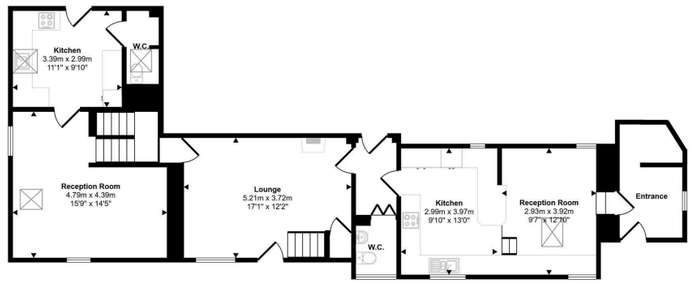


Lower Ground Floor

Approx 33 sq m / 356 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

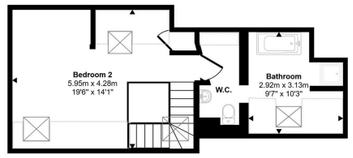


Ground Floor

Approx 94 sq m / 1010 sq ft

Denotes head height below 1.5m

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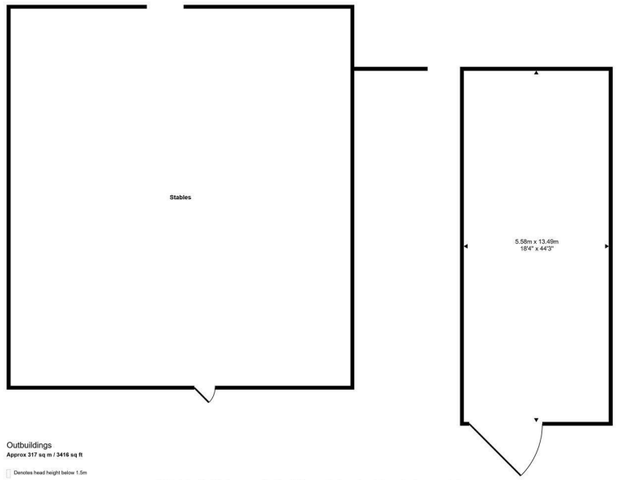


First Floor

Approx 37 sq m / 396 sq ft

Denotes head height below 1.5m

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Outbuildings

Approx 317 sq m / 3416 sq ft

Denotes head height below 1.5m

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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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Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk

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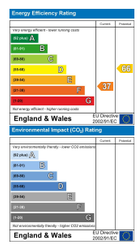






Yr Hen Feudy Llanycefn, Clynderwen, SA66 7XT

- Detached Barn Conversion
- Approximately 22.68 Acres Of Pastureland And Woodland
- Equestrian Facilities
- Three Double Bedrooms
- Character Features
- Mature Gardens With Pond
- Two Bedroom Static Caravan
- Ample Driveway Parking
- LPG Gas Central Heating
- EPC Rating: F



Offers In Excess Of £575,000

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EMAIL: tenby@westwalesproperties.co.uk TELEPHONE: 01834 845584

The Agent that goes the Extra Mile

A brilliant opportunity to acquire a well presented barn conversion, situated in the idyllic rural setting of Llanycefn, Clynderwen. Set within approximately 22.68 acres of pasture land and woodland, the property is ideal for those looking for a country lifestyle. Boasting impressive equestrian facilities, the property offers fantastic potential to run a livery yard business. The property offers versatile accommodation throughout, ideal for those looking for a multi-generational living. Truly a must see property, viewing is highly recommended to appreciate all it has to offer!

Tastefully modernised by the current vendors, the property boasts a stylish contemporary decor throughout while retaining many original features including exposed stone and beams. With an abundance of charm and character, the barn conversion also has a warm and welcoming atmosphere. Upon entering the property into an entrance porch and boot room, steps lead down into the modern kitchen/diner. Fitted with a range of high end appliances, a central breakfast island also provides a great space for casual dining. Leading through into a secondary entrance hall with a downstairs w/c, a cosy living room with a log burning stove also provides cosy space for relaxing with the family. A staircase leads to the first of three bedrooms, with its own mezzanine landing, and an en-suite bathroom. To the other end of the living room is a secondary staircase which is set over a split level landing. Providing access to further accommodation which could also be utilised as a self contained annex, there is an additional sitting room, kitchen/utility room with a cloakroom, and two further double bedrooms with en-suites. The property benefits from UPVC double glazing and has LPG gas central heating.

Externally, the property is surrounded by gorgeous countryside views and mature gardens, which are home to several ponds, and a two bedroom static caravan that will be included in the sale. An enclosed low maintenance garden area with decking is situated to the rear of the property. Ideal for outside seating, you can envision hosting BBQ's in the summer months, while taking in your surroundings. Yr Hen Feudy is set within approximately a total of 22.68 acres of both pastureland and woodland. With idyllic nature trails leading through the woods, a river flows along the boundary of the land. The woodland thrives with a variety of trees, plants and bluebells throughout the spring/summer, making it the ideal retreat. The well appointed pastureland is perfect for those looking to keep animals. Impressive equestrian facilities including 10 stables, and an adjoining storage barn, also offers the perfect opportunity to run a livery yard. With a prime opportunity to run a business from home, there is great income potential.

Located in the heart of the Pembrokeshire Countryside, just a short drive from the beautiful village of Clynderwen, you are also close to the Preseli Mountains. Clynderwen is served by a railway network line going from Fishguard Harbour to London Paddington together with a regular bus service and major roads. The village is also served by a convenience store, chemist and hardware store. Clynderwen's nearest major town is Narberth, the town provides ample shopping facilities as well as entertainment and nightlife.







DIRECTIONS

From the town of Narberth go onto the A40 and head towards Clynderwen on the A478. Continue through the village of Clynderwen and enter the village of Llandissilio. Continue through the village passing the Chapel and The Angel Inn. Take the next left onto Heol Y Llan and head out of the village. Turn right and follow the lane for approx 1 mile, then turn left passing over the river. Take the 2nd right turn and continue up the lane for approx 1.2 miles. The entrance the to driveway will be on the right hand side. Continue down the driveway all the way to the end, where you will find the property. What/Three/Words:///hardback.cheerful.video

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 'B'
HEATING: LPG Gas

ref: LLT/ LLE/ FEB/ 26
TAKEONOK/02/03/26/LLE

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LOCATION AERIAL VIEW







