

A most attractive 12 Acre Smallholding nestled in beautiful countryside surroundings. Bridell Near Cardigan - West Wales.



Pentre, Bridell, Cardigan, Pembrokeshire. SA43 3DG.

£775,000

Ref A/5343/ID

****A most attractive 12 ACRE smallholding**Set in beautiful rural countryside**Detached 4-5 Bed traditional farmhouse**Range of traditional and modern farm buildings**Ripe for conversion (stc)**Located down its own private drive**Peace and tranquility**Perfect lifestyle opportunity for multi generational use/home with an income**Ideal equestrian or commercial enterprise potential**A Country Gem deserving of an early viewing****

The property comprises of open plan Living/Dining Room, kitchen, pantry, downstairs shower room, downstairs bedroom, front sitting room, lounge, 4 double bedrooms and 1 single bedroom.

The property is situated on the fringes of the hamlet of Bridell with good access to the A478 trunk road. The nearby villages of Penybryn and Cilgerran offer local primary school, village shop, post office, public house and good public transport connectivity. The popular Market town of Cardigan on the banks of the river Teifi is within a 10 minute drive and offers a good range of traditional High Street offerings, retail parks, supermarkets, primary and secondary schooling, 6th form college, cinema and theatre, Community Health Care centre. The property is only some 15-20 minutes drive from the popular Heritage Cardigan Bay coastline.



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GENERAL

PENTRE offers prospective purchasers with an opportunity to acquire a most desirable smallholding that has potential to suit a number of different needs including home with an income/multi generational use.

The house is not listed but provide a wealth of original Period original character features, also provides the modern convenience of oil fired central heating, solar panels and much more.

There is a range of traditional outbuildings ripe for conversion as well as modern purpose built agricultural buildings.

PLEASE NOTE - The current vendors have the option to take the modern buildings away should any interested parties not need them.

The property is located down its own private track surrounded by its own land extending to some 12 Acres or thereabouts, enjoying a peaceful and tranquil setting.

The property is within close proximity to the renowned Dyfed Riding School and would be perfect for equestrian purposes.

THE FARMHOUSE

GROUND FLOOR

Dining Room

13' 0" x 18' 5" (3.96m x 5.61m) via half glazed entrance door with double glazed window to front, inglenook fireplace housing an oil fired Rayburn on a raised hearth, Oak mantle above, exposed timber flooring, exposed beams, central heating radiator, side entrance with upvc exterior door into conservatory, 5'7" archway into -



Galley Kitchen

7' 0" x 23' 7" (2.13m x 7.19m) with a range of Cream base and wall cupboard units with Granite working surfaces above, inset double Belfast sink with mixer tap, 'Stoves' electric Range oven with 5 ring gas hob above, plumbing for dishwasher, double glazed window to rear and side, tiled flooring, fitted cupboard unit, spot light to ceiling, space for fridge freezer. Leads through to -



Conservatory

9' 0" x 8' 0" (2.74m x 2.44m) with upvc half glazed door to both front and rear aspects, central heating radiator, polycarbonate lean to roof, ceramic tiled flooring.

Pantry

10' 6" x 7' 8" (3.20m x 2.34m) with plumbing for automatic washing machine, space for fridge freezer, slate counter tops, tiled flooring, upvc side exterior door.

Downstairs Shower Room

8' 2" x 8' 0" (2.49m x 2.44m) with a three piece suite comprising of a walk in shower unit with mains shower above, low level flush w.c. pedestal wash hand basin, tiled flooring, tiled walls, stainless steel heated towel rail, frosted window to side.



Downstairs Bedroom 1

13' 8" x 11' 6" (4.17m x 3.51m) with dual aspect window to front and side, central heating radiator, engineered Oak flooring.



Front Sitting Room

12' 5" x 12' 9" (3.78m x 3.89m) a 'cosy' room with open fireplace housing a multi fuel stove and raised hearth with slate flags, central heating radiator, wall lights, double glazed window to front, exposed beams, exposed timber floor, cupboard units. Steps leading to -





Main Lounge

12' 6" x 22' 4" (3.81m x 6.81m) a more recent addition to the property providing a spacious lounge with open fireplace housing an impressive multi fuel stove on a slate hearth, double glazed windows to front, side and half glazed double doors to rear patio, 2 central heating radiators, exposed beams, TV point, exposed timber flooring.



FIRST FLOOR

Split Landing

24' 4" x 7' 8" (7.42m x 2.34m) 2 double glazed windows to rear, central heating radiator, range of storage cupboards.



Front Double Bedroom 1

12' 6" x 13' 2" (3.81m x 4.01m) with double glazed window to front, central heating radiator.



Front Single Bedroom 2/Office

6' 0" x 7' 2" (1.83m x 2.18m) with double glazed window to front.



Double Bedroom 3

8' 6" x 13' 0" (2.59m x 3.96m) double glazed window to front, central heating radiator, cupboard housing hot water tank.

Main Bathroom

13' 5" x 7' 2" (4.09m x 2.18m) a four piece white suite comprising of a panelled bath with hot and cold taps, walk in shower units with mains shower above, low level flush w.c. pedestal wash hand basin. Central heating radiator, exposed timber flooring. Half tiled walls, dual aspect windows to rear and side. Panelling to half wall.





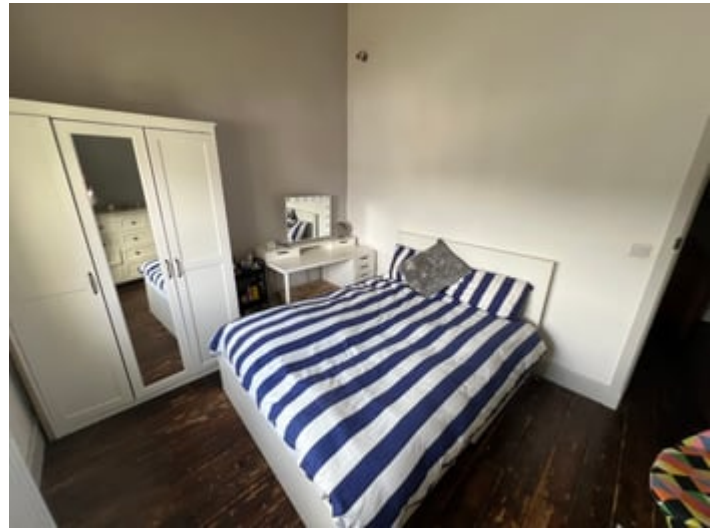
Rear Double Bedroom 4

10' 5" x 11' 5" (3.17m x 3.48m) with double glazed window to rear, central heating radiator, exposed timber flooring, half vaulted ceiling, exposed beams, wall light, built in cupboard.



Front Double Bedroom 5

9' 8" x 13' 0" (2.95m x 3.96m) with double glazed window to front with lovely views over open countryside, central heating radiator, exposed timber flooring, wall lights, beams.



EXTERNALLY

To the Front

Access down its own private farm track with the land on both sides.

To the front of the property is a gravelled forecourt with ample parking for several vehicles.





To the Rear

Rear gardens is mostly laid to lawn with many mature trees, shrubs and flowers making a lovely sitting out area with rear patio laid to slabs enjoying a lovely country aspect.





The Farmstead

A traditional farmstead with range of modern and traditional stone ranges which include -

Bull Pen

2 Bay Barn with lean to.

3 corrugated iron sheeted Workshops.

4 Bay Barn with 3 bay Lean to off.





6 Bay Cattle Shed

90' 0" x 75' 0" (27.43m x 22.86m) with concrete apron.

Stone and Corrugated Asbestos Range

57' 0" x 60' 6" (17.37m x 18.44m) - this building would be prime for conversion with electricity connected.



8' Lean to

With polytunnel and car port.



THE LAND

The land includes domestic gardens with dwelling house plus approximately 10.5 Acres of pastureland with a ring fence which allows for small scale enterprise or perfect for equestrian use etc.

The land is early growing and having productive pastures.





TENURE

The property is of Freehold Tenure.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

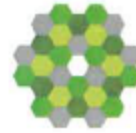
Services

The property benefits from mains water and electricity. Private Drainage to septic tank. Oil Fired Central Heating. Broadband available.

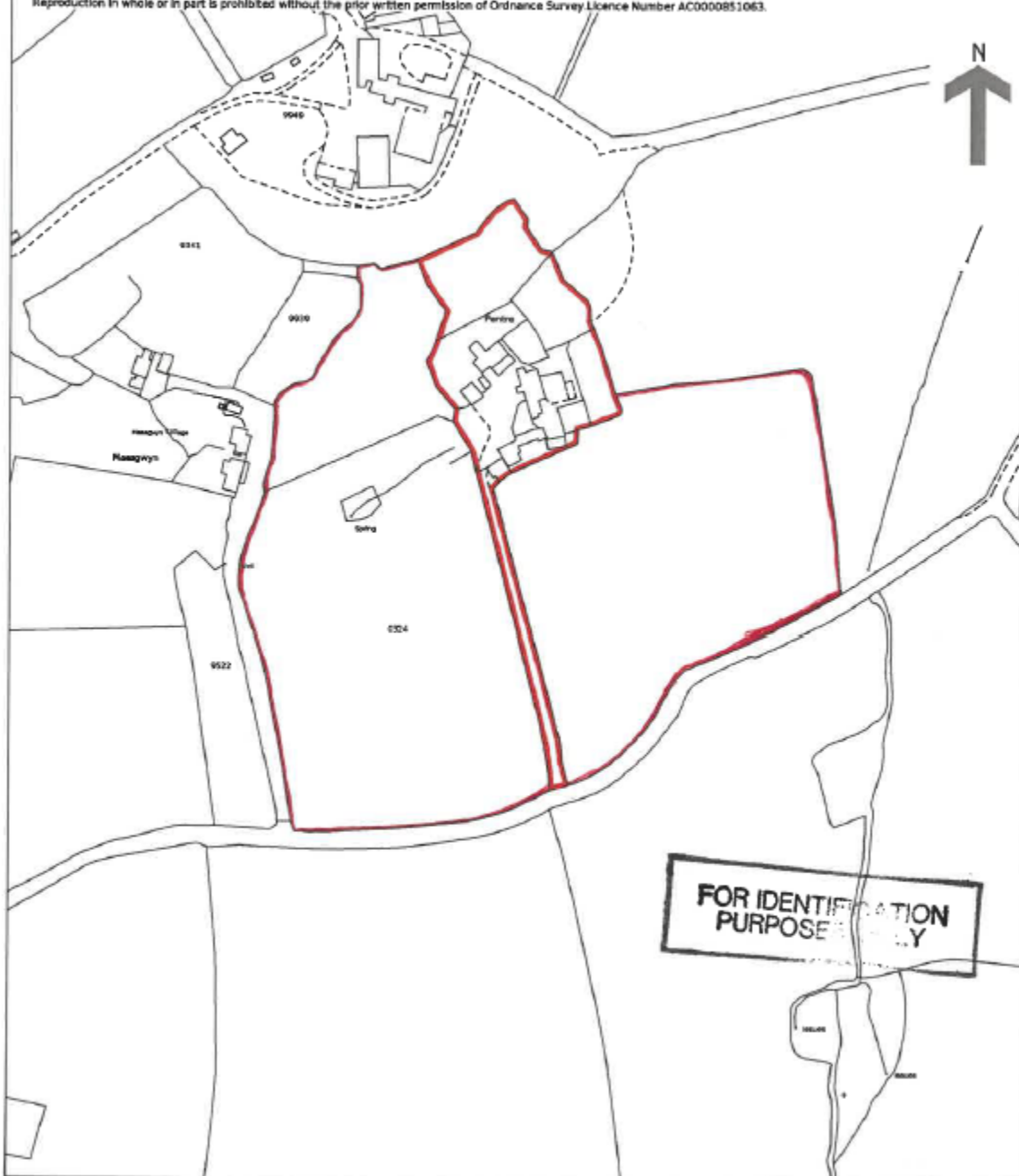
Council Tax Band F (Pembrokeshire County Council).

HM Land Registry
Official copy of
title plan

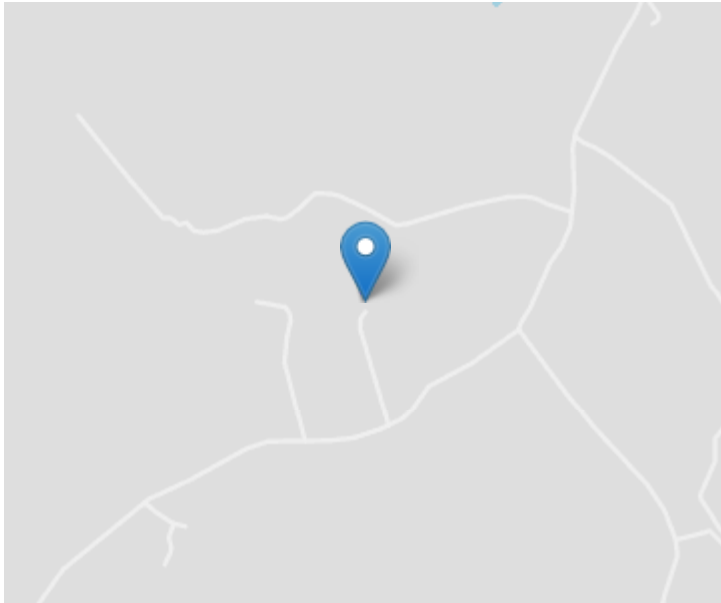
Title number **CYM123959**
Ordnance Survey map reference **SN1741SW**
Scale **1:2500 reduced from 1:1250**
Administrative area **Pembrokeshire / Sir
Benfro**



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Mae'r copl swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.**



Directions

Travelling south from Cardigan take the A478 North road towards Narberth/Tenby. Carry on through Penybryn and after ¼ of a mile further along you will see a right hand junction turning for Bridell Church. Take this right hand junction and follow the road for approximately ½ a mile until you get to a right hand fork road with a no through road sign. Turn onto this road and Pentre will be the first property on your right hand side with the nameplate on the entrance.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this property please contact :

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