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**Glyncoch Tanylwest, Capel Iwan**

Newcastle Emlyn

In Excess of £590,000



## Glyncoch Tanglwst

Capel Iwan, Newcastle Emlyn

Fine Country West Wales is pleased to present the charming smallholding of Glyncoch to the market. This five-bedroom detached farmhouse provides an exceptional smallholding and lifestyle opportunity, nestled in the tranquil rural setting of West Wales. The property boasts attractive accommodation, including UPVC double-glazed windows throughout, a newly refitted kitchen/breakfast room, and a modernised bathroom.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Glyncoch Tanglwst, Capel Iwan - SA38 9NJ

## Ground Floor

### Entrance Porch

With a UPVC part glazed, double glazed door to sitting room.

### Entrance hall

Stairs to first floor landing and doors to living room and kitchen/breakfast room.

### Living Room

15' 4" x 13' 2" (4.67m x 4.01m)

Front aspect, beam ceiling, a substantial wood burning stove, radiator, UPVC double glazed window with outstanding views across the West Wales countryside.

### Sitting Room

20' 2" x 9' 8" (6.15m x 2.95m)

With a stone-built fireplace with recess, UPVC double glazed window to front overlooking the West Wales countryside and beyond, radiator, telephone point, side aspect with the UPVC double glazed window to side, part pine paneled walls, beam ceiling, pine clad ceiling, leading into kitchen / breakfast room.

### Kitchen / Breakfast Room

27' 0" x 16' 1" (8.23m x 4.90m)

Extensive refitted kitchen with a comprehensive range of eye and base level units, quartz work surfacing with a fitted range cooker with five ring gas hob with extractor hood over, a single drainer double bowl Silestone (high quality) sink unit with mixer tap, quartz splashback, plumbing for automatic washing machine, three UPVC double glazed picture windows overlooking rear and side gardens, space for dining room table, under stairs recess with clothes hanging space, part glazed door back into living room, attractive laminate wood flooring, built in microwave, excellent range of power points, under unit lighting, inset spot lighting, radiator, pantry cupboard, a generator control unit for emergency power (should in the unlikely event of there being no power) and door to cloakroom.

### Shower Room

5' 10" x 4' 1" (1.78m x 1.24m)





## GARDEN

To the front of the property there is a lovely yard all fenced and gated. Additionally, there are walled and fenced flower and vegetable gardens with a lovely seating area at the front of the house. Orchard with apple, cherry, plums, pear and medlar trees, along with a duck pond and chicken house, all surrounded by double height stock fencing. Vegetable Garden with raspberries, blackcurrant, gooseberries and redcurrant bush. All land is gated and stock fenced.

## GARDEN

Greenhouse: ( 4.88 x 7.01 ) With Shelving

## GARDEN

Stables: There are four stables; two at 12'x 12' and the other two at 10' x 12' Hardstanding outside stable running entire length with inside and outside lights. Original stone range of cowsheds/hay barn, with power and water. Including old 2 storey cottage may be suitable for conversion subject to planning. Lean to stable 17' x 14' and enclosed and gated yard to front.

## GARAGE

Single Garage

Attached to house with power and lighting, houses boiler, generator and water filtration system. Bottom Open Garage: With half height dividing wall 11ft wide by 23ft depth.

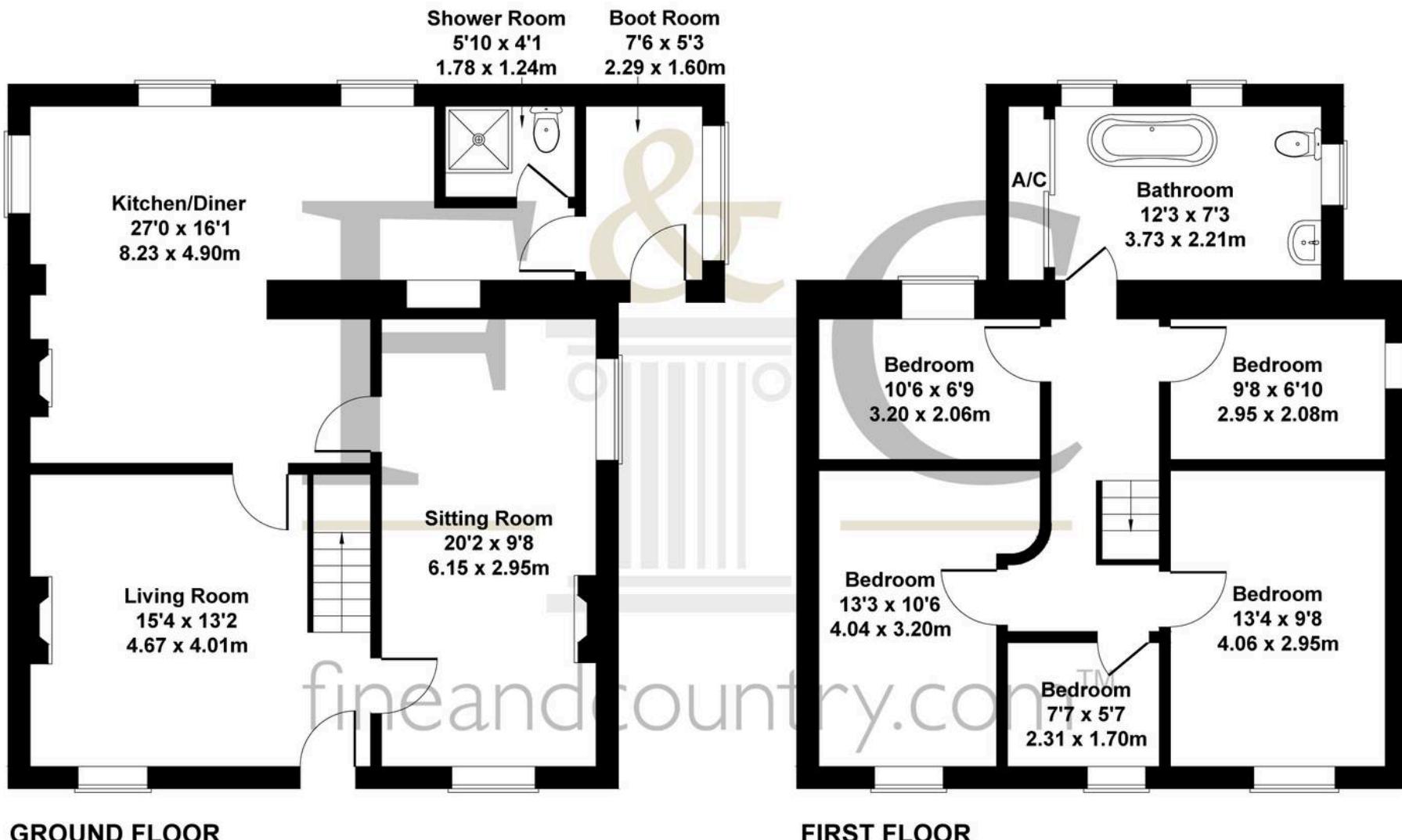




# Glyncoch, Tanglwst, Newcastle Emlyn, SA38 9NJ

Approximate Gross Internal Area

1450 sq ft - 135 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



# Fine and Country West Wales & Pembrokeshire / Homes of Wales

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