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Blaenffynnon, Tegryn – SA35 0BJ

Llanfyrnach

Guide Price £750,000



Blaenffynnon

Tegryn, Llanfyrnach

Blaenffynnon is a charming six-bedroom Smallholding situated on the edge of the village of Tegryn surrounded by the unspoilt Pembrokeshire countryside. This spacious rural property combines traditional character with modern efficiency, boasting an impressive EPC ratings of A&B. Blaenffynnon offers a versatile layout, making it ideal for multi-generational living or as a potential income stream. With easy access to nearby villages and market towns with excellent local amenities. Set within approximately 11 acres or thereabouts.

- Situated on the Edge of the Village of Tegryn.
- Blaenffynnon is a charming rural property.
- Set within 11 Acres or Thereabouts.
- Versatile Layout - Ideal for Multi Generation Living or Income Stream
- Council Tax Band - C
- EPC Ratings A&B





Situation

Tegryn, near Llanfyrnach in north Pembrokeshire, is a small rural village set on a hilltop overlooking the scenic Preseli landscape. It has a peaceful, close-knit community with a primary school, community centre and local pub forming its main amenities, while everyday services and shops are found in nearby villages and towns. The surrounding area is characterised by open farmland, rolling hills and quiet country lanes, offering a calm, traditional Welsh rural setting with strong community identity and a sense of remoteness from urban life.

Main House

Entrance Porch

Double glazed Upvc windows, tiled flooring, Door to:-

Living Room

Coal effect gas fired fire with feature surround, double glazed Upvc windows, exposed beams, radiators, understairs storage, door to:-

Kitchen/Dining Room

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, plumbing for dishwasher/washing machine, integrated Fridge/Freezer, electric range master with extraction over, double glazed Upvc windows, radiators, coved ceilings, stairs rising off to the first floor, part tiled walls, part tiled floors, part wooden flooring, door to:-

Utility

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, plumbing for dishwasher/washing machine, double glazed Upvc windows, part tiled walls, tiled flooring, door to:-

WC

Low flush WC, double glazed Upvc window, tiled flooring.

First Floor**Landing**

Double glazed Upvc window, doors to:-

Bedroom One

Double glazed Upvc window, radiator, fitted wardrobes, wooden flooring.

Bedroom Two

Double glazed Upvc window, radiator.

Bedroom Three

Double glazed Upvc window, radiator, loft access.

Bathroom

Low flush WC, corner bath, walk-in shower with electric shower, pedestal wash basin, radiator, double glazed Upvc windows, tiled walls, wooden flooring.

Old Milking Parlour**The Cottage****Porch**

Wooden windows, Door to:-

Living Room

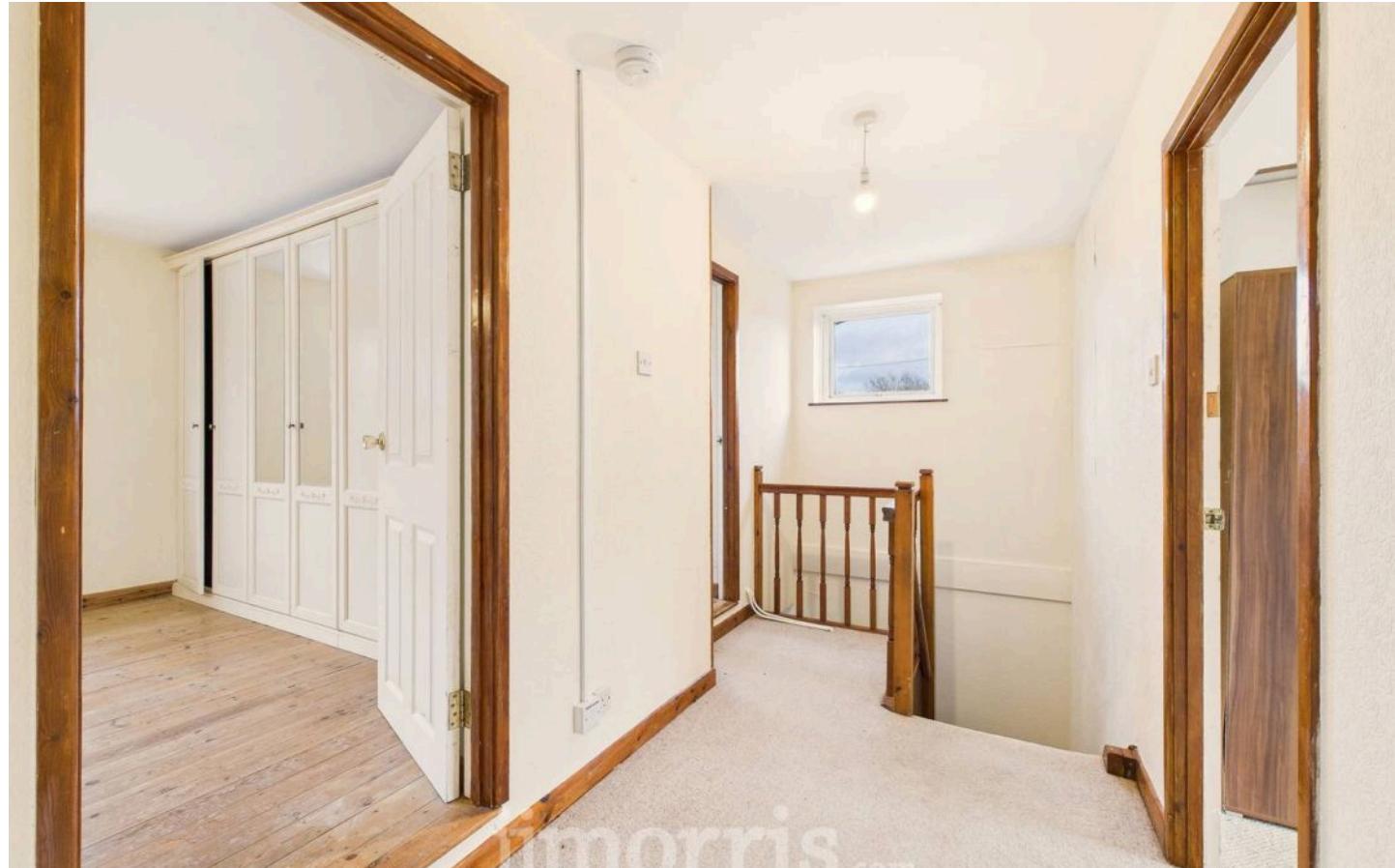
Open fire with slate hearth and feature surround, stairs rising off to the first floor, understairs storage, double glazed Upvc windows, radiators, exposed stone walls, exposed beams, doors to:-

Inner Hallway

Exposed beams, vinyl flooring, door to:-

Kitchen/Dining Room

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, electric oven with extraction over, double glazed Upvc window, double glazed Upvc patio sliding doors, loft access, coved ceilings, exposed beams, radiators, door to:-



Rear Entrance

Double glazed Upvc window, slate slab flooring, door to:-

Hallway

Double glazed Upvc windows, Loft access, exposed beams, radiator, belfast sink and tiled splash back, door to:-

Bathroom

Low flush WC, pedestal wash basin, bath with electric shower over, part tiled walls, wooden effect flooring, radiator, double glazed Upvc window.

First Floor

Landing

Velux window, exposed beams, wooden flooring, doors to:-

Bedroom One

Double glazed Upvc window, radiator, exposed beams.

Bedroom Two/Office

Velux window, radiator, exposed beams.

Bedroom Three

Double glazed Upvc window, exposed beams, loft access.

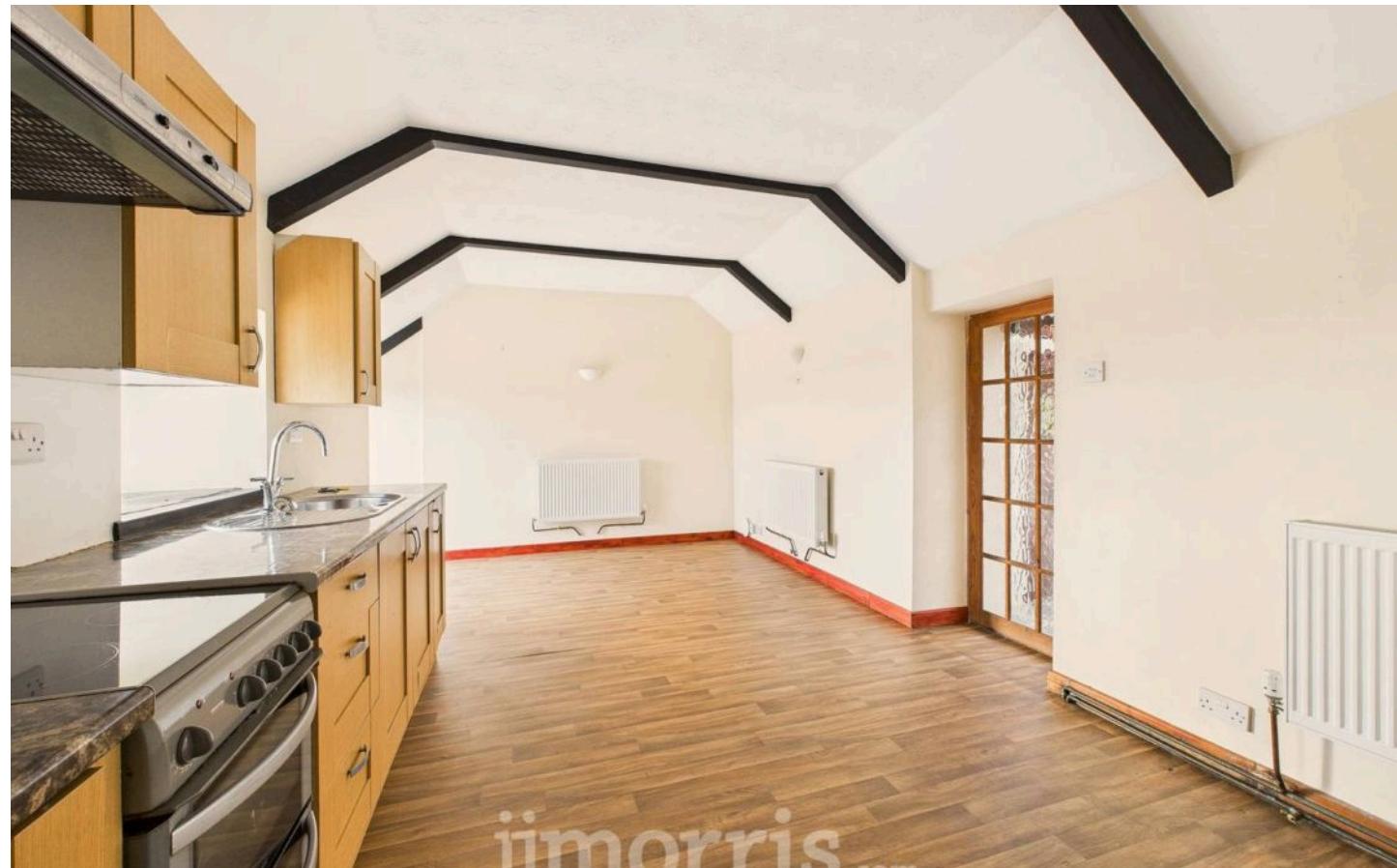
Utilities and Services

Electric - Mains Water - Mains Drainage - Mains Heating - Air Source Heat Pump Tenure: Freehold and available with vacant possession upon completion, Local Authority:

Pembrokeshire County Council Council Band - Main House

- C The Cottage - C What3Words -

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GARDEN

The property is approached via a gated entrance, providing ample off-road parking, generous turning space for several vehicles, and access to a large workshop/unit. The main house is surrounded by lawned gardens to both the front and rear, complemented by a paved patio seating area. The cottage benefits from its own private gated entrance with parking for two to three vehicles, along with lawned garden areas to the front and rear. Blaenffynnon extends to approximately 11 acres (or thereabouts), divided into four fields. The land further benefits from a range of useful outbuildings.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

397.4 m²

4278 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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