



Cwmcoed, Nevern, Newport, Pembrokeshire, SA42 0NH

Price Guide £795,000

*A delightfully situated 7 Acres Residential Holding.

*Attractive character Detached 1/2 Reception, 3 Bedroom and 1 Bathroom Farmhouse residence.

*Adjoining Annexe with 1/2 Reception, 2 Bedroom and 1 Bathroom accommodation.

*Useful Outbuildings suitable for Garaging, Storage and Workshop purposes.

*Well kept established Landscaped Gardens and Grounds extending to an Acre or thereabouts.

*2 Pasture Enclosures extending to 4 Acres or thereabouts together with 2 Acres or thereabouts of Woodland which is bounded and bisected by a stream.

*Private Location from where superb rural views to Carningli Mountain can be enjoyed. Inspection essential. Realistic Price Guide.

Situation

Cwmcoed is situated in a quiet rural location and is within a mile and a half or so of the popular picturesque village of Nevern.

Nevern being close by is renowned for its Church, bleeding Yew Tree, The Castle and its Celtic Cross. Nevern also has the benefit of a Public House/Restaurant and also an Art Gallery.

The well known Coastal Town of Newport is within 2 miles or so and has the benefit of a good range of Shops. a Post Office, Primary School, Church, Chapels, Public Houses, Hotels, Restaurants, Cafes, Takeaways, Art Galleries a Post Office, Library, a Memorial/Community Hall, Dental Surgery and a Health Centre.

The Pembrokeshire Coastline at Newport Sands is within 2 miles or so of the property and also close by are the other well known sandy beaches and coves at Ceibwr Bay, Poppit Sands, The Parrog, Cwm, Aber Rhigian, Aberfforest, Cwm yr Eglwys, Pwllgwaelod and Aberbach.

The Market Town of Cardigan is within 10 miles or so and has the benefit of a good 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, Supermarkets, a Cinema/Theatre, Petrol Filling Stations, a Further Education College and a Cottage Hospital.

The County and Market Town of Haverfordwest is some 20 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital and Withybush.

There are good road links along the Main A40 road from Fishguard to Haverfordwest and Carmarthen and the M4 to Cardiff and London. There are also good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Cwmcoed stands within The Pembrokeshire Coast National Park which is a designated area of Outstanding Natural Beauty and protected accordingly.

Directions

From Fishguard take the Main A487 road east for some 7 miles and in the town of Newport take the 5th turning on the left (a short distance past The Golden Lion Public House towards Newport Sands and Moylegrove). Proceed on this road for a mile or so and take the first turning on the right. Continue on this road for in excess of half a mile and where the road goes straight on, follow the road to the right. Proceed on this road for a third of a mile or so and take the first turning on the left, signposted

Cwmcoed. A 'For Sale' board is erected at this point. A 280 yard hard surfaced lane leads into the Property.

Alternatively from Cardigan take the Main A487 road south west for some 11 miles and on entering the town of Newport, take the first turning on the right signposted to Moylegrove and Newport Sands. Follow directions as above.

Description

Cwmcoed farmhouse comprises a Detached 2 storey building of solid stone construction with whitened stonefaced elevations under a pitched slate roof. Accommodation is as follows:-

Hardwood Stable Door to:-

Hall



13'9" x 6'0" (4.19m x 1.83m)

('L' shaped maximum) With a laminate oak floor, radiator, open beam ceiling, smoke detector (not rested), 2 power points, built in cupboard with shelves, built in cloaks cupboard, coloured stone walls, opening to Rear Hall/Study area and doors to Kitchen/Dining Room and:-

Sitting Room



15'10" x 14'4" (4.83m x 4.37m)

With fitted carpet, double panelled radiator, coloured natural stone walls, oak open beam ceiling, 2 double glazed windows, stone fireplace with a slate hearth housing a multifuel stove, 10 power points, 2 ceiling lights and wiring for Satellite TV.

Kitchen/Dining Room



16'0" x 13'10" (4.88m x 4.22m)

With vinyl floor covering, range of pine fitted floor and wall cupboards, wall plate rack, oak open beam ceiling, Inglenook Fireplace housing a Worcester freestanding oil combination boiler (heating domestic hot water and firing central heating), natural stone wall, part tile surround, 4 ceiling spotlight, 3 double glazed windows (one with roller blind), plumbing for automatic washing machine, fridge freezer recess, built in Logic electric Single Oven/Grill and a 4 ring ceramic Hob, Cooker Hood (externally vented), cooker box and 11 power points.

Rear Hall/Study Area

8'0" x 7'9" (2.44m x 2.36m)

With a laminate oak floor, hardwood 9 pane stable door to rear Garden, double glazed window, ceiling light and staircase to First Floor.

First Floor

Landing

With laminate oak floor, ceiling light, smoke detector (not tested), radiator, 2 built in storage cupboards and 2 power points.

Bathroom



13'6" x 6'0" (4.11m x 1.83m)

With fitted carpet, double glazed window, mainly tiled walls, white suite of pine panelled Bath with shower attachment, Wash Hand Basin and WC, Triton Topaz electric shower over bath, glazed shower screen, ceiling light, radiator, extractor fan, toilet roll holder, shower curtain and rail, bathroom cabinet and a toothbrush holder.

Bedroom 1



14'5" x 9'6" (4.39m x 2.90m)

With fitted carpet, 2 built in double wardrobes, storage shelf, double glazed window with venetian blinds, wiring for Satellite TV, ceiling light, painted tongue and groove clad wall, double panelled radiator with shelf over and 6 power points.

Bedroom 2



10'4" x 10'2" (3.15m x 3.10m)

With fitted carpet, double glazed window, double panelled radiator, ceiling light, access to an insulated loft, built in double wardrobe, pine tongue and groove clad wall, storage shelf and 4 power points.

Bedroom 3



10'4" x 10'0" (3.15m x 3.05m)

With fitted carpet, double glazed window, built in double wardrobe, double panelled radiator, ceiling light, wiring for Satellite TV, storage shelf, pine tongue and groove clad wall and 4 power points.

Adjoining the Property is:-

The Annexe



The Annexe is a single storey building of solid stone and cavity concrete block construction with whitened stone faced and whitened rendered stone effect elevations under a pitched slate roof. Accommodation is as follows:-

Hardwood Stable Door to:-

Hall

6'0" x 5'0" (1.83m x 1.52m)

With ceramic tile floor, ceiling light, telephone point, doors to Kitchen/Dining Room and:-

Sitting Room



19'0" x 16'0" maximum measurement (5.79m x 4.88m maximum measurement)

With fitted carpet, 2 double glazed windows, open beam ceiling, double and single panelled radiators, stone open fireplace with copper canopy and a raised slate hearth, wiring for Satellite TV, ceiling light and 4 wall lights, TV point and 14 power points.

Kitchen/Dining Room

16'7" x 15'9" (5.05m x 4.80m)

With a ceramic tile floor, range of Oak fitted floor and wall cupboards with ceramic tile worktops, inset single drainer

one and a half bowl silk quartz sink unit with mixer tap, built in Hygena electric eye level Double Oven and a 4 ring Hygena Cooker Hob, Cooker Hood, part tile surround, built in fridge space and built in freezer space, Worcester freestanding oil boiler (heating domestic hot water and firing central heating), plumbing for automatic washing machine, double panelled radiator, 9 power points, open beam ceiling, 15 pane glazed door to Inner Hall and a 9 pane glazed door to:-

Garden Room



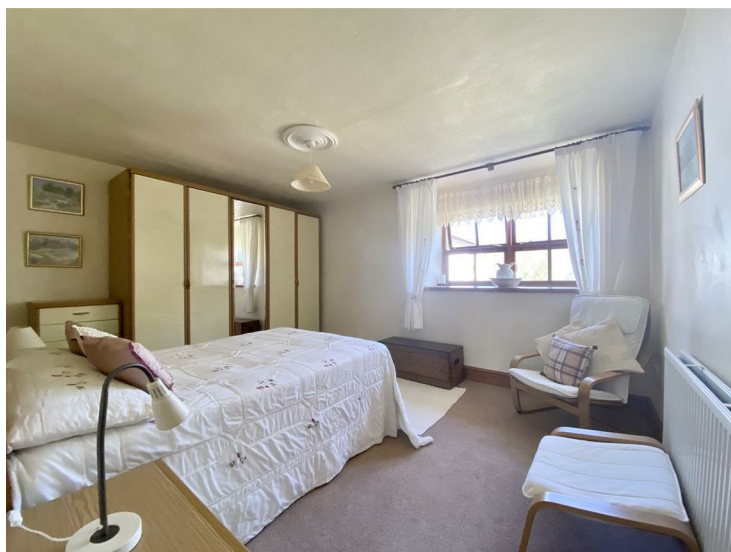
9'6" x 8'9" (2.90m x 2.67m)

With ceiling light, 2 power points, 3 single glazed windows, whitened natural stone wall and a 15 pane glazed door to rear garden.

Inner Hall

With fitted carpet, 2 double glazed windows, radiator, 2 power points, ceiling light, smoke detector (not tested), telephone point and door to staircase to First Floor.

Bedroom 1



14'10" x 11'5" (4.52m x 3.48m)

With fitted carpet, double glazed window, double panelled radiator, ceiling rose, ceiling light and 6 power points.

Bedroom 2



14'10" x 8'2" maximum (4.52m x 2.49m maximum)

With fitted carpet, double glazed window with roller blind, radiator, ceiling light and 4 power points.

Bathroom



12'11" x 6'2" (3.94m x 1.88m)

With vinyl floor covering, double glazed window, radiator, part pine tongue and groove clad walls, suite of panelled Bath with shower attachment, Wash Hand Basin and WC, glazed shower screen, shower curtain and rail. Triton Topaz electric shower over bath, toilet roll holder, glass shelf, wall mirror, shaver point, pine corner cupboard, pine corner shelves, extractor fan, ceiling light and fully tiled walls.

First Floor

Loft

55'8" x 16'0" approx (16.97m x 4.88m approx)

Which is insulated with electric light and a boarded area 22'0 x 14'0" approx.

Externally

Directly to the fore of the Property is a gravelled hardstanding area as well as Flowering Shrubs, Ground

Cover plants and a raised Fish Pond. Adjacent to the northern gable end of the Farmhouse are the stone wall remains of a building which has a cobbled floor with raised beds and potential for an extension to the Farmhouse (subject to any necessary planning consents).

Within close proximity of the House and The Annexe are a range of Outbuildings as follows:-

Lean to Garage

30'0" x 30'0" (9.14m x 9.14m)

Of steel stanchion, concrete block and concrete shuttering construction with a corrugated cement fibre roof. It has a concreted floor, 3 power points and an opening to the gravelled hardstanding area to the fore. It is ideally suited for vehicle, caravan or boat storage purposes. Adjoining is a:-

Dutch Barn

30'0" x 20'0" approx (9.14m x 6.10m approx)

Of steel stanchion construction with a corrugated iron roof. It has a concreted floor together with a Wood Store and a Steel Container 20'0" x 8'0" approx. Adjoining the Dutch Barn is a:-

Lean to Workshop

30'0" x 20'0" (9.14m x 6.10m)

Of steel stanchion and concrete block construction with a corrugated cement fibre roof. It also has a concreted floor.

Directly to the rear of the Farmhouse and The Annexe are large established Landscaped Gardens and Grounds which are laid to Lawns together with an abundance of Flowering Shrubs, Heathers, a Fish Pond with Waterfall, Pampas Grass, Hydrangeas, Rhododendrons as well as Soft Fruits including Raspberry, Blackcurrant and Gooseberry, Paved Patios as well as gravelled Patio/Sitting Areas, Conifers and a Natural Pond. There is also a Chicken Shed with run, together with Rhubarb Patch.

A 280 yard hardsurfaced lane leads into Cwmcoed off the Council Road. In addition, there are 2 Pasture enclosures which in total extend 4 Acres or thereabouts as well as a Woodland area which is bisected and bounded by a stream and extending to approximately 2 acres. Superb rural views to Carningli Mountain can be enjoyed from the Property.

Outside Electric Lights and an Outside Water Tap.

The boundaries of the entire Property are coloured red on the attached copy of the Land Registry Plan to the Scale of 1/2500.

Services

Mains Water (metered supply) and Electricity are connected. Drainage to 2 Septic Tanks. Both the Farmhouse and Annexe have the benefit of Oil fired Central Heating, Double Glazing and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband connection.

Tenure

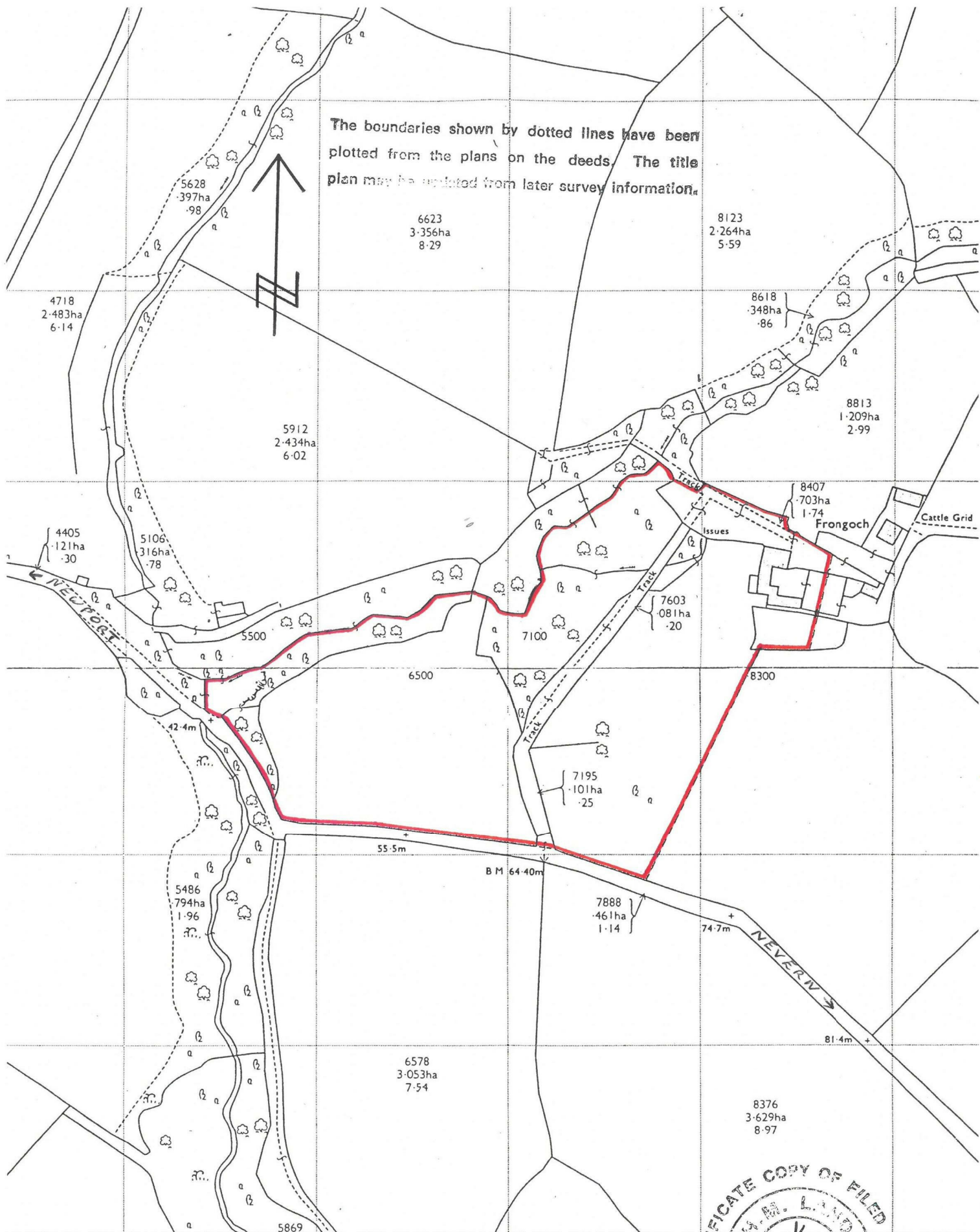
Freehold with Vacant Possession upon Completion.

Remarks

Cwmcoed is a delightfully situated 7 Acre Residential Smallholding which stands within 2 miles or so of the Coastal Town of Newport. The Property benefits a Character 3 Bedroom Farmhouse residence together with an adjoining 2 Bedroom Annexe, a useful range of Outbuildings and approximately 7 Acres of Land including Large Landscaped Garden and Grounds, a Woodland area and approximately 4 Acres of Pasture Land. The Property is the result of a renovation of the original Farmhouse and the conversion of old farm buildings approximately 27 years ago. Superb rural views to Carningli Mountain can be enjoyed from the Property. Early inspection is strongly advised.



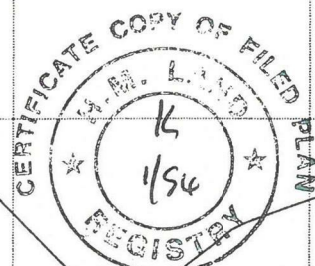




Cwmcoed, Nevern, Newport, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.



Floor Plan Main House



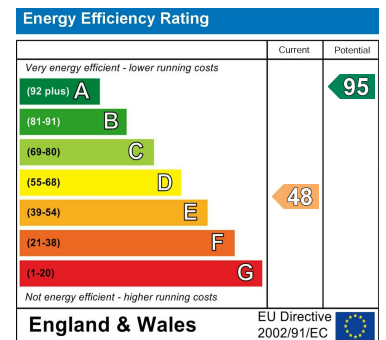
Floor Plan The Annexe



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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