



Bancyffynnon , Whitland, SA34 0LX

Offers In The Region Of £695,000

One of the most beautifully situated and private smallholdings available, set within approximately 18.69 acres, down its own track and within a few miles from the near by town of Whitland. There is a most attractive stone house with 3 bedrooms and generous living space, plus a detached 1 bedroom stone annex, outbuildings with stables, yard, ample parking, colourful gardens, excellent grazing land and woodland. All this is completely private and viewing is strongly advised to appreciate the many qualities this excellent smallholding offers.



For Identification Purpose Only



Situation

The property is situated down its own private track in a wonderful rural setting, located in the west Carmarthenshire countryside, within a few miles distance from the small market town of Whitland which has a range of amenities to include a small supermarket, doctors surgery, train station, comprehensive school and a traditional high street parade of local shops and services. The stunning coastline of Pembrokeshire, with its many beaches and superb cliff top walks, is easily accessible with good road links and the main A40 road in the area links to other larger towns such as Carmarthen and Haverfordwest, both providing a wide range of national retailers, supermarkets and advanced educational facilities.

Accommodation For The Main House



Entrance Hall



Entered by a double glazed front door. Stairs rise to first floor, electric heater, doors open to:

Sitting Room



With under floor heating, gas fired stove set in fireplace, double glazed window, electric heater, opening leads on to:

Snug



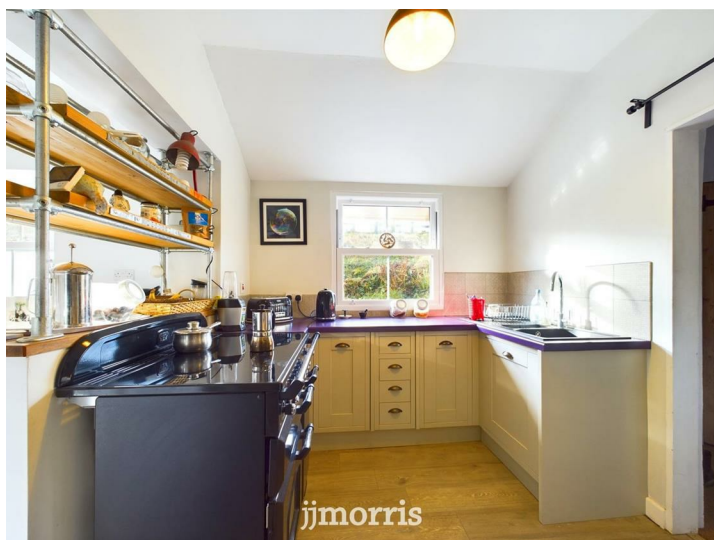
With 2 double glazed windows over looking the side garden area.

Living Room



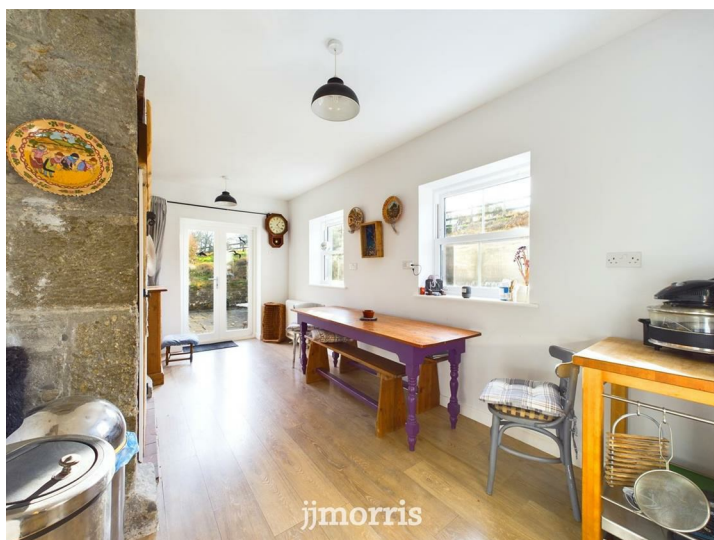
With attractive french wood burning stove set in fireplace with wooden beam mantel, two double glazed windows, door to:

Kitchen



Fitted with a range of storage cupboards with worktops over, 1 and a half bowl single drainer sink, tiled splash backs, space for range cooker, double glazed window, shelving, door opens to side porch and kitchen continues onto:

Dining Area



With external double glazed French doors, double glazed windows, electric heater, space for table and built in cupboard with exposed feature stonework.

Utility Area

External double glazed door to side, plumbing for washing machine, door to:

Cloak Room

Comprising a W.C and wash hand basin.

First Floor



Split landing with access to loft, spindle balustrade, double glazed windows, doors to:

Bedroom 1



Built in wardrobe, airing cupboard and storage cupboards, two double glazed windows, electric heater.

Bedroom 2



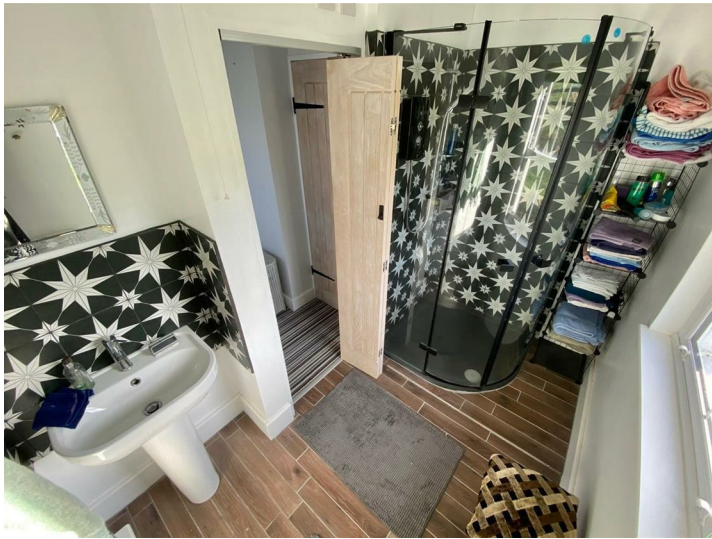
Double glazed window, 2 Velux roof window, recessed shelving.

Bedroom 3



Double glazed window to rear, electric heater.

Shower Room



Comprising a 1 meter corner shower cubical, W.C, pedestal wash hand basin, tiled splash backs, double glazed window.

The Annex



Entrance Hall

Entered by a frosted double glazed front door. Oak flooring, radiator, doors to:

Kitchen/Diner



Open plan with fitted kitchen cupboards and worktop, gas hob with extractor hood over, tiled splash backs, eye level microwave, single drainer sink, space for table, double glazed patio doors to outside decking, double glazed window, oak flooring, radiator, feature exposed stonework, open plan to:

Lounge Area



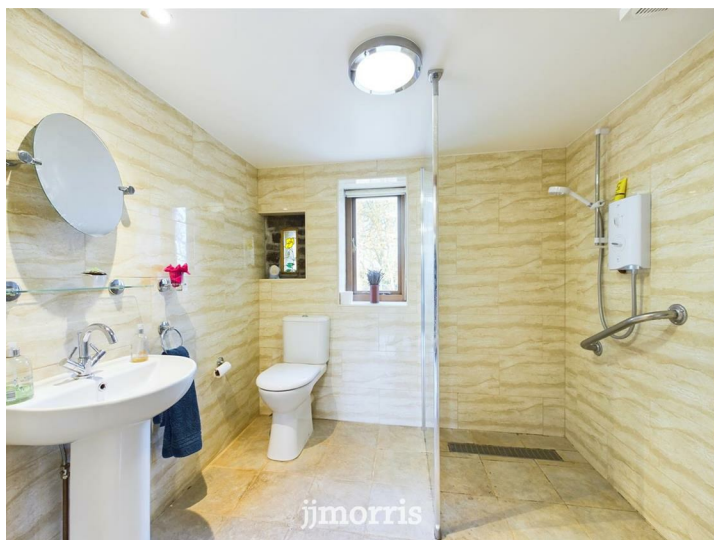
With vaulted ceiling, Velux roof window, triple and double glazed windows, oak flooring, radiator. This space could also be used as an extra sleeping area, as it can be divided by a floor to ceiling curtain for privacy.

Bedroom 1



Double glazed windows, oak flooring, 2 radiators, feature stained glass window.

Shower Room



Tiled throughout and with a walk-in showering area with glass screen, electric shower unit, pedestal wash basin, W.C, heated towel rail, frosted double glazed window, feature stained glass window.

Studio / Play Room's

This first floor space has excellent potential to be fully converted into further accommodation, subject to any necessary consents needed. The current owner has made this space very comfortable as a studio/play area. It is accessed by an external entrance door on the side of the annex. Within the entrance area a flight of stairs leads up to the first floor and comprises:

Landing/Hallway



With exposed wooden beams, Velux roof window, sink set in storage unit, doors to:

Store Room 1



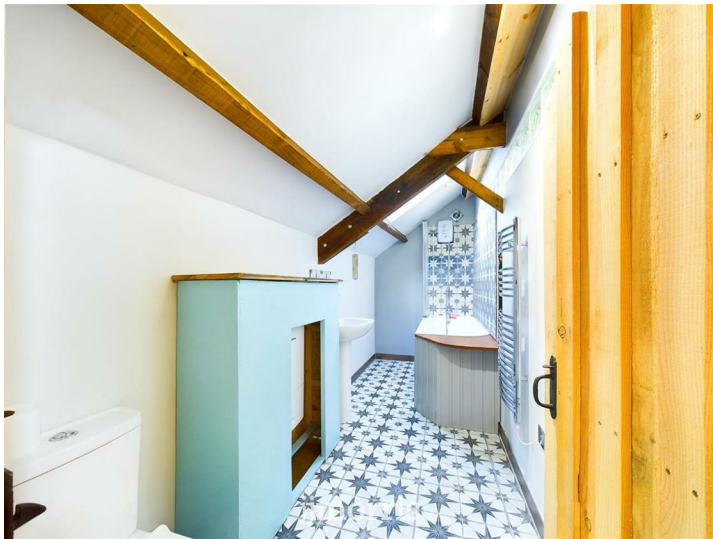
Vaulted ceiling with exposed beams and Velux windows, double glazed window.

Store Room 2



Vaulted ceiling with exposed beams and Velux window, double glazed windows, feature glass blocks in wall.

Wash Room



Comprising a bath with electric shower over, part tiled walls, pedestal wash hand basin, W.C, feature glass blocks in wall. Worcester boiler serving the central heating system for the annex and hot water.

Externally

To the side and front of the main house is a lovely mature garden with seating patio area and an array of established shrubs, plants and lawn. To the far side is an area previously used as a vegetable garden. Externally to the Annex is a large decked area with a fabulous view over woodland. Between the two buildings is a large hard standing yard and parking area, with outbuildings found on either side.

Outbuildings



There are two detached Dutch barns, one with 3 internal stables. An adjoining stone outbuilding next to the Annex. There is also a greenhouse in the vegetable garden. A detached stone outbuilding (originally believed to be a very small cottage) is found on the land itself.

Land



Please see the boundary plan for identification. There is approximately 18.69 acres with 8 fenced grazing fields/paddocks and a small amount of woodland. The land is found predominantly to the side of the access track with gated access in various locations, including the main road itself.

Services

We are advised mains and private spring water are connected, along with mains electric and private drainage (installed 2016). The private spring water or mains water connections operate on an alternating control switch, so you can chose which supply you'd prefer. There are also Solar panels on the main house roof, providing an income for up to the year 2035 (approx).

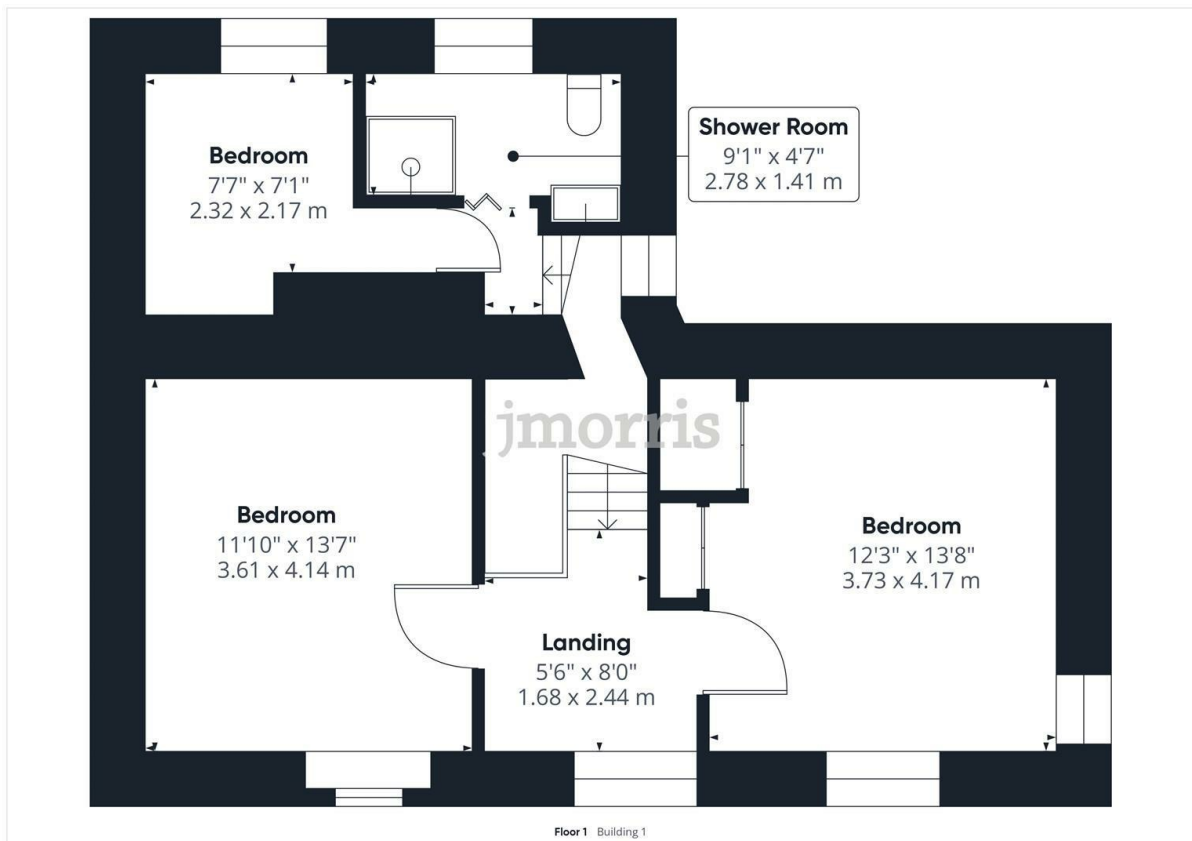
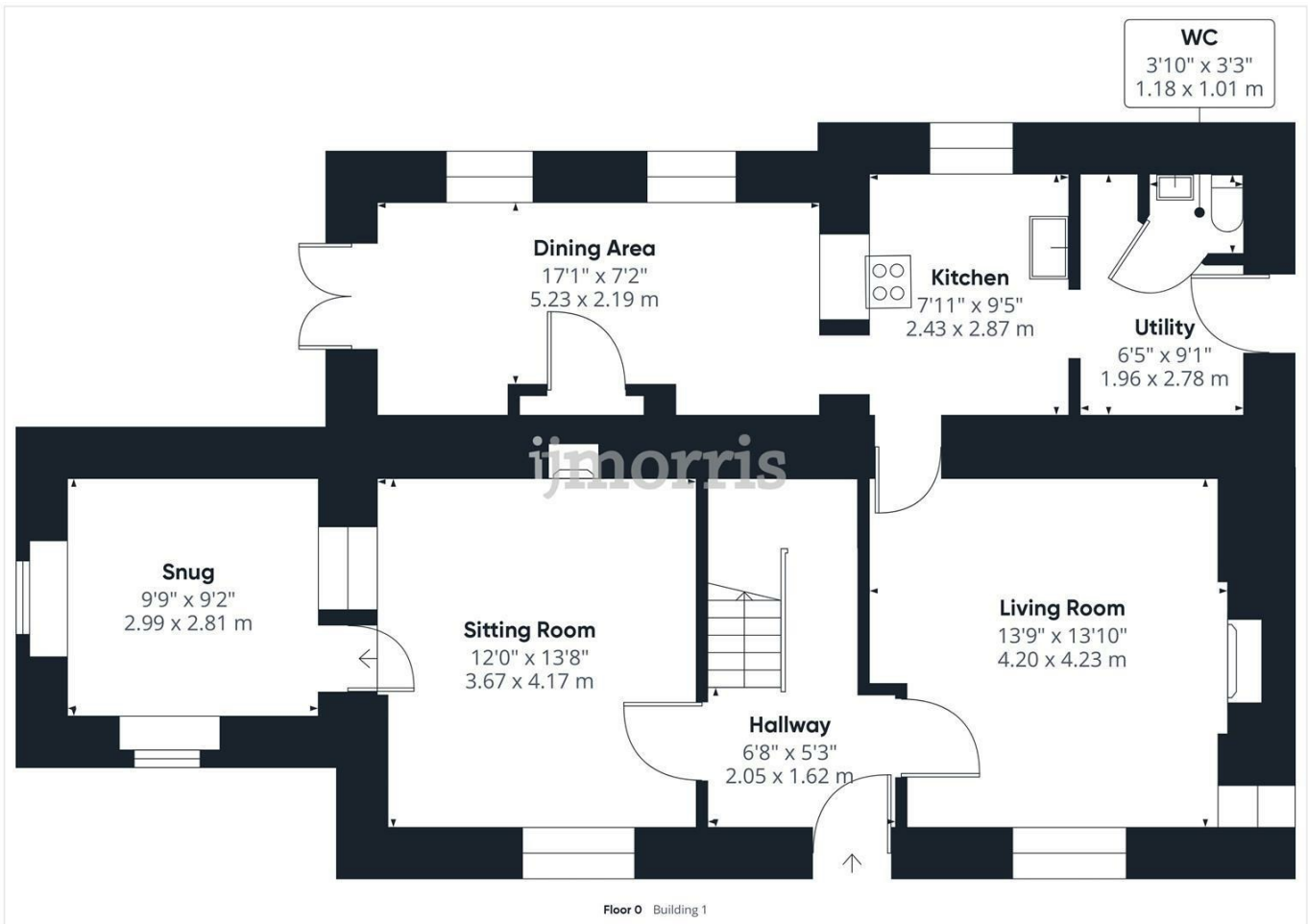
Tenure

Freehold.

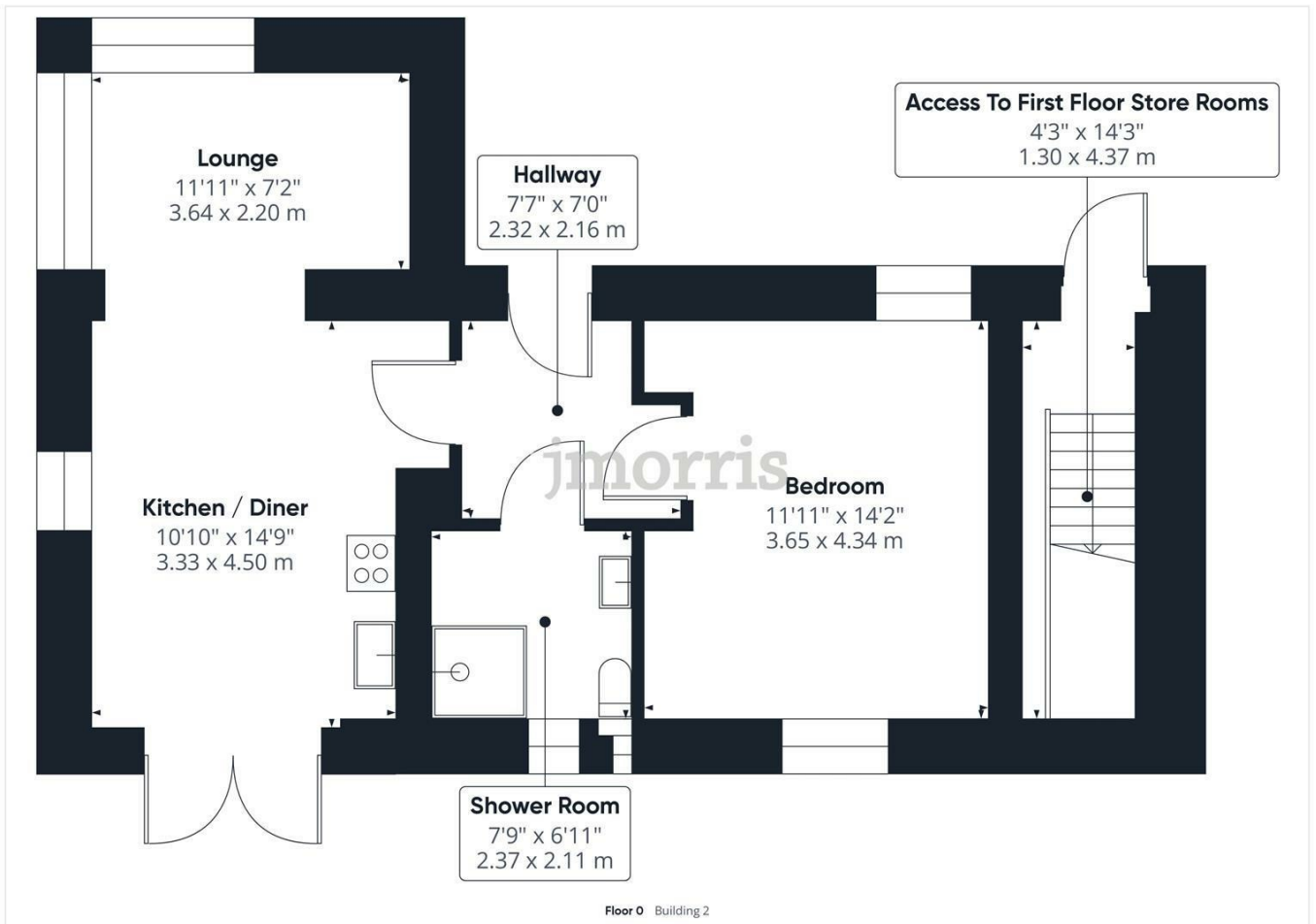
Directions

From Narberth take the A40 road signposted St Clears and travel for a few miles until reaching the turn off for Whitland. Proceed through Whitland high street passing the trainline and continue on the B4328 road for roughly a mile, then take the left hand turning signposted for Ciffig church. Continue along this country road, passing the stone church on the right hand side. After several hundred meters you will then come to a chapel and 2 cottages. The entrance track to the property is directly opposite the chapel.

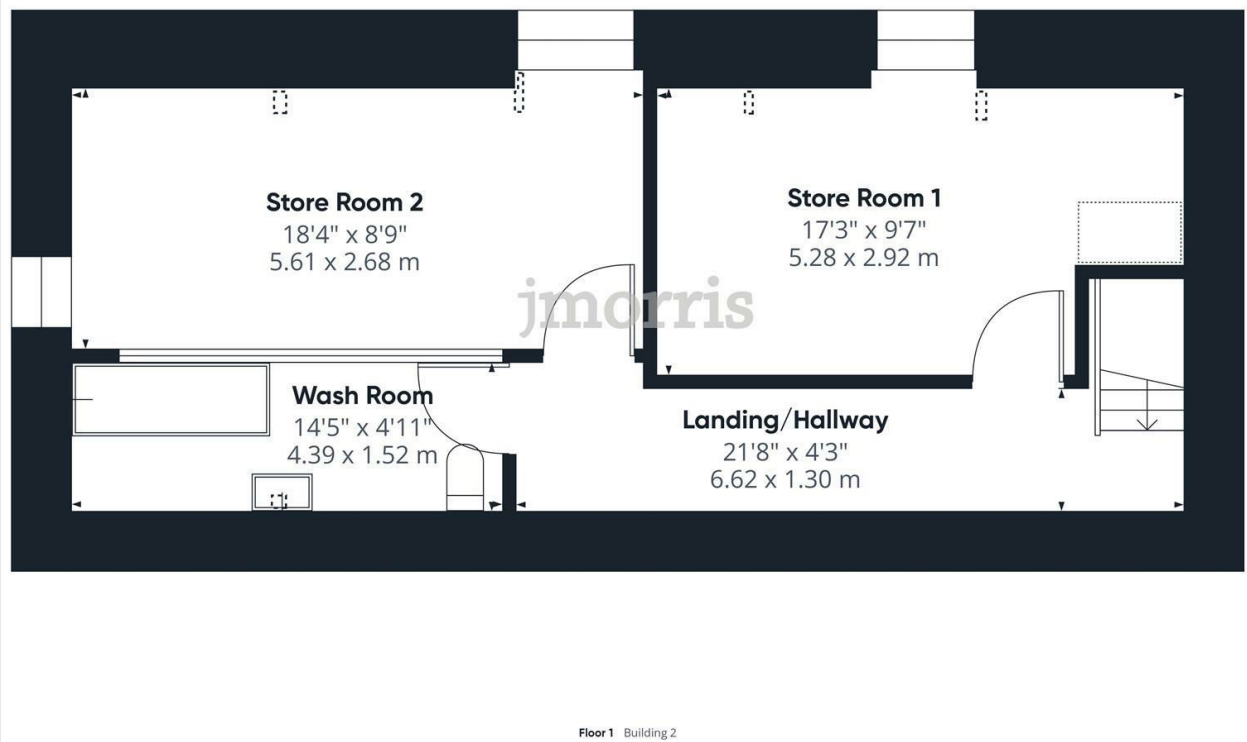
House Floor Plan



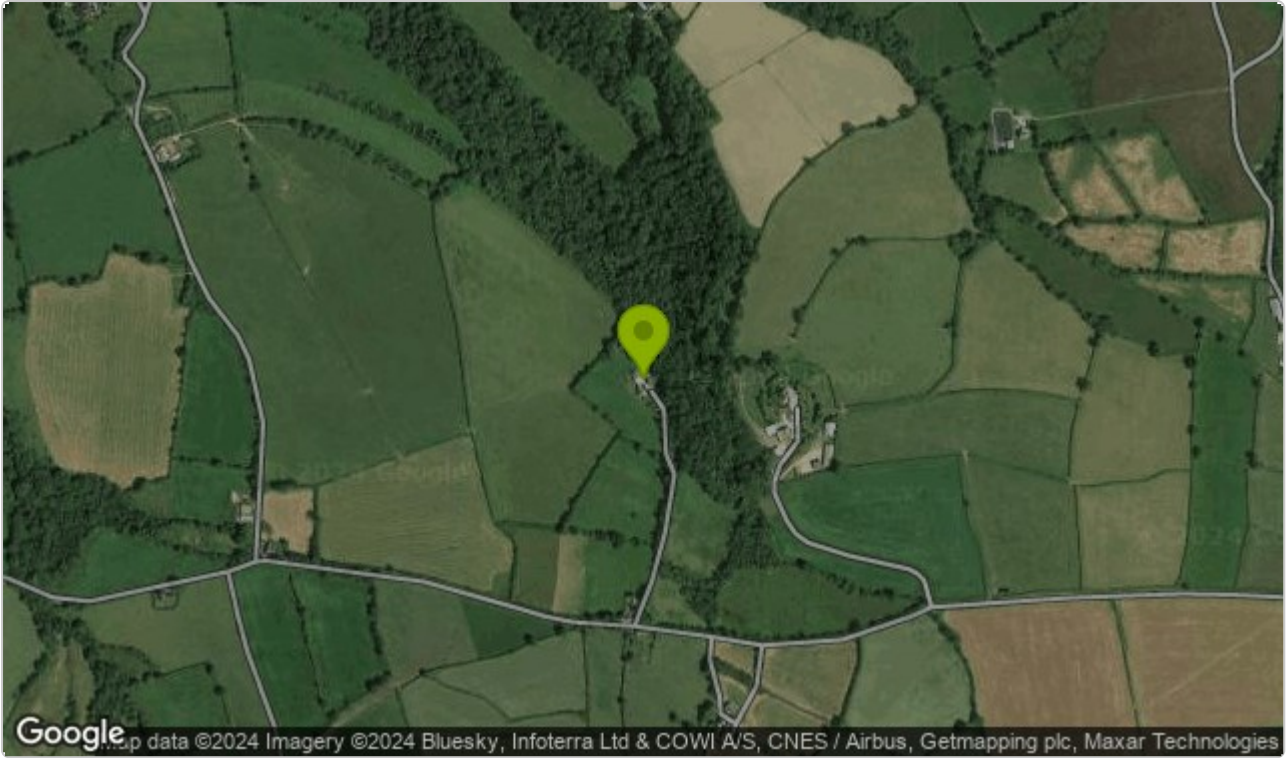
The Annex Floor Plan



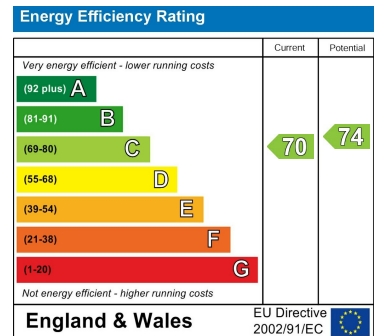
First Floor Store Rooms Floor Plan



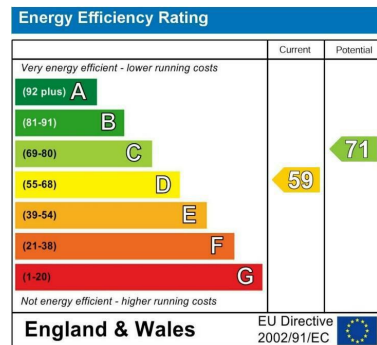
Area Map



Energy Efficiency Graph House



Energy Efficiency Graph The Annex



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