



## Rhiwe Farm, Llanycfn, SA66 7JE

**Offers In The Region Of £649,950**

A secluded 7.5 acre smallholding with no near neighbours, set down a long track, within a glorious tranquil location. The house is of an excellent size, boasting an abundance of character and charming features, particularly within the 2 reception rooms and the large open plan kitchen/diner, with fireplaces, beams, stone walls etc. This smallholding has a fantastic array of traditional stone outbuildings of varying sizes, (the old cow shed is over 90ft long), and offer tremendous conversion potential for holiday cottages (stp) or could be used as workshops/studios etc. Within the grounds are numerous garden areas with a wildlife pond, veggie patch and greenhouse, a woodland path and large yard and parking areas. The bulk of the land is kept as a wildlife meadow and also has some ancient woodland, being altogether perfect for anyone who loves nature.





### Situation

The property is situated down a long shared track, being the only house with no neighbours, found just off the B4313 Narberth to Maenclochog road on the periphery of the small settlement of Llanycefn which lies in the heart of the coastal county of Pembrokeshire. The property is within easy reach of all the major towns of the area and within some 3 miles or so of the village of Maenclochog which has the benefit of a reasonable array of local services that include local shops and a primary school. There are several other villages within easy travelling distance as is the A40 which is the major trunk road leading from the M4 into south Pembrokeshire with the small town of Narberth which has the benefit of a good range of services and facilities being within easy reach. The village of Maenclochog nestles in the foothills of the Preseli Mountains which form an upland part of the Pembrokeshire Coast National Park.

### Accommodation

#### Entrance Hall



Entered via a glazed front door with quarry tiled flooring, stairs rise to first floor, under stairs storage cupboard, radiator, doors to:

### Sitting Room / Bedroom



Decorative open fireplace, sash window to front, part exposed stone wall.

### Main Sitting Room



Fireplace housing a wood burning stove, exposed stone chimney breast, quarry tiled flooring, sash window to front, radiator, door to:

## Kitchen / Diner



## Utility



Tiled floor, plumbing for washing machine, W.C, wash hand basin, part tiled walls, part exposed stone walls, window, ceiling beams, fitted storage cupboard.

## First Floor Main Landing



Slate floor, ceiling beams, part exposed stone walls, Rayburn set in inglenook fireplace, range of fitted kitchen cupboards with worktops, double porcelain sink, gas hob, extractor hood, plumbing for dish washer, spiral stairs rising to first floor inner landing, external door and range of windows to different aspects. Door opens to:



Spindle balustrade, sash window, area which could be used for a study or extra bedroom. Doors open to:

### Bedroom 1



Sash window, radiator.

### Bedroom 2



Sash window, radiator, door to:

### Bedroom 3



Sash window, radiator, access to eaves storage space, door to:

### Inner Landing

Metal balustrade, part exposed stone wall, window, door to:

### Bathroom

Comprising a bath with shower over, pedestal wash hand basin, W.C, radiator, sash window, built in cupboard, part tiled walls.

### Externally

The property is approached by a long track, (from the road to 1st cattle grid is shared, thereafter the track is completely private down to the house and owned by Rhiwe Farm). There is a good size yard providing ample turning and parking spaces, with further parking up to the side of the stone garage. Off the yard are the following buildings:

### The Old Cow Shed

This is the largest of the buildings being over 90ft long with stone walls and has incredible potential for conversion subject to planning. Alternatively a building of this size would make an excellent workshop etc. Please refer to the floor plan for size and layout.

### The Old Cottage

Another excellent outbuilding of stone construction, retaining an original fireplace from days gone by, being used now as a music studio but with excellent potential again for conversion subject to planning.

### Stone Garage & Tool Shed

Situated next to the house, a two storey stone building with excellent potential again for conversion subject to planning.

### The Gardens & Land

There are various garden areas with established shrubs and flower borders, including a wildlife pond with spring fed waterfall and a south facing vegetable garden with greenhouse, fruit tress, and is all nicely sheltered. A lovely woodland path leads down to an area of ancient woodland and a large wildlife meadow with variety of trees (planted in 2004), enjoying a pretty riverside boundary. This entire area is very peaceful, secluded and tranquil, with lots of birdlife and has in part been designated as a site of special scientific interest.

### Services

We understand that the property benefits from oil fired central heating via an external boiler and the oil fired Rayburn provides hot water. Private water system fed from bore hole or private well (with filtration system). Private drainage.

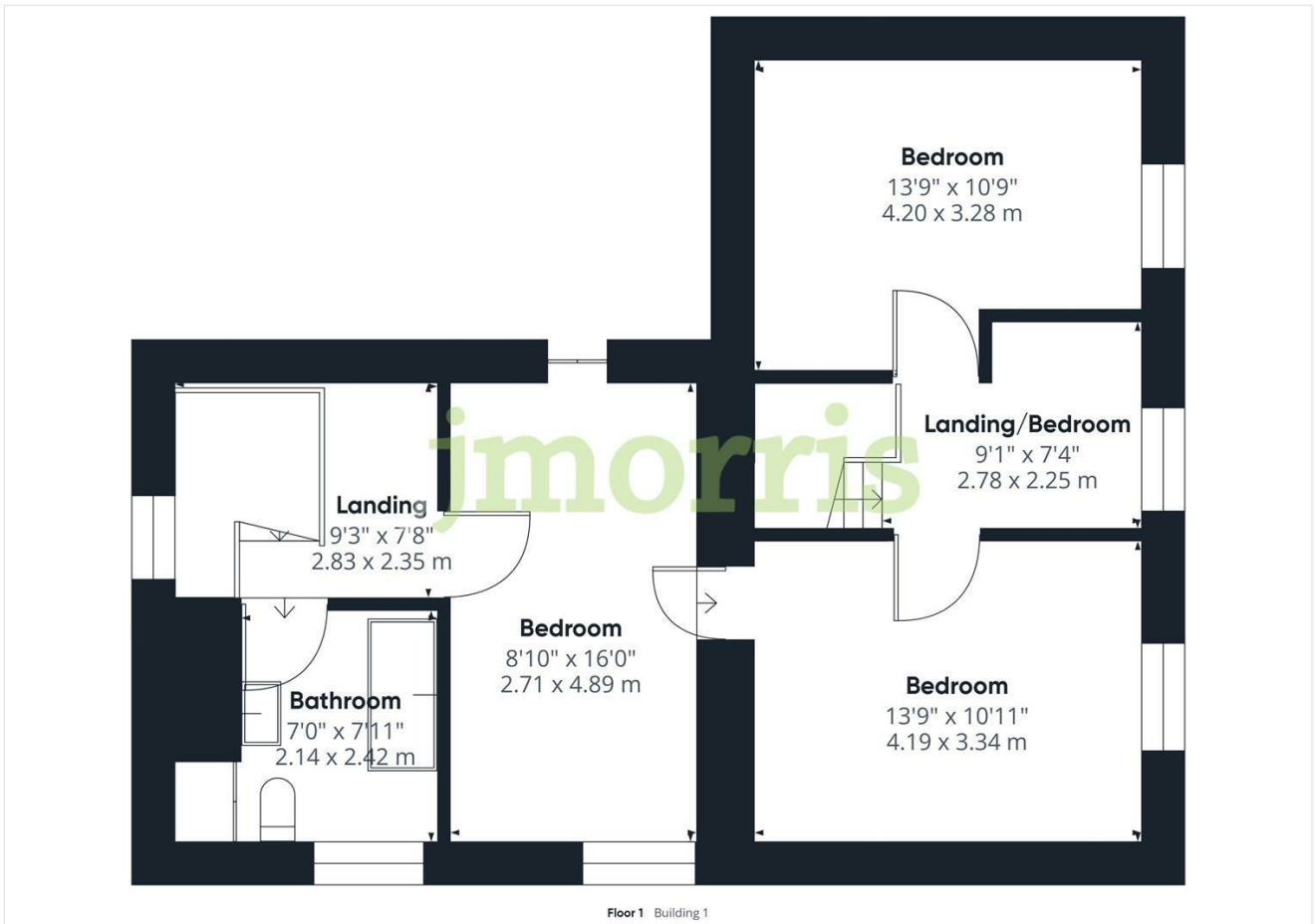
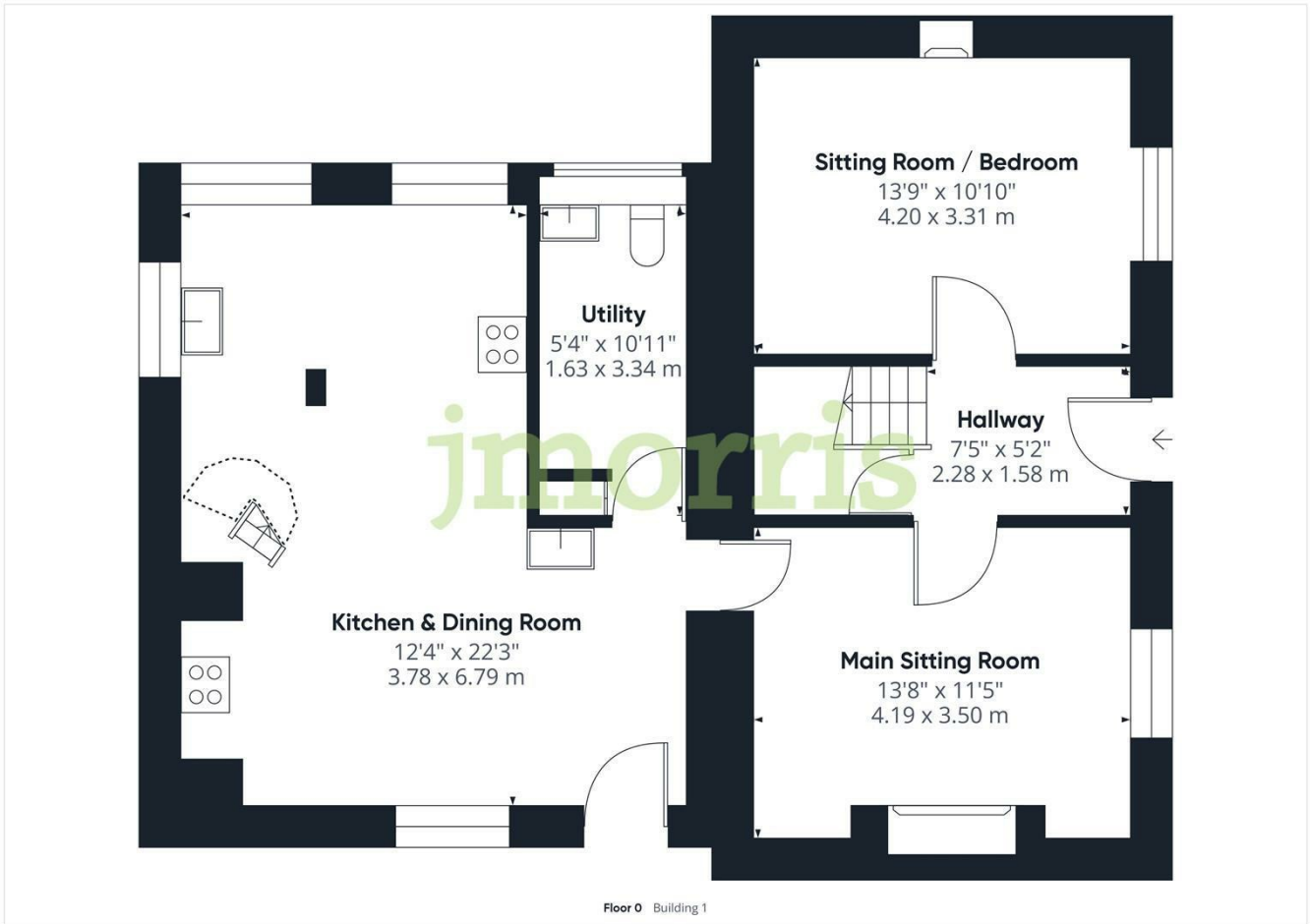
### Tenure

Freehold

### Directions

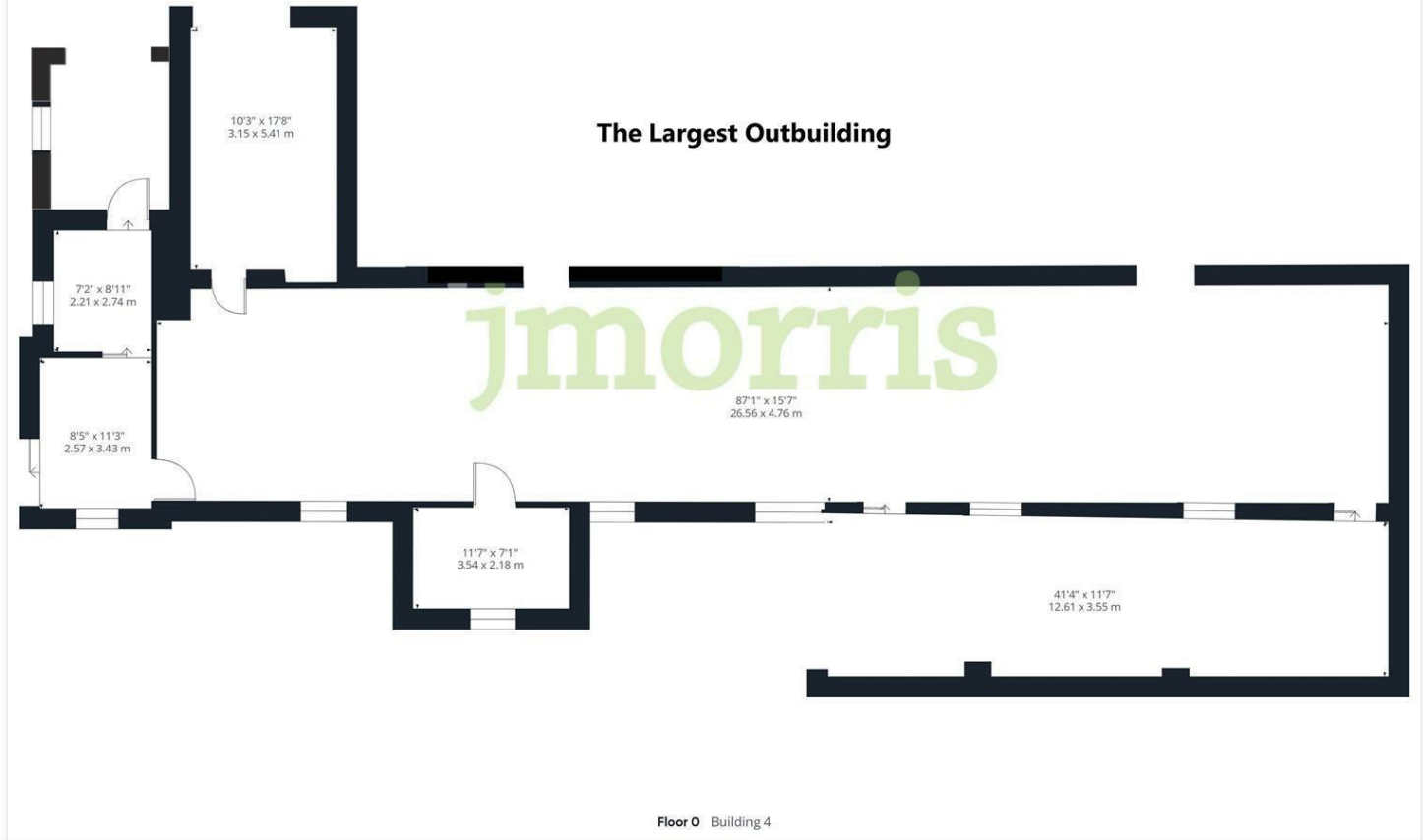
From Narberth take the Redstone road up to the A40 and travel straight over onto the B4313 and continue on this road for approximately 6 miles heading towards Maenclochog. You will see a large lay by on the right hand side and our JJMorris for sale sign identifying the access track to the property being located here. If you go past this you will come to a cross roads with a red post box and the Llanycefn signposted on the right. What3words ///cards.carriage.chair.

# Floor Plan






## Floor Plan



## Area Map & Plan



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>40</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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