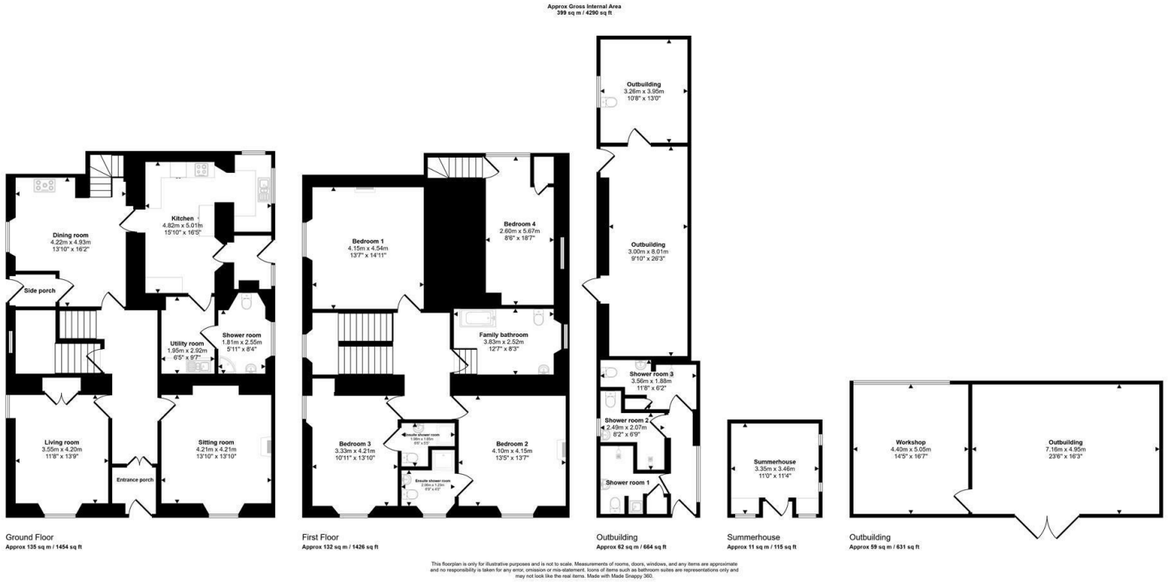


WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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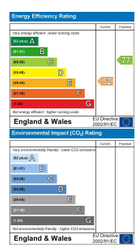






Ty Cidigell Blaenffos, Boncath, Pembrokeshire, SA37 0HZ

- Character Smallholding
- Approx. 5 acres of Land
- Four Bathrooms
- Rural Location
- Oil Central Heating
- Variety of Outbuildings
- Four Double Bedrooms
- Full of Character & Charm
- Ample Parking
- EPC Rating: E



Offers In The Region Of £550,000

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The Agent that goes the Extra Mile

We Say...

Situated in a rural setting within the village of Blaenffos, and tucked away from the main road, this detached character smallholding offers a wonderful opportunity to enjoy country living with space, and versatility. Boasting four bedrooms, four bathrooms and approximately five acres of land, the property would make an ideal family home, with exciting potential for those seeking a more rural lifestyle.

Rich in character and charm, the property is believed to have been built in 1812 and retains a wealth of original features, including traditional wooden doors, high ceilings, decorative coving and feature fireplaces. The accommodation offers a selection of reception rooms, providing plenty of space for family life, entertaining and relaxation. The surrounding land presents a fantastic opportunity for those wishing to keep livestock, cultivate their own fruit and vegetables, or simply enjoy the freedom and space that comes with country living.

Upon entering the property, you are welcomed into an entrance hallway, with doors leading to two reception rooms. To the left, the living room features an attractive exposed stone wall and original fireplace, creating a charming focal point. The second reception room, currently used as a sitting room, benefits from a log burning stove, and a lovely bay window to the front, allowing natural light to fill the space.

The dining room is complete with a fireplace incorporating a wooden beam and a Rayburn, adding to the home's traditional country character. A useful adjoining porch provides access to the side of the property. The kitchen is fitted with a range of base units and benefits from an integrated dishwasher, oven and drinks cooler. There is also space for an additional table. Further enhancing the ground-floor accommodation is a useful utility area and a shower room. From the kitchen, a second porch provides access to the opposite side of the property, offering an ideal boot room for— perfect for muddy boots, and coats.

Within the hallway a door leads into the understairs storage which is currently used as a pantry and accessed via a few steps. The first floor is accessed via a half-turn staircase in the hallway, leading to a landing featuring an arched window overlooking the side of the property. The owners have also created a reading nook on the landing, providing a space to relax. The landing gives access to three double bedrooms, two of which benefits from a feature fireplace, while two benefit from en-suite shower rooms. Completing the first floor is the family bathroom, fitted with a vanity unit incorporating a wash basin, a WC and a bath with a shower over.

A further staircase from the dining room, leads to the fourth bedroom which was the former servants accommodation. Within this room there is a cupboard housing the heat store water heater.

The property is approached via a track leading to a gated entrance, beyond which there is ample parking. There is also a workshop/barn, offering a range of potential uses. To the rear of the property is a further outbuilding, which is a former cottage, it offers potential for conversion back into a dwelling, subject to obtaining the necessary planning permissions. There is also a shower block comprising three separate shower rooms, installed by the current owners as part of their plans to establish a campsite within the grounds. Also behind the property, there is a summer house and two polytunnels, providing additional versatility for a variety of uses.

The property enjoys approximately five acres of land, offering an excellent opportunity for those looking to keep animals or enjoy a more rural lifestyle. The current owners keep alpacas and chickens. With its grounds, range of outbuildings and exciting potential for further development, subject to the necessary consents, this unique property offers a fantastic opportunity for those seeking a home with space, versatility and scope to create something truly special.

Location

Blaenffos is a semi-rural village which straddles the A478 former drovers' road which runs from Cardigan in Ceredigion south through Crymych and on to Tenby. The village benefits from a village shop. Nearby Boncath (meaning 'Buzzard' in Welsh) is a rural village sitting approximately 6.1 miles south of Cardigan, 3.4 miles north of Crymych, and 8.2 miles west of Newcastle Emlyn. It was once an intermediate stop on the rail link between Whitland and Cardigan which closed in 1963. The village itself benefits from a village shop and Rhos Y Gilwen country house with its fabulous concert hall is a short drive away. The nearby towns of Cardigan, Crymych and Newcastle Emlyn offer further amenities including schools, supermarkets, public houses, restaurants, and so much more. The coast is a short drive away with the closest beach of Poppit Sands in St Dogmaels being only 8.3 miles away.





DIRECTIONS

Head out of Cardigan along the A478 heading for Tenby. After leaving Blaenffos heading to Crymych, you'll go past a left turning for a kennels, and then there will be a right turn immediately after denote by our For Sale Sign. Follow this road to the end and take the left turn denoted by our pointer - the property will then be found on your left hand side. What three words - ///snug.harsh.iterative

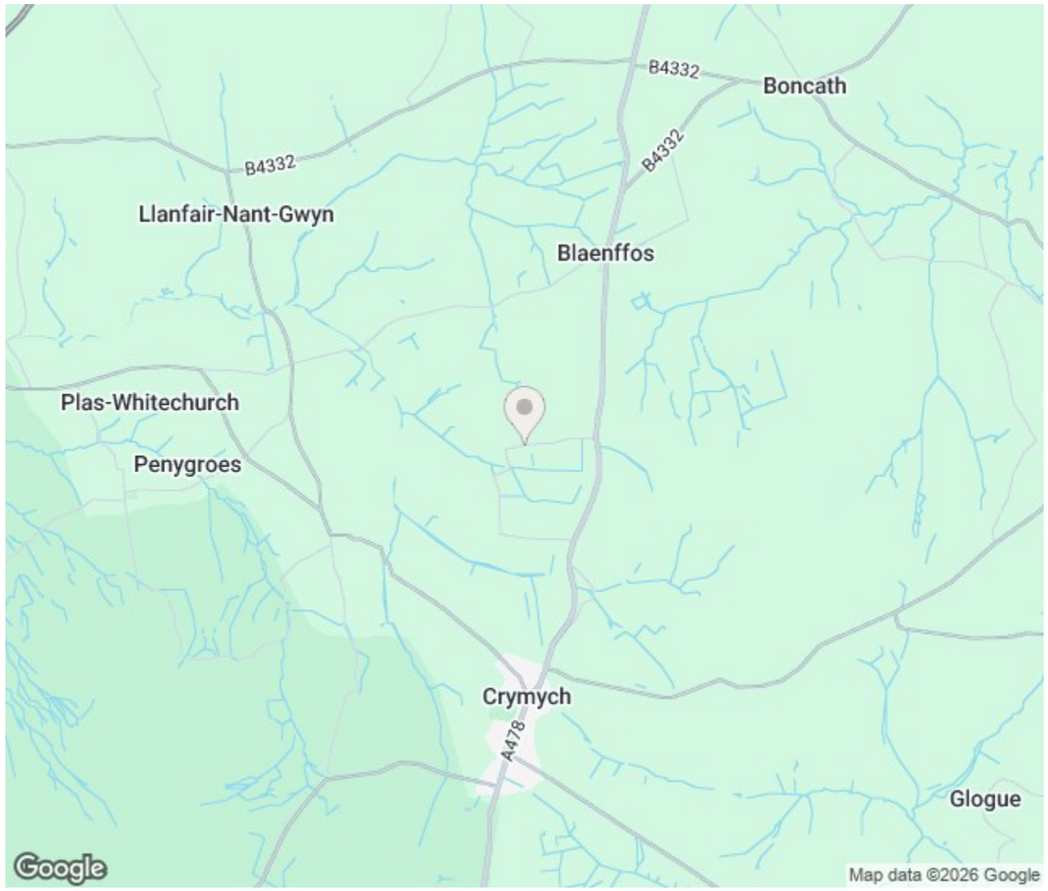
GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'F' Pembrokeshire County Council
WATER & DRAINAGE: We are advised that this property is served by private water supply, and private drainage

ref:LW/AMS/10/26/OK

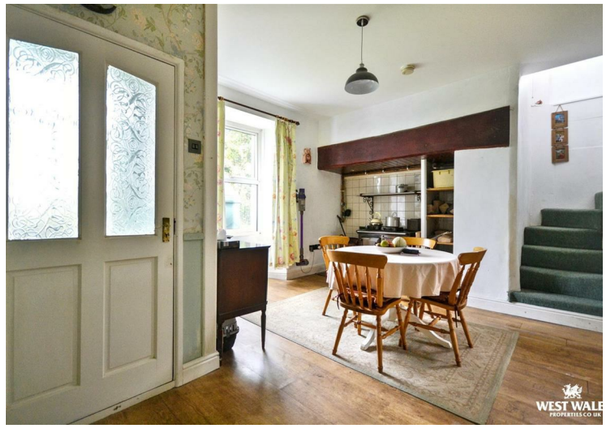
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LOCATION AERIAL VIEW












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