



The Smallholding Centre

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3 Bed Smallholding

£350,000



Fairlight, Unmarked Road Bwlchygroes, Nr Llanfyrnach, SA35 0DP

Introducing a fairly modern 3 bedroom detached bungalow located in the rural village of Bwlchygroes with just over 4 acres of land together with an excellent range of 5 stables, a workshop and superb views over the nearby countryside. This bungalow briefly comprises: entrance porch, open plan kitchen / lounge, hallway, shower room and 3 bedrooms. Externally, there is a driveway which leads to the property, ample parking space for several vehicles, a stable block and workshop. The 4 acres of land is split into 2 paddocks and is flat / gently sloping pastureland which could also have future potential for development. Overall, a classic smallholding / equestrian property! NO FORWARD CHAIN

Key Features

3 Bed Detached Bungalow

4 Acres Of Pastureland

Ideal For Equestrian Use

Block Of 5 Stables

Workshop

Rural Village Location

Countryside Views

Energy Rating: D

Ground Floor

Accommodation - Entrance via door into:

Porch - 5' 9" x 6' 0" (1.76m x 1.85m) With double-glazed windows to front and side, polycarbonate roof, tiled floor, door into:

Kitchen / Lounge - 18' 3" x 14' 2" (5.58m x 4.34m) With a range of fitted wall and base units, sink / drainer unit, oven, gas hob with extractor fan over, integrated dishwasher and washing machine, space for fridge / freezer, double-glazed windows to front and rear, UPVC double-glazed door to rear, 2 radiators, gas boiler serving hot water and radiators, wood effect laminate flooring.

Hallway - With access to loft space, radiator, wood effect laminate flooring, doors off to all bedrooms and shower room.

Bedroom 1 - 8' 11" x 8' 3" (2.74m x 2.54m) With UPVC double-glazed window to front, radiator, wood effect laminate flooring.

Bedroom 2 - 10' 1" x 9' 0" (3.08m x 2.75m) With UPVC double-glazed windows to front and side, radiator, wood effect laminate flooring.

Bedroom 3 - 8' 11" x 10' 1" (2.74m x 3.08m) into alcove

With UPVC double-glazed windows to side and rear, radiator, wood effect laminate flooring.

Shower Room - 7' 2" x 5' 5" (2.2m x 1.67m) With low level WC, pedestal wash hand basin, shower cubicle with mixer shower over, UPVC double-glazed frosted window to rear, heated chrome towel rail, part tiled walls, tiled floor.

Exterior

Externally - The property is approached via a private gated driveway which leads from the roadway to the bungalow. As you approach, there is plenty of parking for several vehicles beside the property and a fenced garden area which surrounds the bungalow and provides plenty of space to extend (stc). To the side of the property is a stable block (measuring approx. 3.87m x 16.37m) of 5 well-kept stables which open up to a fenced handstanding area to the front. There is also a workshop (measuring approx. 5.28m x 3.87m) adjoining the stables.

The Land - The land is 'L' shaped and amounts to just over 4 acres which is split into 2 main enclosures and is generally flat / gently sloping pastureland. There is also a separate gated entrance off the roadway. **DEVELOPMENT POTENTIAL**

Although there is no planning for residential development on the site as yet, as some of the land falls within the village boundary of Bwlchygroes there could be future potential to develop some of the land (subject to any consents required) adjacent to the Council roadway leading up to the crossroads (see Land Plan attached).

Japanese Knotweed - Please note: On our visit to Fairlight, we noted the presence of Japanese Knotweed on the land. Our clients have advised us that this is being treated.

General Information - Viewings: Strictly by appointment with the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.



Kitchen



Lounge



Porch



Shower Room

Tenure: Freehold

Services: Mains electricity, mains water, private drainage (septic tank), LPG central heating.

Council Tax: Band D, Pembrokeshire County Council

Directions - From Newcastle Emlyn, take the A484 towards Cardigan. When you reach Cenarth, turn left onto the B4332 towards Boncath. When you reach Abercych, go over the bridge and turn left in front of the Nags Head Public House. Continue along the river, passing Lancych Mansion on your left and at the next set of crossroads, turn right up the hill. Continue along this road for approx. 2 miles until you reach Bwlchygroes, once you pass the village sign take the small lane just before / beside the blue bungalow on your left hand side signposted "Fairlight".

What3words: ///escalated.shields.alcove



Bedroom 1



Bedroom 2



Bedroom 3



Bedroom 3 - Another View



Stable Block



Stable Block And Hardstanding



View Of Property From Stables



The Land



The Land



The Land



The Land



The Land



Road Access Into Fields



The Land

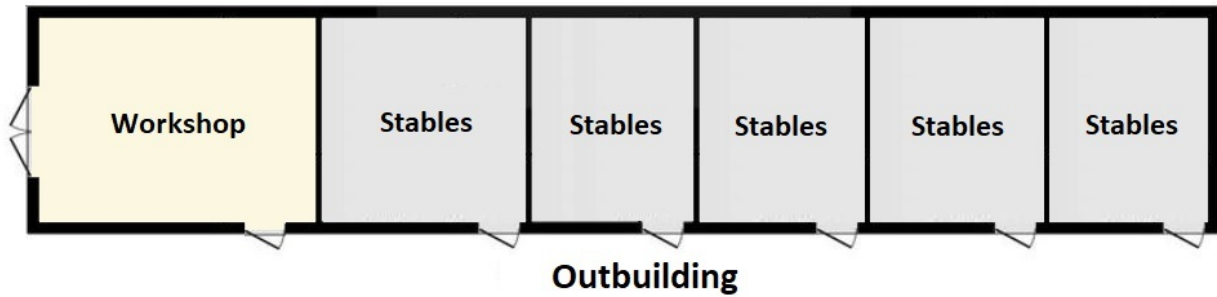


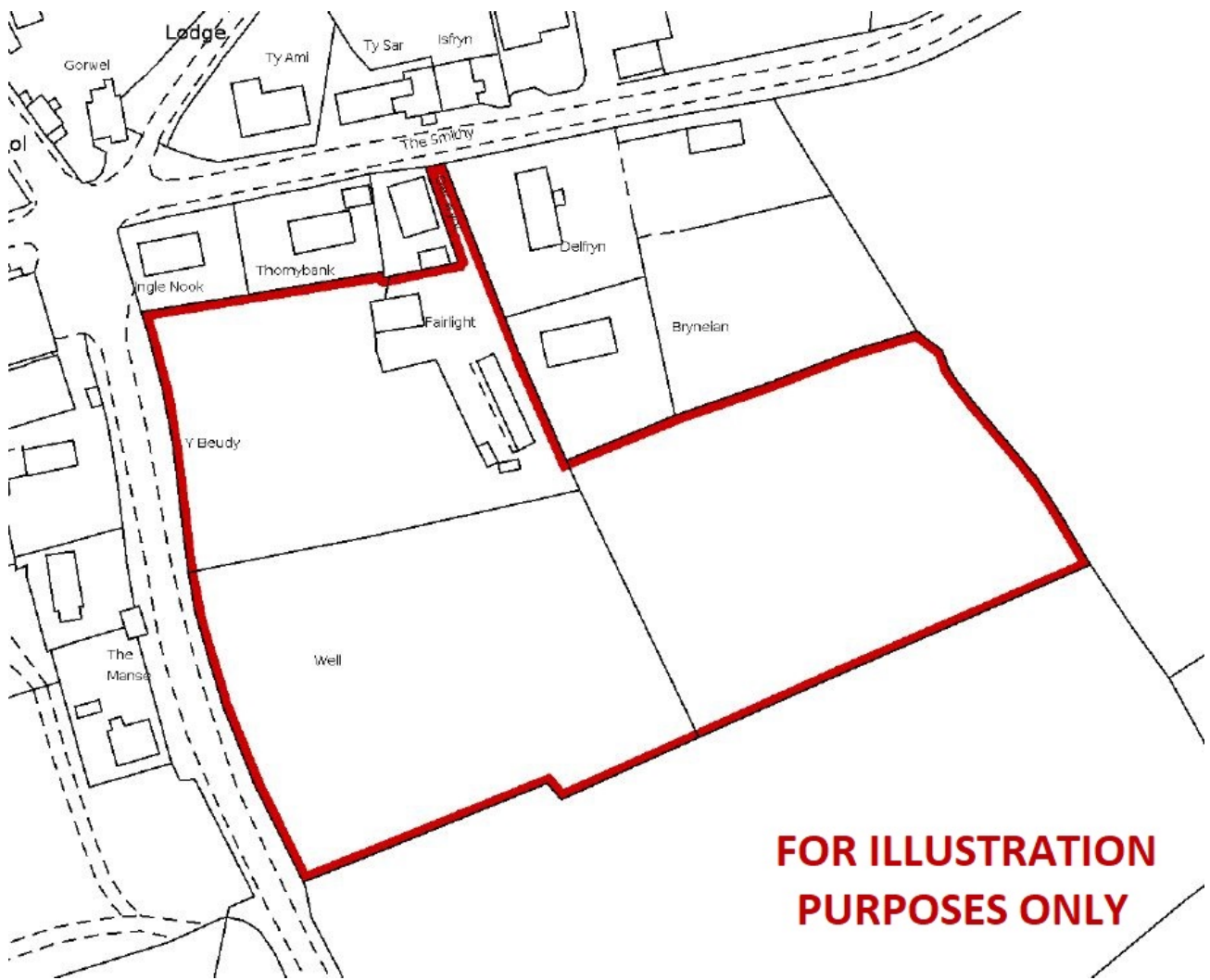
The Land



One Of 5 Stables

Floorplans





**FOR ILLUSTRATION
PURPOSES ONLY**

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		