



Dol Y Cwrt, Login Whitland, SA34 0UX

Offers Over £400,000

Peacefully located smallholding extending to 12.52 acres or thereabouts with considerable character and appeal, being ripe for improvement.

Principal residence and adjoining cottages together with an outbuilding with conversion potential (subject to consent).

Ideally suited as a project and suitable for several generations of the same family or as a holiday letting venture.

Further agricultural buildings and 12.52 acres of land and woodland which borders a stream.

Full Fibre Broad Band Coverage

EPC F. NO CHAIN.

Situation:

Dol Y Cwrt occupies a most pleasant rural setting on the border of Carmarthenshire and the coastal county of Pembrokeshire and located within a few miles of the villages of Login, Llandissilio and Clynderwen in a peaceful rural setting, which between them offer a reasonable range of local services with the larger settlements of Whitland, Narberth & Crymych also being with easy reach. The A478 is some 1.5 - 2 miles or so distant and this provides an excellent road link to all the major towns of the area with the superb scenery of the south Pembrokeshire coastline being within a 30 minute drive. The setting of Dol Y Cwrt is ideally suited for those purchasers looking for a home in a rural setting that is within easy reach of good transport links etc.

Directions:

The postcode of the property is SA34 0UX and a location plan is attached to the sales particulars.

Description:

Dol Y Cwrt comprises a 12.52 acre improveable residential smallholding enjoying a peaceful rural location being ripe for further improvement. The sale of Dol Y Cwrt is a once in a life time opportunity to create your own dream home which offers potentially 4 units, one of which is the former mill which adjoins the property and subject to gaining the necessary consents would be a very appealing conversion project. Dol Y Cwrt comprises a main residence and two adjoining cottages which are interconnected and offer significant potential. To fully appreciate what is on offer an early viewing is highly recommended, the property is described in more detail (approx. dimensions only):

Entrance Porch

Tiled floor with door to:

Kitchen 8'1 x 14'1 (2.46m x 4.29m)



Incorporating a range of base and wall mounted units together with a built in 'Neff' oven and 4 ring hob with extractor hood, single stainless steel drainer unit, radiator, partly tiled walls and a hatch to:

Sitting Room 12'8 x 14'1 (3.86m x 4.29m)



To include a feature brick & stone fireplace with radiator, window to the fore together with valuable under stairs storage. Arch to

Snug 7'2 x 13' (2.18m x 3.96m)

Window to the side.

Entrance Hall

Stairs to first floor and doors to:

Living Room 14' x 12'4 (4.27m x 3.76m)



Window to the fore and radiator.

First Floor.

Split Landing.

Bedroom 1 10'10 x 14 (3.30m x 4.27m)



Enjoying a double aspect with radiator and built in wardrobe with louvre doors.

Former Bathroom 7'6 x 13'8 (2.29m x 4.17m)



Window to the rear and housing the 'Worcester' boiler.

Bedroom 2 12'7 x 11'9 (3.84m x 3.58m)



Overlooking the fore with radiator, built in airing cupboard which also houses the hot water cylinder together with built in louvre doors and loft access.

Bedroom 3 16'9 x 9'3 (5.11m x 2.82m)

Windows overlook the fore and rear with radiator.

Returning to Ground Floor.

Door from kitchen to:

Bathroom/ Utility Room 14' x 8'1 (4.27m x 2.46m)

Window to fore and rear, W.C. and a single stainless steel drainer unit.

Former Kitchen 9'8 x 12'4 (2.95m x 3.76m)

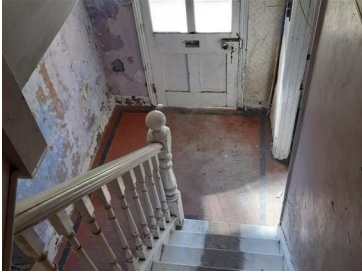


Overlooking the fore with door also to the fore and built in shelved cupboard.

Reception Room 11'9 x 12'2 (3.58m x 3.71m)

Window and door to fore.

Entrance Hall



Tiled floor, built in cupboard and stairs to first floor.

Sitting Room 12'2 x 13'2 (3.71m x 4.01m)



Window to fore, open fire place, open beamed ceiling and valuable under stairs storage cupboard.

First Floor.

Bedroom 1 12'7 x 13' (3.84m x 3.96m)

Comprising the original fireplace and window to fore.

Box Room 7'3 x 4'4 (2.21m x 1.32m)

Window to fore.

Landing



Window to rear.

Bedroom 2 11'2 x 11'1 (3.40m x 3.38m)

Window to fore and loft access.

Bedroom 3 9'7 x 11'2 (2.92m x 3.40m)



Overlooking the fore.

Bedroom 4 8'10 x 7'8 (2.69m x 2.34m)



Overlooking the fore.

Box Room/Potential Bathroom 6' x 8'1 (1.83m x 2.46m)

Overlooking the rear. Potential bathroom.

Externally:



Approached from a minor countryside road, through a gated entrance which leads to the property. A lawned garden is seen to the side of the property and there is ample parking to the fore.

Outbuildings.



Steel framed 3 bay hayshed with lean to, concrete floor and former cow stalls in situ.

Former Mill.



One of the many attractive features of this property is the former mill which adjoins the residence and in our opinion offers considerable conversion potential subject to gaining the necessary consents.

Land.



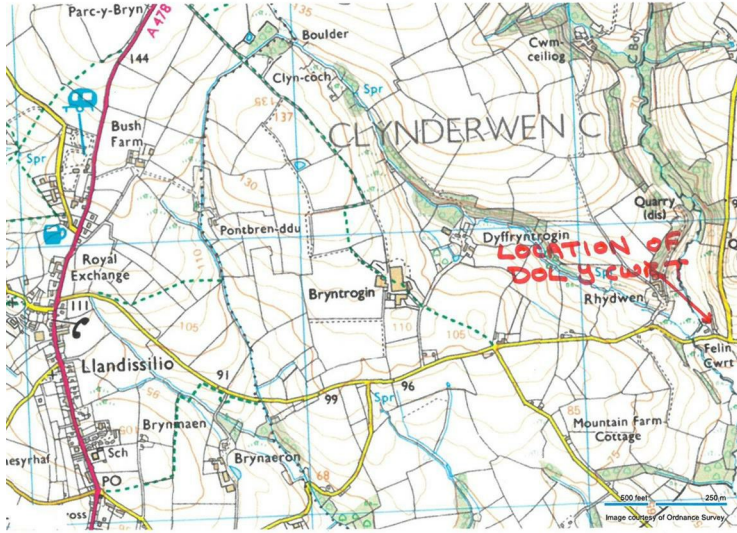
Extending in total to 12.52 acres or thereabouts to include permanent pasture which leads down to the stream and an area of woodland all of which offers an abundance of wild flowers being a haven for wildlife with considerable amenity appeal.

Woodland.



A truly beautiful bluebell woodland. Picture was taken last year.

Location Plan.



Services:

We understand that the property has the benefit of mains water and private drainage. Oil fired central heating system.

Tenure:

Freehold with vacant possession upon completion.

Local Authority:

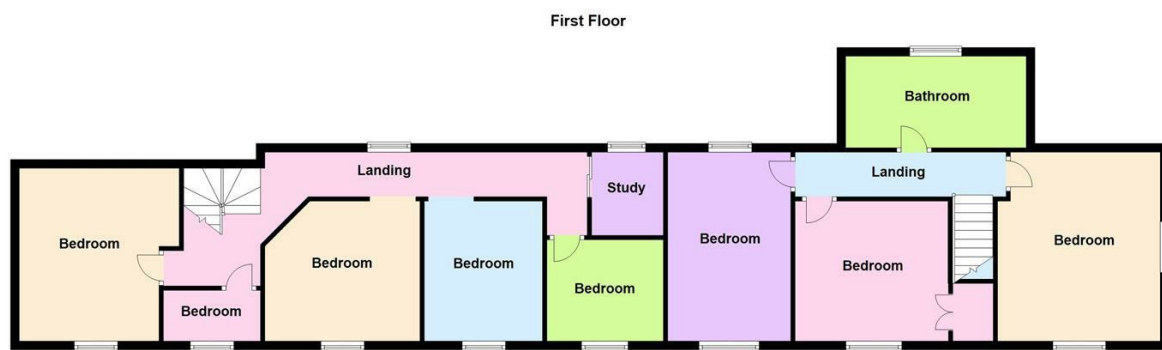
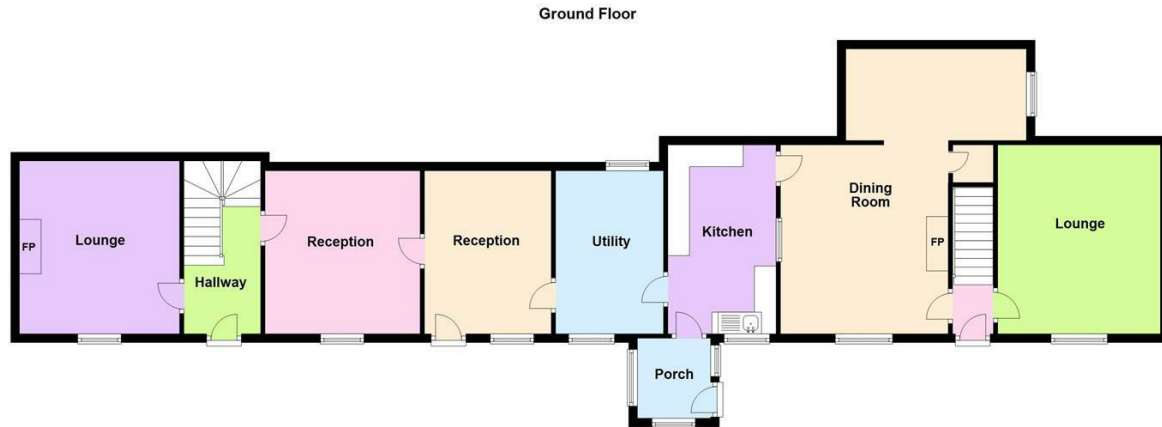
Carmarthenshire County Council, County Hall, Carmarthen, SA31 1JP Phone: 01267 234567

Property Classification: Dol Y Cwrt (Cottages) Band D and Felin Cwrt Band E.

General Remarks

Very rarely do properties such as Dol Y Cwrt appear on the open market which are ripe for renovation and offer such potential for further development. Ideally suited to those looking for a smallholding with income potential or for two family occupation. To fully appreciate the character, rural location and clear potential a viewing is highly recommended. No chain.

Floor Plan

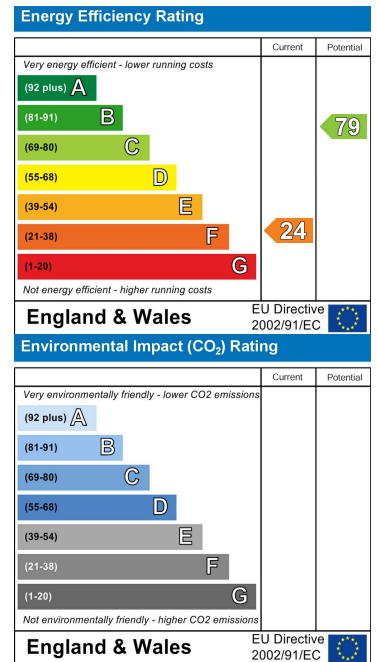


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced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