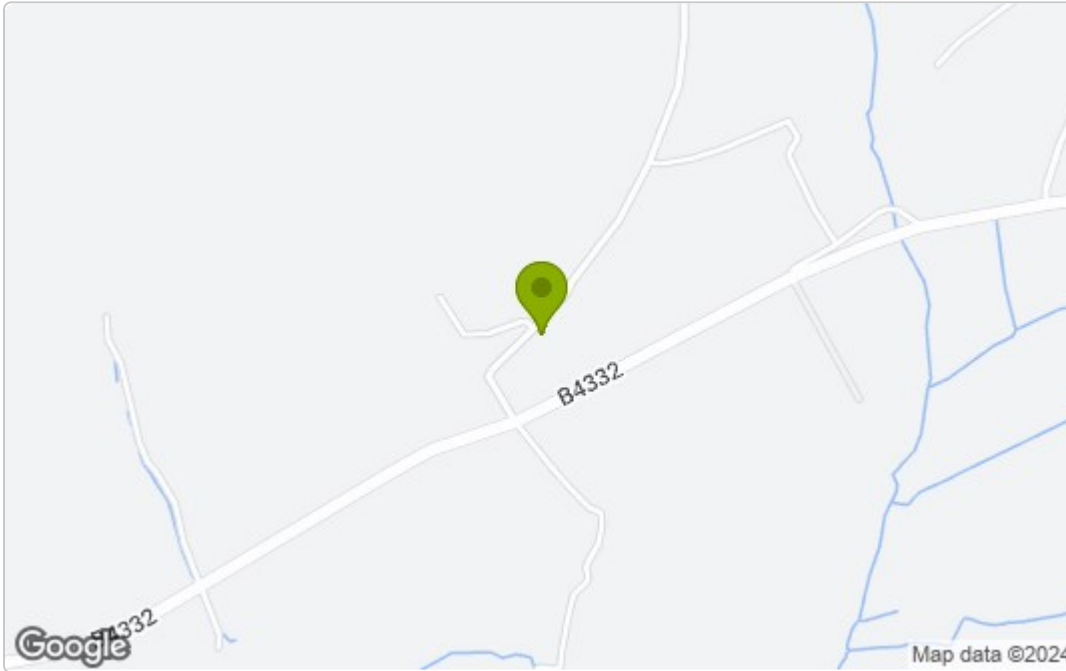




## Land Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>67</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>38</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com