



Felin Uchaf, Crymych, Pembrokeshire, SA41 3SQ

Price Guide £625,000

*A delightfully situated 9 Acre Residential Holding.

*Spacious, well appointed Detached 2 storey Farmhouse Residence which has 3 Reception Rooms, Kitchen/Breakfast Room, 4/5 Bedrooms and Bathroom accommodation.

*A good range of mainly Traditional Outbuildings including a stone built Cowshed with an adjoining 1 Room Cottage with Loft over, a Dairy, 2 Vehicle Car Port, Dutch Barn and a Lean to Cattle Shed, Carhouse and a Store Shed with Loft over.

*Well maintained Lawned Gardens with Flowering Shrubs, Patios and an adjacent Mill Pond.

*9 Acres or thereabouts of mainly Pasture Land and a small area of Scrub Land bordering Afon (River) Banon.

*Delightful location at the foot of the Preseli Hills (Foel Drygarn) from where delightful Rural Views can be enjoyed.

*It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

Situation

Felin Uchaf stands at the foot of Foel Drygarn which forms part of the Preseli Hills and is within a mile and a half or so of the well known Market Town of Crymych.

Crymych being close by has the benefit of several Shops, a Post Office, Secondary and Primary Schools, Chapels, a Rugby Club, Supermarket, a Market/Community Hall, Petrol Filling Station/Store, a Timber Merchants, Agricultural Machinery Distributors and a Fish and Chip Shop Takeaway.

The well known Market Town of Cardigan is some 11 miles or so north and has the benefit of an excellent Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks. Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, Petrol Filling Stations, a Further Education College and a Cottage Hospital.

The Preseli Hills being close by provide excellent Walking, Rambling, Pony Trekking and Hacking facilities.

The North Pembrokeshire Coastline at The Parrog, Newport is within 9 miles or so and also close by are the other well known sandy beaches and coves at Newport Sands, Ceibwr, Poppit Sands, Cwm, Aberhigian, Aberfforest, Cwm yr Eglwys, Pwllgwaelod and Aberbach.

There are good road links along the Main A478 road from Crymych south to Penblewin Roundabout (Narberth), the Main A40 road to Carmarthen and the M4 to Cardiff and London. The nearest railway station is at Clynderwen with good rail links to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Felin Uchaf is bisected by a quiet council maintained district road and is within a mile and a half or so of the Market Town of Crymych.

Directions

From Cardigan take the Main A478 road south for some 9 miles and in the town of Crymych take the turning on the right (adjacent to the Crymych Arms) onto Newport Road. Continue on this road for a mile or so and take the first turning on the left in the direction of Mynachlogddu. Some 40 yards or so further on, take the first turning on the right. Continue on this road for 400 yards or so and follow the road to the left and a third of a mile or so further on Felin Uchaf is situated on the right hand side of the road. See Location Plan with Felin Uchaf highlighted pink.

Alternatively from Fishguard take the Main A487 road north east for some 11 miles and in the village of Eglwysrwr, take the turning on the right signposted to Crymych. Continue on this road for a mile and a quarter or

so and take the second turning on the right, signposted to Crymych. Proceed on this road for a mile and a half or so and take the third turning on the right (on a 90 degree bend) towards Mynachlogddu. Continue on this road for 40 yards or so and take the first turning on the right. Continue on this road for 400 yards or so and follow the road 90 degrees to the left and a third of a mile or so further on, Felin Uchaf is situated on the right hand side of the road. See Location Plan with Felin Uchaf highlighted pink.

Description

Felin Uchaf Farmhouse comprises a Detached 2 storey Dwelling House of solid stone and cavity concrete block construction with rendered and coloured elevations under a pitched slate and flat felt roof. Accommodation is as follows:-

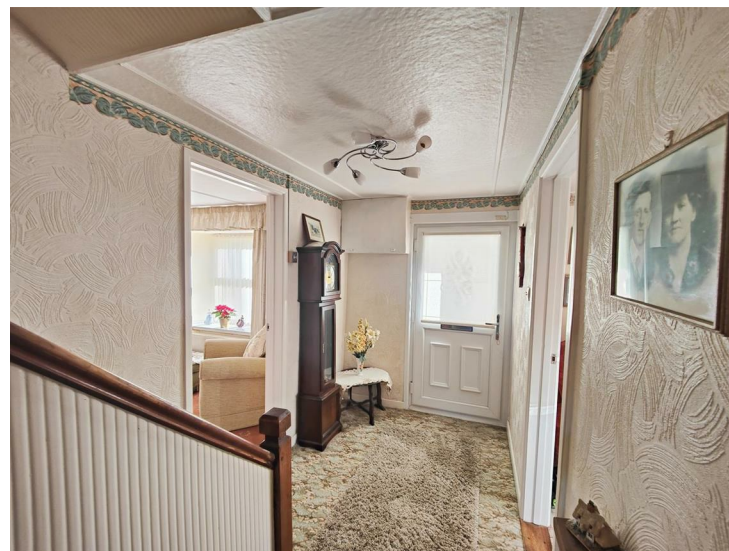
Storm Porch

4'0" x 3'3" (1.22m x 0.99m)

With a:-

uPVC Double Glazed Entrance Door to:-

Hall



16'1" x 5'7" (4.90m x 1.70m)

With fitted carpet, staircase to First Floor, ceiling light, central heating thermostat control, radiator, doors to Rear Hall, Sitting Room and:-

Sitting Room



14'2" x 11'3" (4.32m x 3.43m)

With fitted carpet, uPVC double glazed window with vertical blinds, tiled open fireplace, 4 wall lights, TV point, telephone point, double panelled radiator and 1 power point.

Television Room



13'10" x 11'5" (4.22m x 3.48m)

With fitted carpet, uPVC double glazed window with vertical blinds, ceiling light on dimmer, slate fireplace housing a woodburning stove, TV shelf and video recess, TV point and 3 power points.

Rear Hall



12'3" x 5'5" (3.73m x 1.65m)

With terrazzo tiled floor, ceiling light, uPVC double glazed door to Rear Storm Porch, understairs Cupboard with coat hooks, radiator and doors to Kitchen, Storm Porch and:-

Dining Room



14'7" x 11'11" (4.45m x 3.63m)

With fitted carpet, uPVC double glazed window, double

panelled radiator, Trianco freestanding Oil Boiler (heating domestic hot water and firing central heating), 2 built in Cupboards with shelves, Honeywell central heating timeswitch, telephone point, TV point and 1 power point.

Storm Porch

4'9" x 3'3" (1.45m x 0.99m)

With terrazzo tiled floor and opening to Rear Patio and Garden.

Kitchen/Breakfast Room



11'11" x 11'11" plus recess 2'8" x 1'8" (3.63m x 3.63m plus recess 0.81m x 0.51m)

With terrazzo tiled floor, range of Oak fitted floor and wall cupboards, strip light, radiator, uPVC double glazed window to rear with roller blind, plumbing for automatic washing machine and dishwasher, built in Bosch eye level Single Oven/Grill, Bosch 4 ring LP Gas Cooker Hob, Cooker Hood, part tile surround, 8 power points, inset single drainer steel sink unit with mixer tap, appliance points and concealed worktop lighting.

First Floor

Landing (Split Level)



13'0" x 8'6" maximum (3.96m x 2.59m maximum)

With fitted carpet, ceiling light, 1 power point, radiator, access to an Insulated Loft, display alcove with mirror back and concealed lighting and doors to Bedrooms and:-

Bathroom

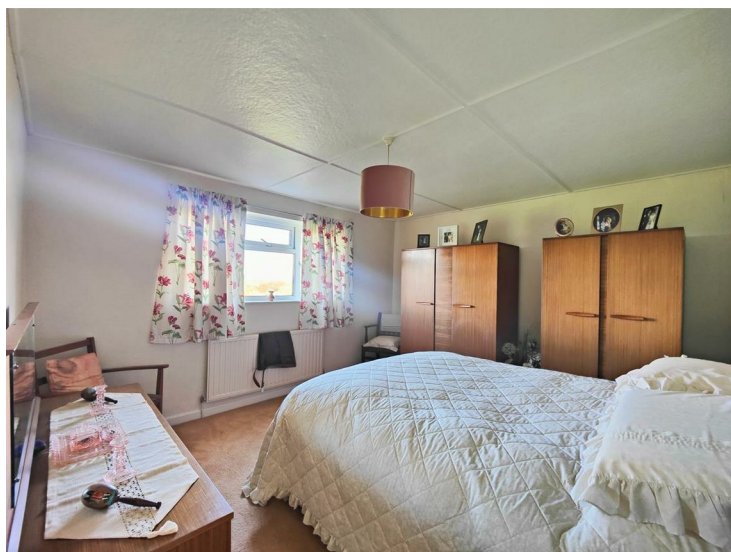


8'8" x 8'5" (2.64m x 2.57m)

With fitted carpet, suite of panelled Bath, Wash Hand

Basin in a tiled vanity surround, WC and a glazed and tiled Shower Cubicle with a Mira Sport electric shower, chrome heated towel rail/radiator, fully tiled walls, 2 uPVC double glazed windows with roller blinds, toilet roll holder, towel ring, wall mirror, 2 wall uplighters, cove and artex ceiling, tiled shelves and 2 vanity uplighters.

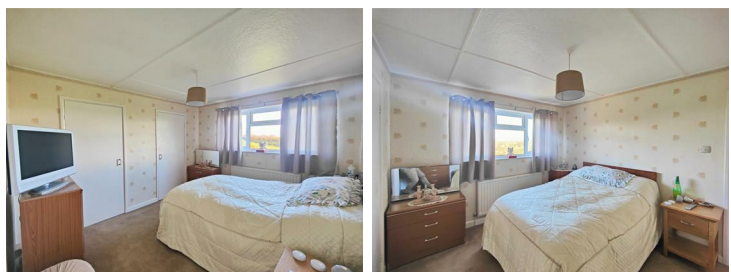
Bedroom 1 (Rear)



12'10" x 11'9" (3.91m x 3.58m)

With fitted carpet, uPVC double glazed window (affording delightful rural views), radiator, ceiling light, pull switch, 2 wall reading lights, telephone point and 2 power points.

Bedroom 2 (Rear)



11'11" x 10'2" (3.63m x 3.10m)

With fitted carpet, uPVC double glazed window (affording delightful rural views), radiator, ceiling light, pull switch, corner wash hand basin, 2 power points, built in wardrobe and a built in Airing Cupboard with shelves housing a lagged copper hot water cylinder and immersion heater.

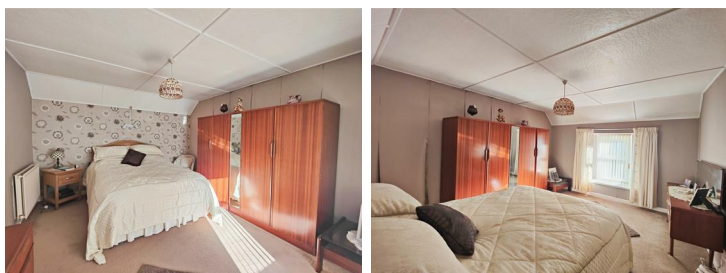
Bedroom 3 (Front)



13'10" x 11'9" (4.22m x 3.58m)

With fitted carpet, uPVC double glazed window with vertical blinds, ceiling light, double panelled radiator and 1 power point.

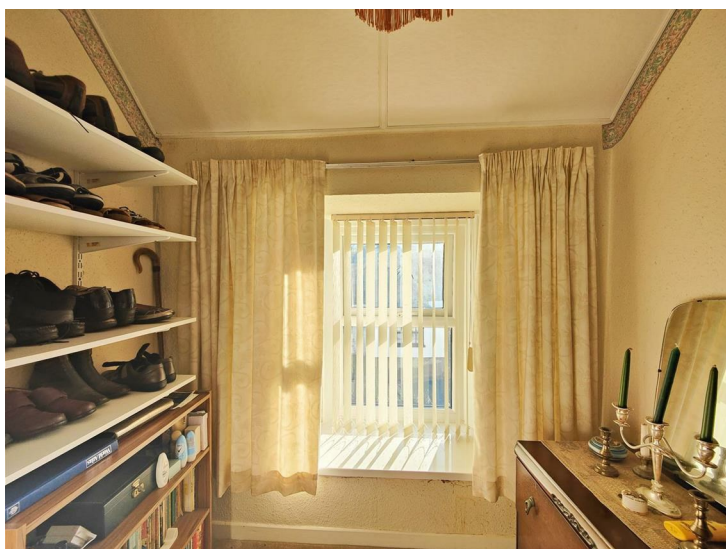
Bedroom 4 (Front)



13'11" x 11'5" maximum (4.24m x 3.48m maximum)

With fitted carpet, uPVC double glazed window with vertical blinds, double panelled radiator, ceiling light, pull switch, 2 wall reading lights and 1 power point.

Box Room/Study/Bedroom 5



6'11" x 5'10" (2.11m x 1.78m)

With fitted carpet, uPVC double glazed window with vertical blinds, ceiling light, radiator and wall shelves.

Externally

There is a stone walled forecourt to the Property with ornamental stone areas and a paved path giving access to the dwelling house. There is a paved path surround to the Property and to the rear and side (accessed via steps from the rear path) is a good sized 'L' shaped Lawned Garden with Flowering Shrubs, Rockery, Azaleas and numerous Evergreen Bushes.

There is also a Greenhouse 8'0" x 6'0" with an adjacent ornamental stone area with Flowering Shrubs, Hydrangeas etc etc.

Adjoining the Farmhouse is a:-

Cart House



16'0" x 10'0" (4.88m x 3.05m)

Of stone construction with a pitched slate roof. Adjoining is a:-

Store Shed

14'6" x 12'6" (4.42m x 3.81m)

Of stone construction with a pitched slate roof (currently divided into 4 pens) and a Storage Loft over.

At the rear of the Cart House and Store Shed is a:-

Lean to Store Shed

13'4" x 6'0" (4.06m x 1.83m)

Of stone construction with a corrugated iron roof. It has wiring for an electric light.

Outside Electric Lights and Outside Water Taps.

Within close proximity of the Farmhouse is the Mill Pond which extends to Quarter of an Acre or thereabouts.

On the opposite side of the Council Road is a:-

2 Vehicle Car Port

21'0" x 15'6" (6.40m x 4.72m)

Of concrete block construction with a box profile roof.

There is also a:-

Cow Shed



40'6" x 13'8" (12.34m x 4.17m)

Of stone construction with a pitched slate roof (to tie 12) and adjoining is the Old Cottage and an:-

Old Dairy

Of concrete block construction with a corrugated cement fibre roof.

Old Cottage

14'5" x 12'8" (4.39m x 3.86m)

Of stone construction with a slate roof with an inglenook fireplace and a loft over.

Hay Shed/Dutch Barn

45'0" x 18'0" (13.72m x 5.49m)

Of steel stanchion and concrete block construction with corrugated iron cladding and roof. Adjoining is a:-

Lean to Loose Cattle Shed

45'0" x 22'0" (13.72m x 6.71m)

Of steel stanchion and concrete block construction with corrugated iron cladding and a corrugated iron roof. To the fore of the cattle building is a:-

Concreted Hardstanding/Parking Area

The Land in total extends to 9.17 Acres or thereabouts of which there is approximately 8 Acres of Pasture Land including the Mill Pond and some Scrub Land which is bounded or bisected by the Afon (River) Banon.

The boundaries of the entire Property are edged in red on that attached Plan to the Scale of 1/2500.

Services

Mains Electricity connected. Private Water Supply. Cesspit/Effluent Tank Drainage. Oil Central Heating. uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations.

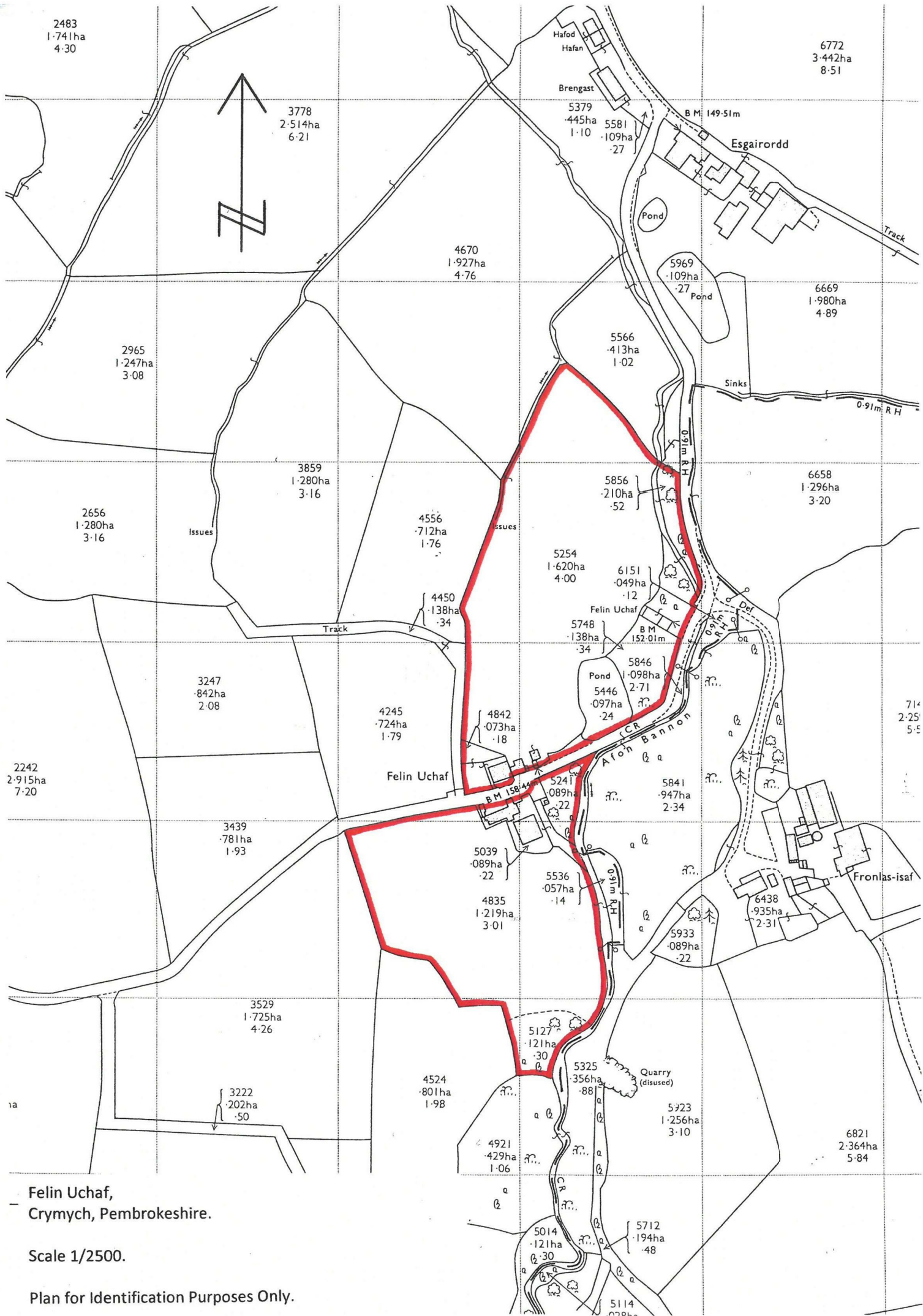
Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Felin Uchaf is a delightfully situated 9 Acre Residential Holding which stands at the foot of the Preseli Hills just below Foel Drygarn, from where delightful rural views can be enjoyed to the North Pembrokeshire Coastline at Newport. The Property benefits a spacious Detached 3 Reception and 4/5 Bedroom Farmhouse residence, a range of mainly Traditional Outbuildings with potential as well

as more modern Outbuildings, delightful Gardens and Grounds and 2 Pasture enclosures extending to 8 Acres or thereabouts. The Property is situated within a mile and a half or so of the Market Town of Crymych and is within 9 miles or so of the North Pembrokeshire Coastline. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

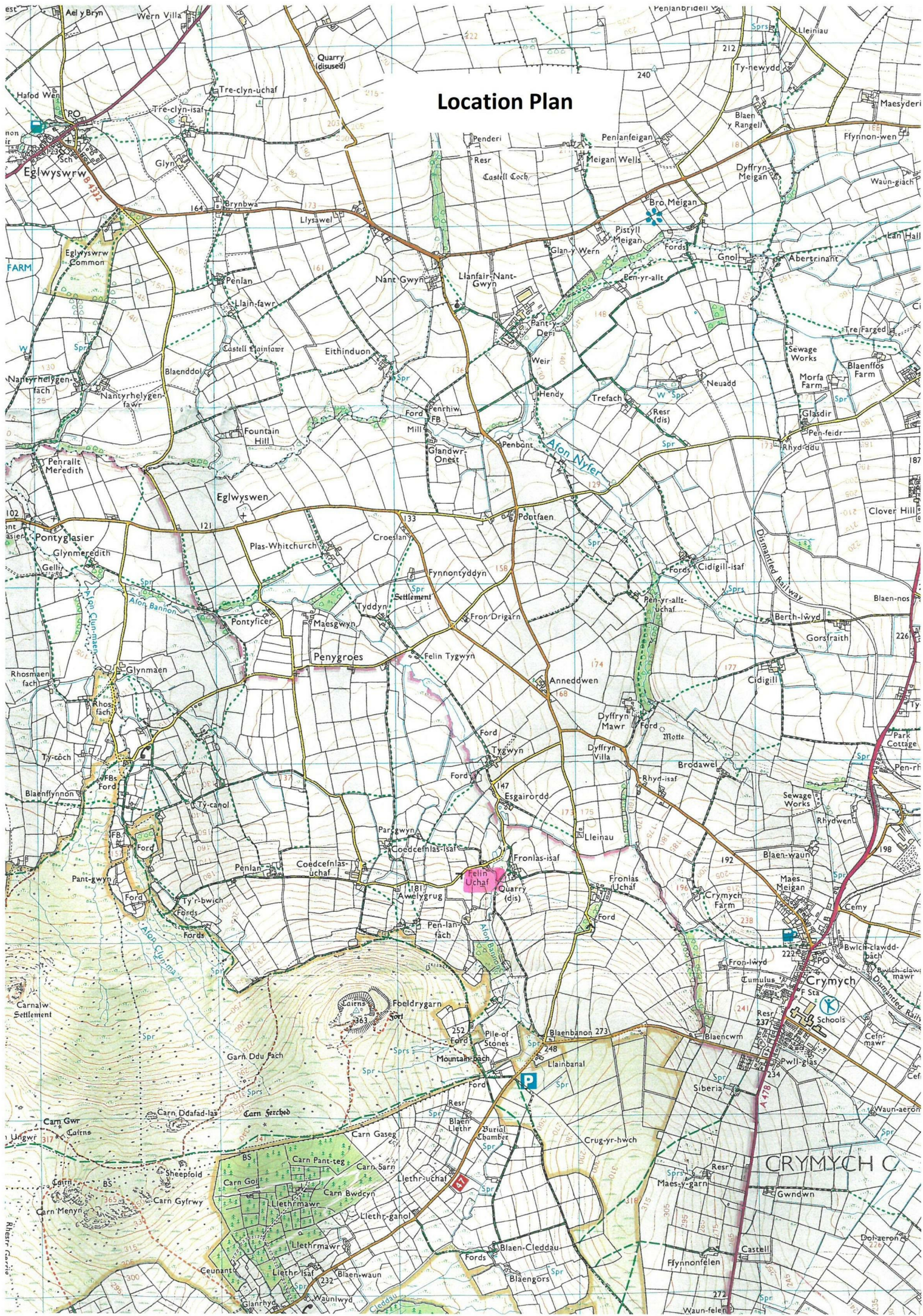


Felin Uchaf,
Crymych, Pembrokeshire.

Scale 1/2500.

Plan for Identification Purposes Only.

Location Plan

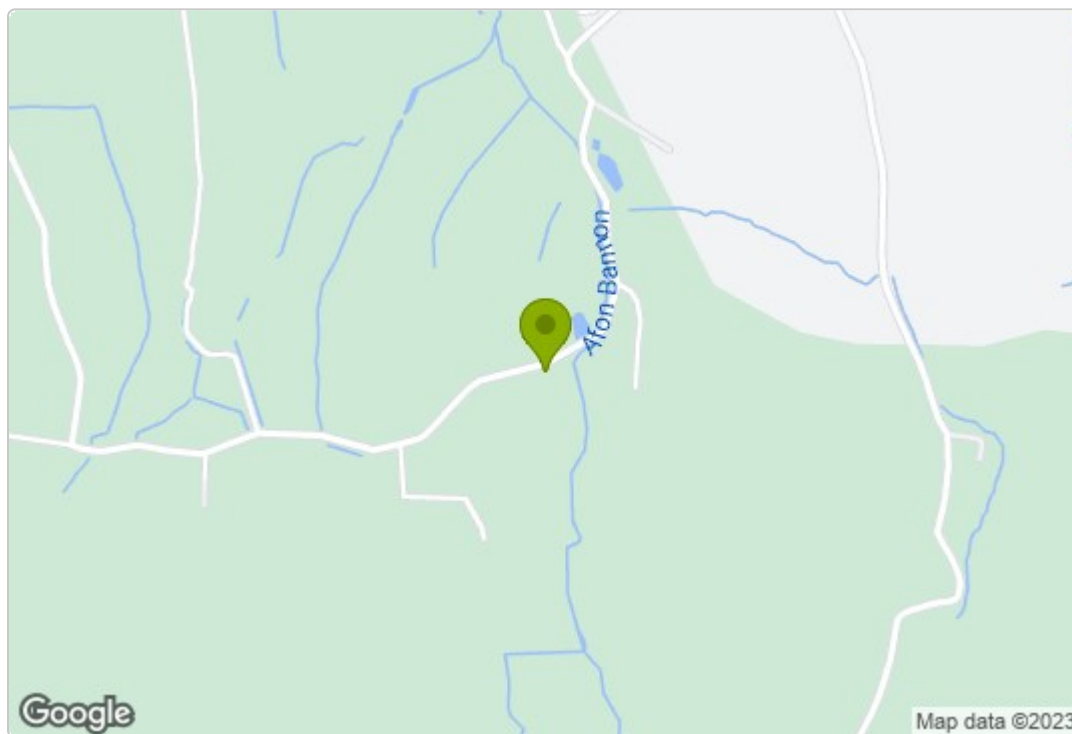


Floor Plan

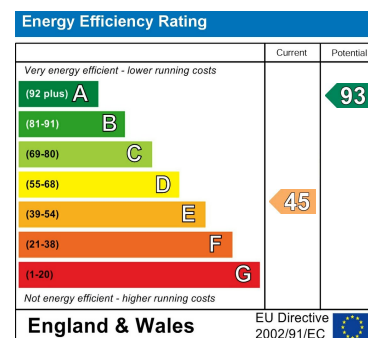


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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