



Tre-Fach, Llanycefn, SA66 7JD

Offers in Region of **£799,950**

Contact Narberth Office



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Tre-Fach

Llanycefn, Clynderwen

A truly exceptional opportunity to acquire this stunning 4 bedroom smallholding with approximately 18.67 acres, privately situated in the heart of Pembrokeshire and offering a blend of rural tranquillity with modern comfort. Set approximately half a mile down its own private track, this delightful property enjoys a remarkable countryside location with no immediate neighbours, making it an ideal haven for those seeking peace and quiet with a connection to nature. The accommodation itself is beautifully presented, blending charming cottage features with tasteful décor, modern finishes and facilities that have been lovingly improved. Each of the four bedrooms are well-proportioned, offering excellent comfort for family and guests alike, plus there is a relatively easy option of creating an annex/self contained adjoining flat if required, while the living spaces are cosy and make the most of natural light and the countryside views. Beyond the main residence, the property enjoys a range of well-kept farm buildings, including a traditional stone barn that presents an exciting opportunity for conversion (subject to the necessary consents), as well as modern stables that cater perfectly for equestrian enthusiasts. With extensive quality land enjoying mains water connected to each field, this smallholding is ideal for a variety of uses, from hobby sheep farming to equestrian pursuits. Ample parking and storage for farming equipment, trailers, etc, further enhance the practical appeal of this unique holding. This is a particularly rare chance to secure a very special smallholding that combines old and new in one of Pembrokeshire's most picturesque locations. If you are looking for a lifestyle change with the freedom to pursue your rural ambitions, this property represents an unmissable opportunity. Viewing is highly recommended to fully appreciate the quality, privacy and possibilities that this remarkable smallholding offers.

Situation

The property is wonderfully positioned down its own private access track, being just under half a mile long, with no immediate neighbouring properties close by, situated just off the B4313 Narberth to Maenclochog road, on the periphery of the small village of Llanycefn which is positioned in the heart of the coastal county of Pembrokeshire, 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 good array of services that include local shops and a primary schooling. 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

Double glazed door opens into:

Front Porch

With double glazed windows to front and a second double glazed external door to opposite side. Double glazed stable door opens into:

Dining Room

A lovely bright room with an impressive fireplace housing a wood burning cooking stove with hob and oven, solid oak stair case rises up the the first floor, double glazed window to front, ceiling beams, radiator, Hikvision cctv system. Opening leads on to the kitchen and solid oak door opens to:

Living Room

A perfect room to cosy up by its roaring woodburning stove, also with ceiling beams, double glazed window to front and radiator.

Kitchen

Fitted with a contemporary range of cottage style shaker units, solid wooden worksurfaces and upstands with incorporated drainer and one and a half bowl sink, 4 ring electric hob, extractor hood over, integrated dish washer, integrated fridge/freezer, eye-level Bosch double oven, double glazed windows to rear and side, radiator, opening to:

Inner Hall

Opening leads on to the walk-through pantry/kitchen store, and solid oak door opens to:

Utility

Matching kitchen storage units and matching worksurfaces with double sink and double drainer, part tiled walls, fitted floor to ceiling storage cupboards, radiator, double glazed window to rear and external stable door to side.

Walk-Through Pantry/Kitchen Stores

Space for further white goods and storage cupboards, built in herbs and spices shelving, heated towel radiator, solid oak door opens to:

Inner Hallway

Please note, this part of the property could be turned into a small annex, subject to any necessary consents. Comprising a double glazed window to side, radiator, wooden doors open to:

Bedroom 3

Double glazed windows and external double glazed door to front, radiator.

Bedroom 4

Double glazed window to front, radiator.

Bathroom

Comprising a bath with electric shower over, W.C, wash hand basin with marble top set in a vanity storage unit, heated towel radiator, LED mirror, tiled floor, part tiled walls, frosted double glazed window to rear.

First Floor Landing

Oak spindle balustrade, access to loft, solid oak doors open to:

Bedroom 1

Fitted shaker style wardrobes, double glazed window to front, radiator.

Bedroom 2

Double glazed window to front, radiator, fitted shaker style wardrobe.

Shower Room

Comprising a walk-in shower cubical with marble effect walls, W.C, wash hand basin with marble top set in a vanity storage unit, radiator, frosted double glazed window to front.

Externally – Gardens & Grounds

The property enjoys a lovely quiet and private selection of outdoor garden areas, comprising a front/side raised lawn with stone filled gabion steps and walling, a lower lawn area and a newly planted fruit orchard above with variety of apple, pear and plum trees, plus greenhouse with grape vine. To the front and side there are 2 large gravelled yard areas providing ample parking and turning space, ideal for turning trailers, machinery, parking for many cars etc. These yards are covered by high powered LED flood lights. Directly behind the house there is a courtyard gravelled garden area with further gabion filled stone walling and raised flower border. Lastly, there is also a lovely little duck pond, found roughly half way down the access track.

Outbuildings

There is a range of useful and well kept buildings, arranged around the gravelled parking areas, which comprise: – Original Detached Stone Barn. Situated opposite the house and providing excellent storage or conversion potential (stp). The current owner actually has architectural drawings for a proposed conversion, along with a structural survey report and bat survey. – 2 X Agricultural Poly Tunnels. Power and lighting connected. Currently used for animal housing but could also be used for growing fruit and veg etc. – Open Fronted Machinery/Implement Shed. A steel framed construction with power and lighting, and providing excellent storage cover. – Timber Stable Block. Providing 2 x stables and a separate tack room. – Timber Store Shed. – Hay Barn/Multi Purpose Storage Shed. Being located up in one of the fields to the side of the house. A steel portal framed building with corrugated roof and sides. – Metal storage containers. One has power and lighting connected.

Land

The land extends to 18.67 acres or thereabouts being level or gently sloping, divided into several connecting fields that are easily accessed from the house and buildings. Mains water is connected to each field with the majority having their own drinking troughs. The land has been predominantly sheep grazed and is in excellent condition. There is an ideal level area of ground, perfectly suited for creating an equestrian sand school, situated next to the hay barn/storage shed. The land is divided into several enclosures that are ideally suited for a grazing rotation. A plan of the land is attached for identification purposes only.

Services

- Heating Source: Oil & Multifuel Stoves. There is an external boiler servicing the domestic hot water and central heating.
- Electric: Mains
- Water: Mains
- Drainage: Private with inlet for motorhome discharge.
- CCTV: There is a 6 camera Hikvision system installed with hard drive backup and app connection. The camera on the machinery/implement shed has auto-rotation and tracks movement. This camera and the ones inside the poly tunnels can be controlled by the app with zoom-in and out recording. The Hikvision system also has the capability of adding further cameras if required.
- Local Authority: Pembrokeshire County Council
- Council Tax Band: D
- EPC: G
- Tenure: Freehold and available with vacant possession upon completion.

Directions

From our Narberth office take the B4313 out of the town towards Maenclochog and upon reaching the cross roads at Llanycefn turn left towards Penffordd. Proceed on this road for approximately .25 mile and the entrance to Trefach will be seen on the left.

Broadband

According to the Ofcom website, this property has standard broadband available. However, the seller has installed Starlink, which provides ultra fast broadband and telephone connection. There are 3 WiFi repeaters around the yard extending the signal by 100m in all directions. Please note, the Ofcom data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Mobile Reception

The Starlink broadband provides Wifi calling and the Ofcom website states that the property has the following indoor mobile coverage:

EE Voice & Data – 79%

Three Voice & Data – 77%

O2 Voice & Data – 63%

Vodafone Voice & Data – 75%

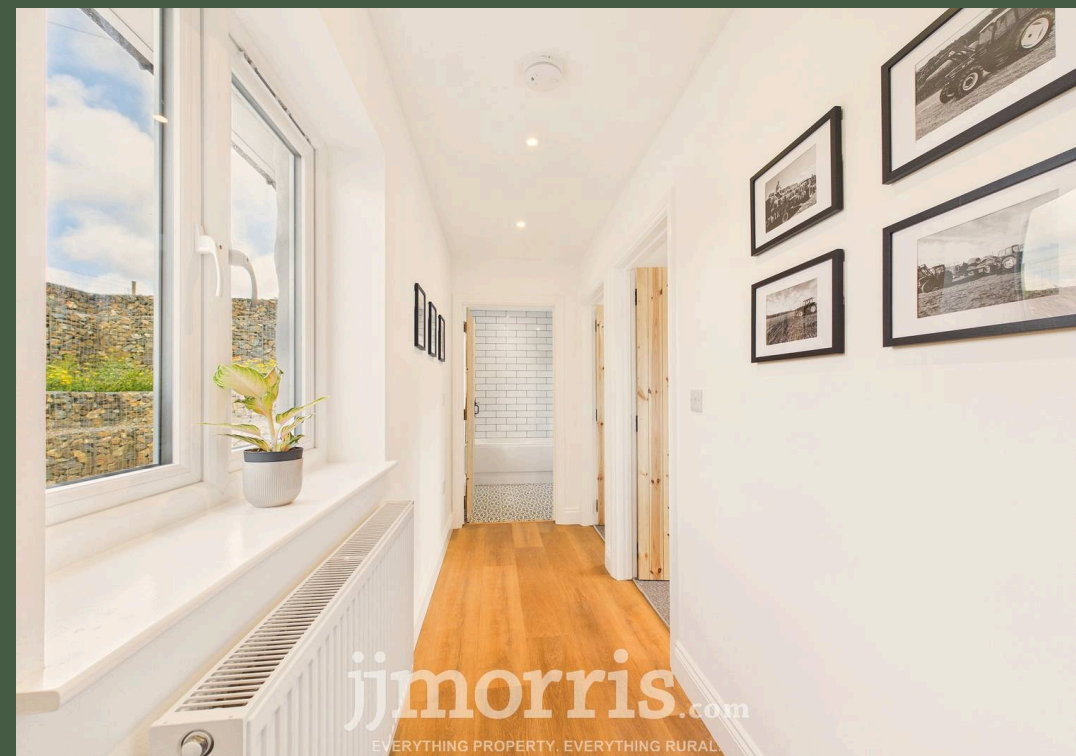
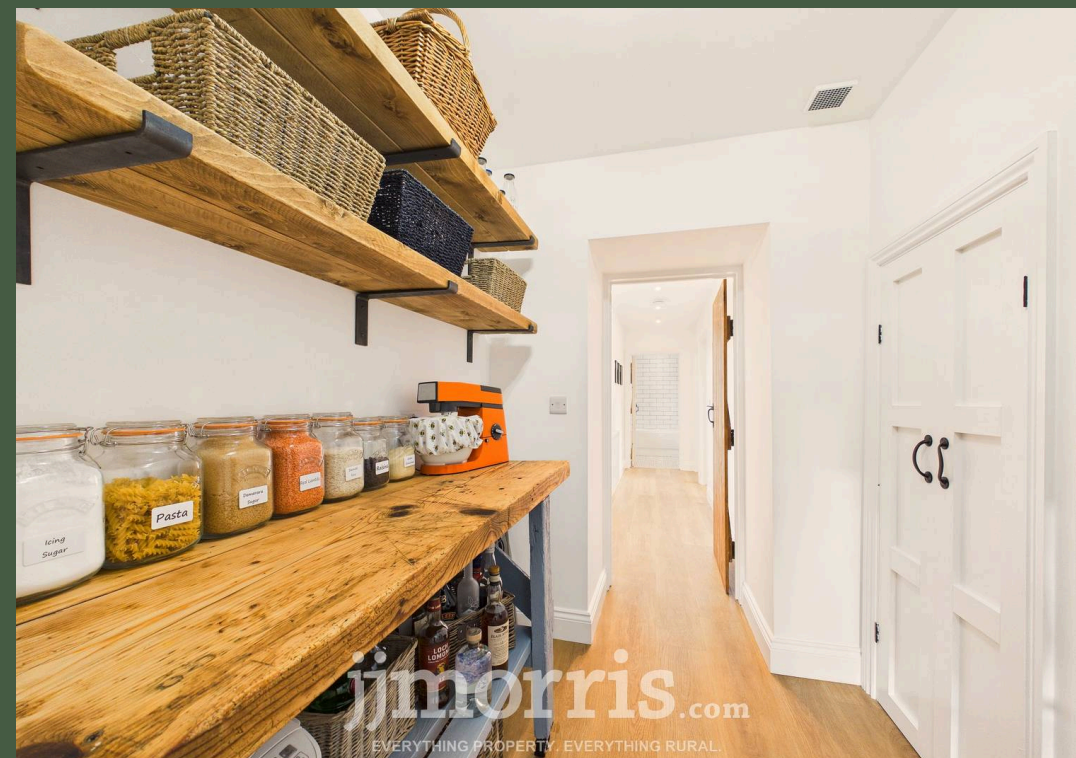
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

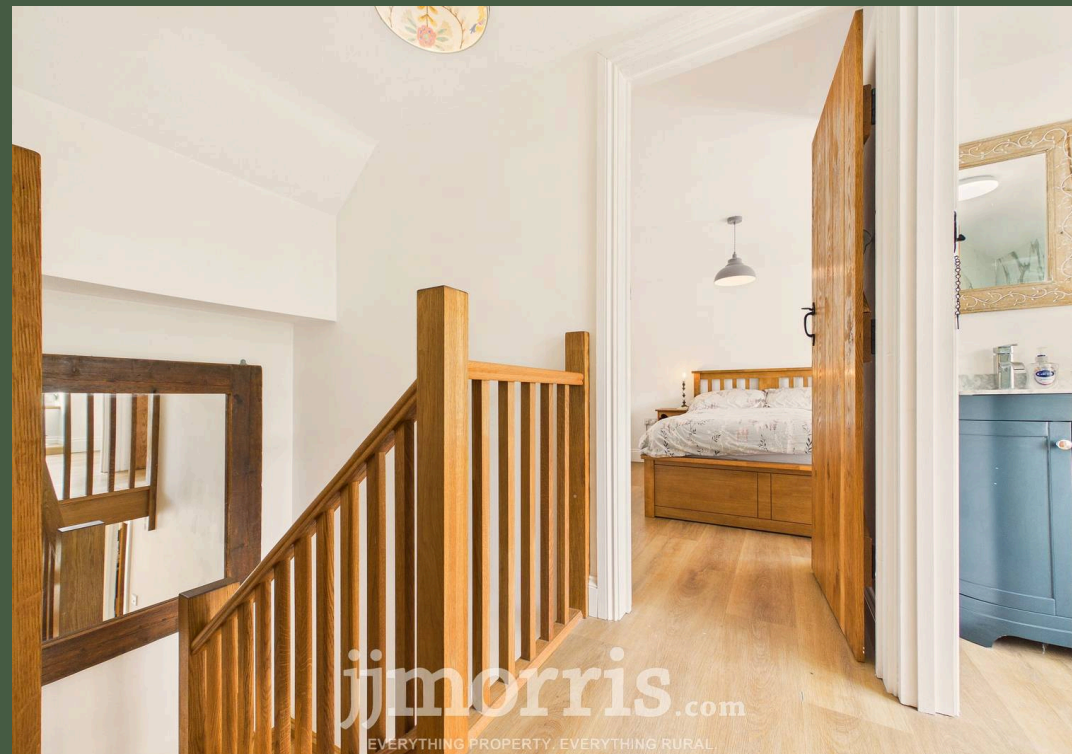
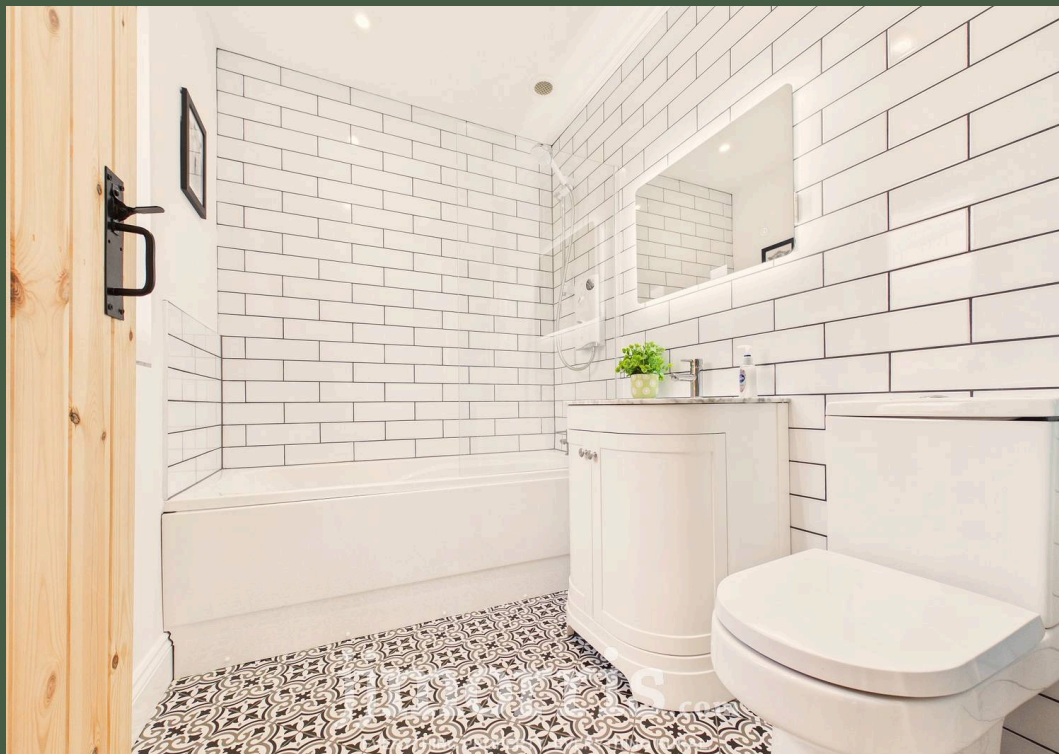
Anti-Money Laundering

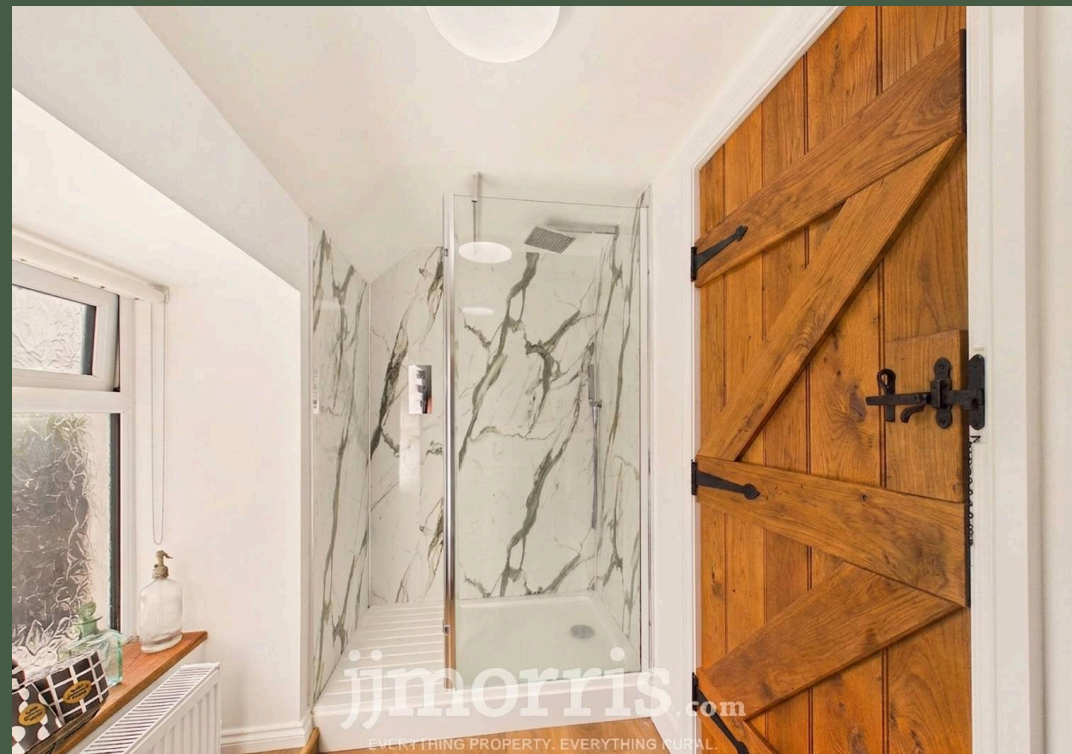
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.



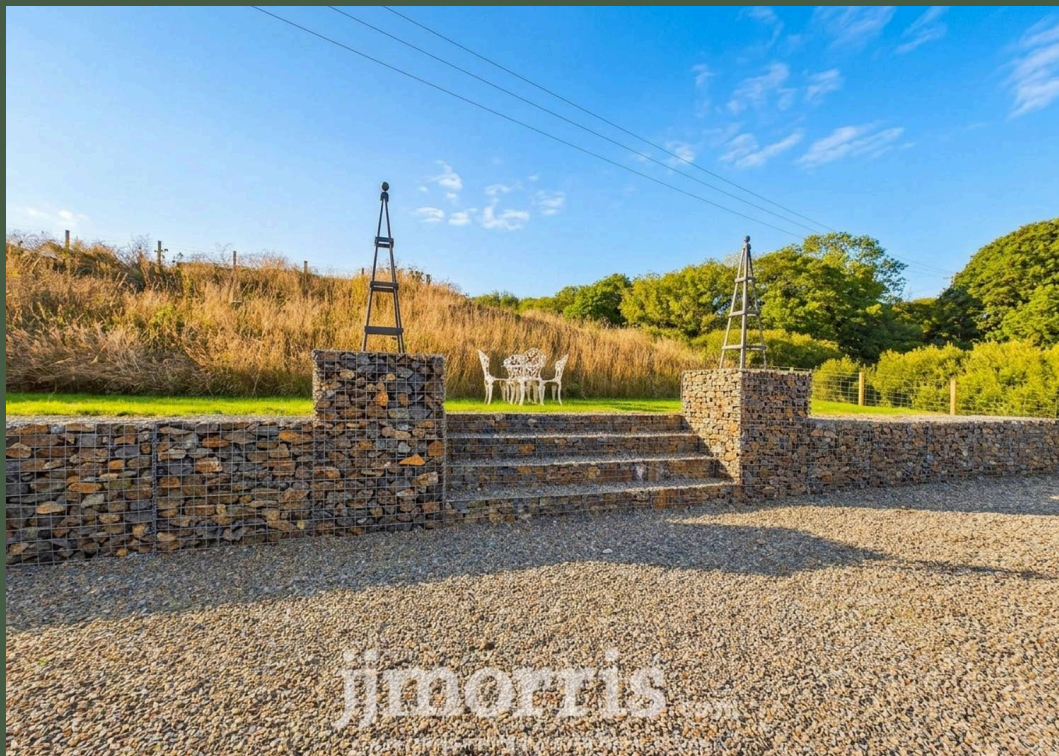




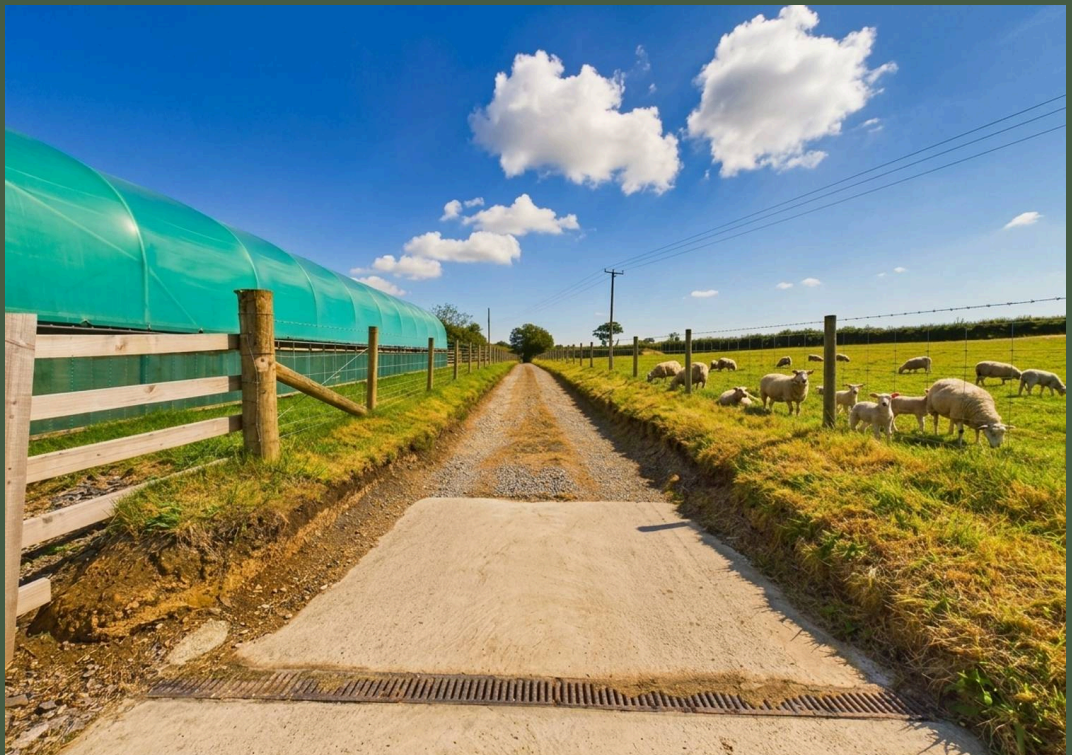






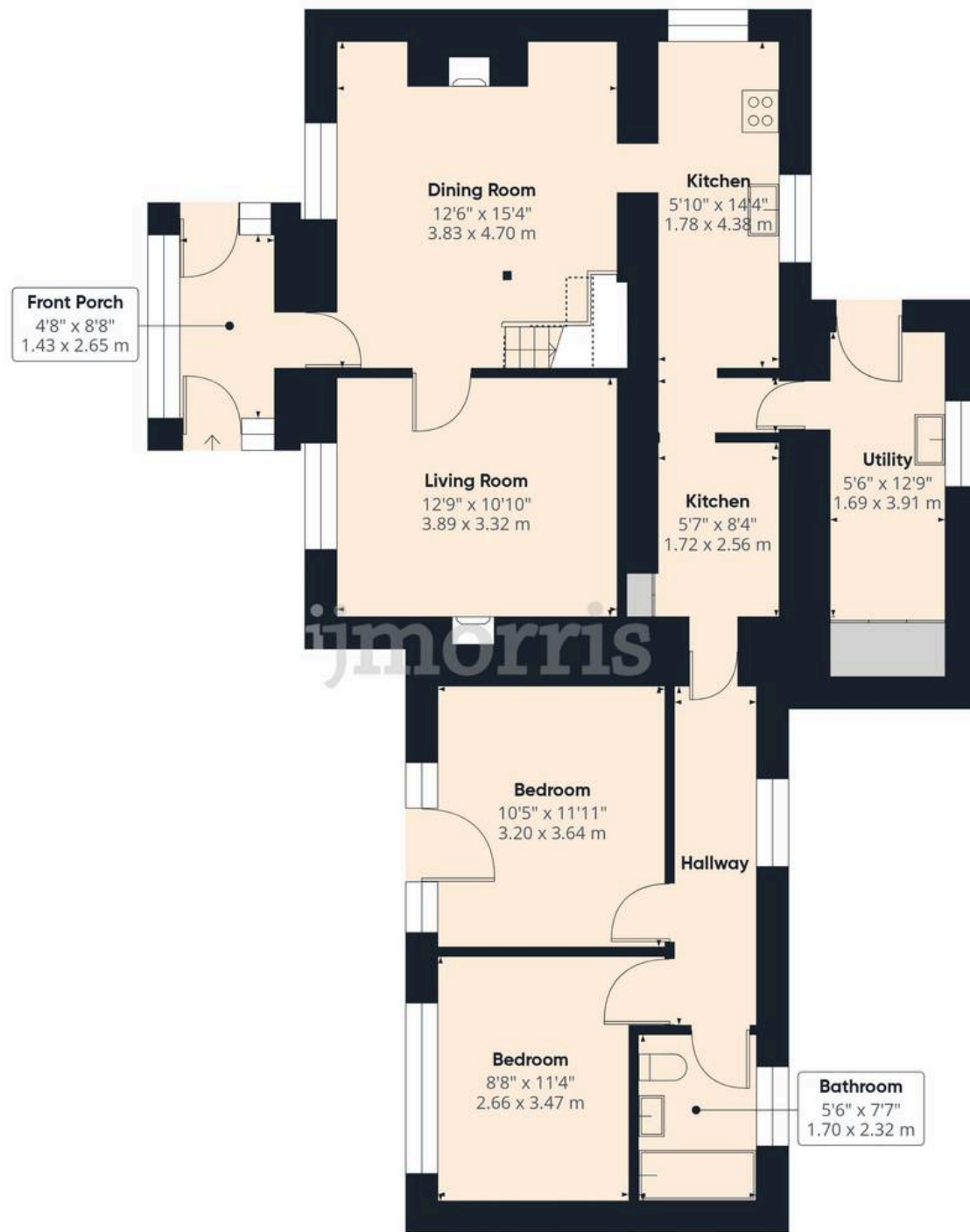




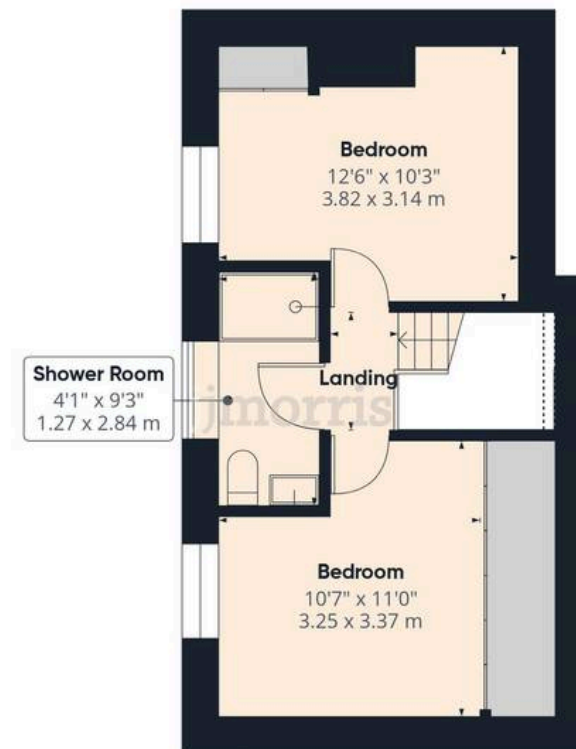


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Floor 0



Floor 1





Guidance Only

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