



Grey Orchard Ciffig Whitland SA34 0NH

£695,000

House
Freehold



A beautiful, detached stone cottage with a mix of modern and traditional features set in approximately 3.5 acres. Located at the end of a secluded lane, the house is surrounded by superb gardens with open countryside views over the valley to the Preseli Mountains.

The house benefits from a modern extension, and a terraced garden to the rear from the kitchen. With a large pond and stream, spacious outbuilding, large meadow and orchard, the impressive plot has a lot to offer.

The house has 4 bedrooms, 3 living rooms, and a range of character features including exposed stonework, fireplaces with log burners, timber beams, with an apex picture window making the most of the view.



LOCK HOUSE C.1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S.



- **Large Plot**
- **Pond, Meadow, Stream, Garden & Orchard**
- **Modern Extension**
- **Secluded Position**
- **Approx. 3.5 Acres**
- **Countryside Views**
- **Feature Fireplaces**
- **Solar Hot Water**

The House

Previously a farmhouse built approximately 200 years ago, the house has been developed and extended over the following years.

The ground floor has 3 reception rooms, a large kitchen/diner, utility, and shower room, while upstairs offers 4 double bedrooms and a family bathroom.

Living Room 1

A bright living space extended off the main house. With vaulted ceiling and exposed timbers, the room has a tall apex window to the West side, offering views over the countryside.

Snug

A 2nd living room to the other side of the house, with log burner in fireplace, painted stone walls, timber beams on the ceiling above, and a window to the front.

Office

A versatile room in the middle of the ground floor, opening through to the living room. The room has a window to the front and a log burner in feature stone fireplace.

Kitchen/Diner

A spacious and light room, with slate tiled floor and handmade wooden units. There is a gas range cooker, Belfast sink, and space for fridge/freezer, with ample worktop space.

There is room for dining furniture, and double French doors open out to the rear terraced garden.

Utility Room

The kitchen opens into a back porch, with doors to the utility and shower room. Utility has a worktop with inset sink, and washing machine and tumble dryer underneath, plus the boiler and solar-fed hot water tank are in this room.

Shower Room

A tiled ground floor shower room with shower cubicle, WC, sink in vanity, plus radiator and towel heater. The room has a window borrowing light from the utility room.

Bedroom 1

A double bedroom with feature stone fireplace, characterful stone walls to front and rear, timber beams, and a window to the front.

Bedroom 2

Double bedroom with window to the front and stone chimney, stone walls to the front and rear, and timber beams above.

Bedroom 3

Spacious double bedroom to the rear, with a window overlooking the garden.

Bedroom 4

A large double bedroom to the rear, with a window overlooking the rear garden.

Bathroom

Part tiled bathroom with bath, separate corner shower cubicle, sink, WC, radiator and towel heater, with window to the rear overlooking the garden.

Outbuilding

A large, detached stone building, with side door and front double doors for vehicular access, with electric, high ceilings, and natural light.

The Plot

The approx. 3.5 acre plot is versatile, while remaining private and enjoying countryside views. The house is surrounded by a range of distinct areas including a pond, an orchard / allotment, terraced garden, meadow and driveway. There is a lot to enjoy, and with a range of lawn and mature plants and woods, the property is enclosed by mature hedgerows.

Please Note

We are advised that mains electric and water is connected, with oil central heating and private drainage (septic tank).

The Carmarthenshire County Council Tax is Band F.

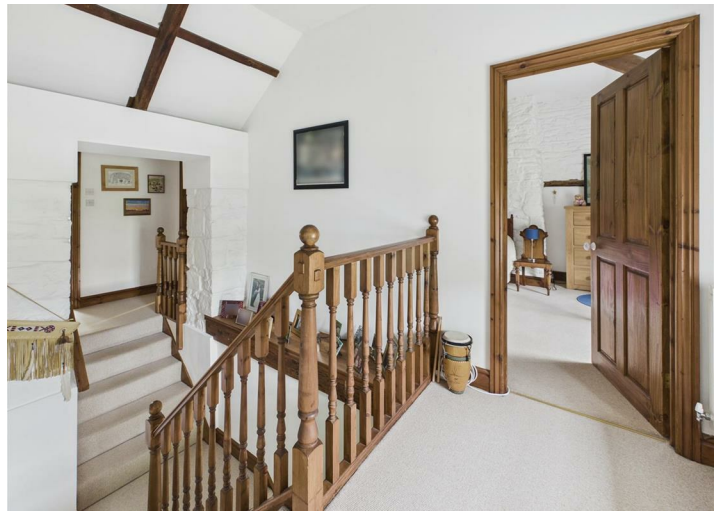
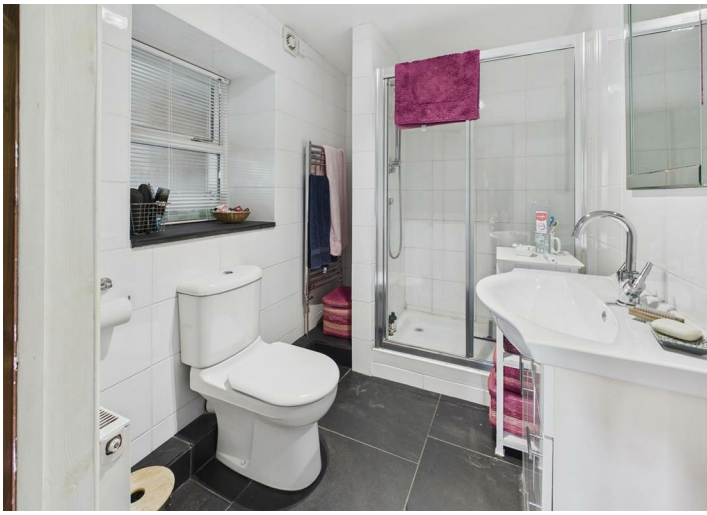


When heading towards Whitland on the B4328 from Tavernspite, there's a lane on the left-hand side shortly after Taff Valley Coaches. The lane is signposted for "Pen Y Lan" and the house is at the end of this lane, with the driveway opening out into the large plot.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





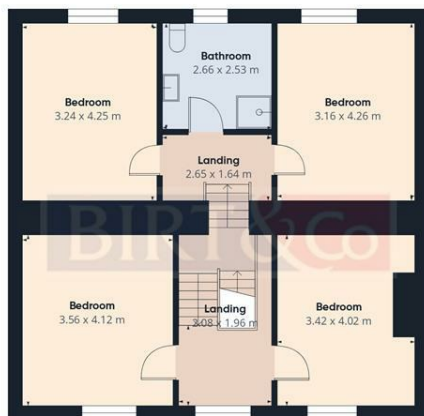




Floor Plan



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾
176.8 m²
Reduced headroom
1.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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