



Caeglas Tufton, Clarbeston Road, SA63 4TL

**Price Guide £300,000**

A pleasant 4.15 acre residential smallholding in the heart of the Pembrokeshire countryside

Detached 2 bedroom double bay fronted bungalow

Oil central heating, double glazing and solar panels to the roof structure

Level and productive paddock to the rear

An excellent opportunity to acquire a bungalow with land, which is not to be missed

EPC TBC

### Situation

Occupying an unspoilt rural setting in the heart of the Pembrokeshire countryside, Tufton is a small hamlet which is bisected by the B4329 Haverfordwest to Cardigan road and some 9 miles or so north east of the county and market town of Haverfordwest. Considered to be the principal administrative centre for the coastal county of Pembrokeshire the town of Haverfordwest offers a comprehensive array of commercial, educational, and recreational facilities. The towns of Fishguard, Cardigan and Narberth also lie within relatively easy reach as does the superb scenery of the renowned Pembrokeshire coastline and the rugged expanse of the Preseli Mountains which form an inland area of the Pembrokeshire Coast National Park. The nearest primary school can be found in the village of Puncheston whilst the nearby village of Spittal also offers primary school education. Local services such a primary school and village shop, etc are available in the nearby village of Maenclochog and the popular Llys Y Fran Reservoir and country park lies within a few miles distant.

### Directions

See attached location plan.

What3words ///suspends.thirsty.wallet

### Description

Occupying a very appealing rural location yet conveniently located to town facilities being only 9 miles from the county town of Haverfordwest, Caeglas comprises a detached double bay fronted bungalow which was built during the 1960's. The residence offers a charming 2 bedroom property benefitting from superior headroom and open fireplaces but it is likely that some selective updating might be necessary. A concrete driveway to the fore provides off road parking and an attached garage is seen to the side, with generous lawned grounds located to the side and rear of the property being ideally suited to those looking for well proportioned outside space. Pedestrian access is available to the level paddock from the garden and there is also good roadside access. To fully appreciate the potential that this residential smallholding has to offer an early inspection is strongly advised, Caeglas is described in more detail (approx. dimensions only):

### Ground Floor Only

### Entrance Hallway



With parquet flooring, radiator, loft access, a built in shelved airing cupboard which houses the hot water cylinder and doors lead to:

### Bedroom 1 12'6" x 12' (3.81m x 3.66m)



Bay window to the fore, including a radiator and built in wardrobes with louvre doors.

**Living Room 12'5" x 11'11" (3.78m x 3.63m)**



Bay window to the fore, radiator, whilst the focal point of the room being the marble effect fireplace with open fire.

**Bedroom 2 10'6" x 11'11" (3.20m x 3.63m)**



Overlooking the rear garden with radiator and built in wardrobe.

**Bathroom 6'5" x 5'8" (1.96m x 1.73m)**



Comprising a bath with 'Triton T80' shower attachment above, W.C., wash hand basin, partly tiled walls, radiator and a window to the rear.

**Dining Room 12'7" x 10'8" (3.84m x 3.25m)**



Overlooking the lawned garden to the side, the focal point of the room being the marble effect open fireplace with built in glass display cabinet to the side, radiator and access to:

**Kitchen 11'11" x 12'7" (3.63m x 3.84m)**



Affording a range of base and wall mounted units with complimentary work surface above, incorporating a circular stainless steel sink and drainer unit, tiled splashbacks, ceramic hob and built in electric oven. An exposed brick feature wall, tiled flooring, window and door to the rear and access to a pantry with louvre doors which incorporates plumbing for an automatic appliance.

**Externally**



A concrete driveway to the fore provides off road parking and leads to the front of the property and the garage. Lawned grounds are seen to either side of the property and a generous lawned garden is located to the rear with pedestrian access to the paddock. Within the grounds are mature trees and shrubs, being bordered to the front by a dwarf concrete wall with ornamental gates providing both

vehicular and pedestrian access. The oil tank is located to the rear along with a water tap and steps lead up to a further lawned garden incorporating numerous trees. The garden offers considerable appeal to any keen gardener.

## Land



Located to the rear and side of the property lies a level and productive 4.15 acre paddock which is laid to permanent pasture being in very good heart. Benefitting from good roadside access and a water tank this single paddock is ideally suited as a pony paddock or indeed for livestock purposes.

## Garage 10'2" x 23'4" (3.10m x 7.11m)

With pedestrian access from the rear garden, housing the 'Worcester' oil fired boiler (installed in 2014), concrete floor, power and light connected and also incorporating a W.C.

## Services

Mains water and electricity together with private drainage system being a soakaway. Sixteen solar panels installed in 2012 and purchased outright.

Tenure: Freehold with vacant possession upon completion.

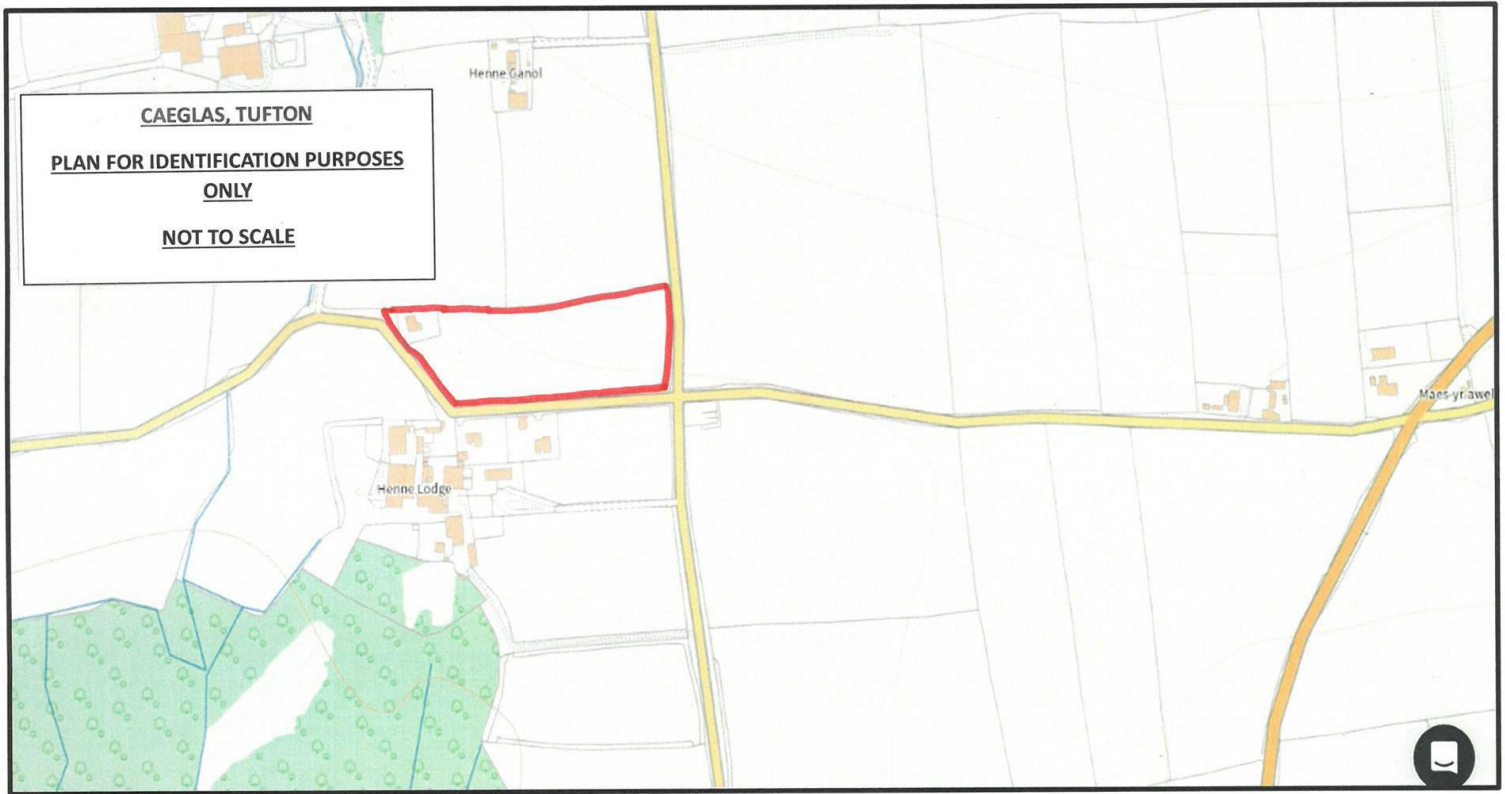
Local Authority: Pembrokeshire County Council

Property Classification: Band D Payable 2023/24 £1677.15 (online enquiry only)

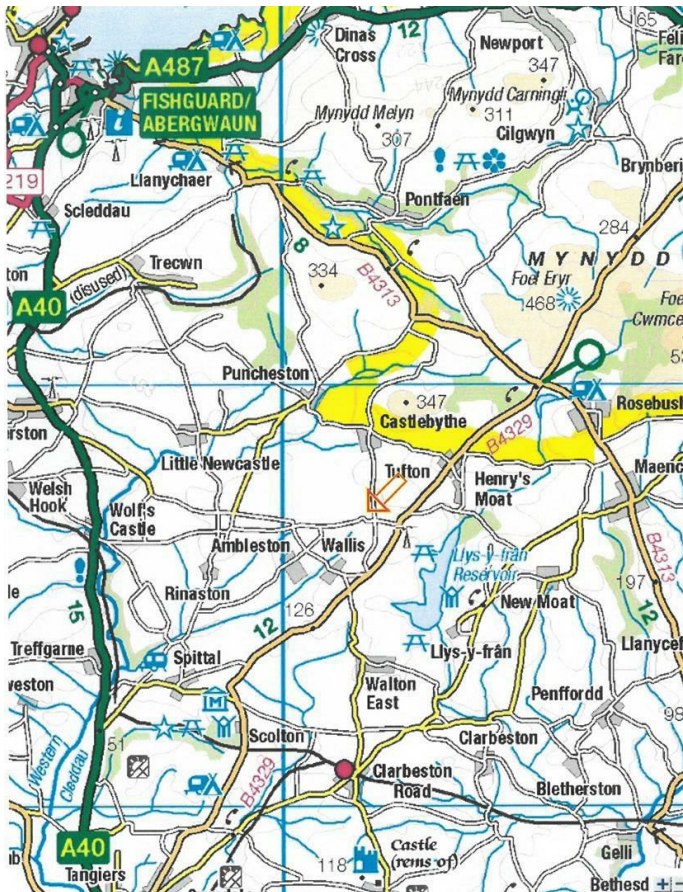
## General Remarks

An excellent opportunity to acquire a detached bungalow in a lovely rural setting with the benefit of land. To fully appreciate the potential that is on offer an early inspection is highly recommended.

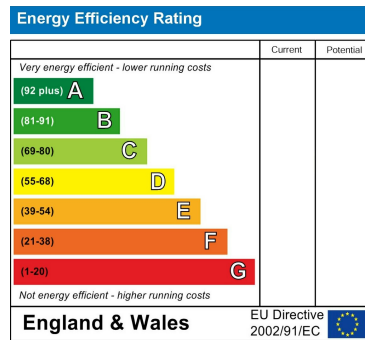
# Plan



## Area Map



## Energy Efficiency Graph



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