

**jjmorris**.com



## Winllan, Boncath – SA37 0JR

£650,000

Situated on the outskirts of Boncath, this stunning architecturally designed detached house offers a perfect blend of modern living and rural charm. Set within an expansive acre of beautifully maintained gardens and grounds, this five-bedroom family home is an ideal retreat for those seeking space and tranquillity.

Upon entering, you are welcomed by a spacious hall that leads to a variety of well-appointed reception rooms. The snug provides a cosy space for relaxation, while the cinema room offers an entertaining haven for family movie nights. The living room is bright and airy, perfect for gatherings, and the impressive kitchen/dining/family room serves as the heart of the home, designed for both cooking and socialising.

Outside, the property boasts a useful workshop, ideal for hobbies or storage. The surrounding gardens offer a serene environment, perfect for outdoor activities or simply enjoying the natural beauty of the area. For those seeking even more space, additional land is available by separate negotiation.



### **Situation**

The property is found in a rural location in an area with mainly scattered smallholdings and farms as neighbours. The nearby village of Boncath has a small shop for basic everyday goods. The village of Crymych is a few miles distant with shops and amenities including primary and secondary schooling and leisure centre. Cardigan town is approx 8 miles distant and has a shopping high street with national and local independent retailers, supermarkets and educational facilities with schooling and college. Places of special interest include the Preseli Hills which provide miles of trails within the National Park and from where superb views and natural scenery are enjoyed which is found approx 3 miles away.

### **Situation cont..**

The Pembrokeshire and Ceredigion coast is found approx 8 miles distant with many stunning beaches and coves, excellent cliff top walks, and within Cardigan Bay is a wealth of flourishing marine life. Other large towns in the area include Carmarthen, which has excellent dual carriageway road links to the M4 Motorway, Newcastle Emlyn, Narberth, Haverfordwest and Fishguard, which are all within roughly 30 to 40 minutes drive.

### **Hall**

Tiled flooring, radiator, oak stair case rising to the first floor, opening to:





### Cloakroom

Tiled flooring, radiator, window to the front.

### Snug

Wood burning stove set on a slate hearth with recessed wooden beam over, two radiators, solid oak flooring, wall lights, coved ceiling.

### Cinema Room/Study

Solid oak flooring, window to the side, coved ceiling, radiator.

### Living Room

A stunning light and airy room with feature curved contemporary wood burning stove and exposed flue, three Velux roof windows, exposed oak beams, windows to two sides, double doors leading to the garden, glazed gable. Solid oak flooring, wall lights, television recess, radiators.



### Kitchen/Dining/Family Room

Fantastically designed and executed, it forms the perfect hub for the owners to enjoy, enjoying a wonderful farmhouse style with a range of solid wood cabinets with stone work surfaces, upstands and splashback, large central island, twin electric ovens, five burner gas hob with concealed extractor fan. Integrated fridge, freezer, dishwasher and wine cooler, inset 1.5 bowl sink unit with pull out mixer tap, recessed lighting, vertical radiators, sliding doors to the garden, tiled flooring. Door to:





jjmorris.com



jjmorris.com

### **Utility Room**

Fitted with a range of wall and base units, void and plumbing for washing machine, space and plumbing for large fridge/freezer, tiled flooring. Door to:

### **W.C.**

Low flush w.c. Wall mounted hand wash basin, tiled flooring, recessed spotlights.

### **Boot Room**

Range of full height cabinets, tiled flooring, doors to the front and rear, window.



jjmorris.com

### **FIRST FLOOR**

#### **Landing**

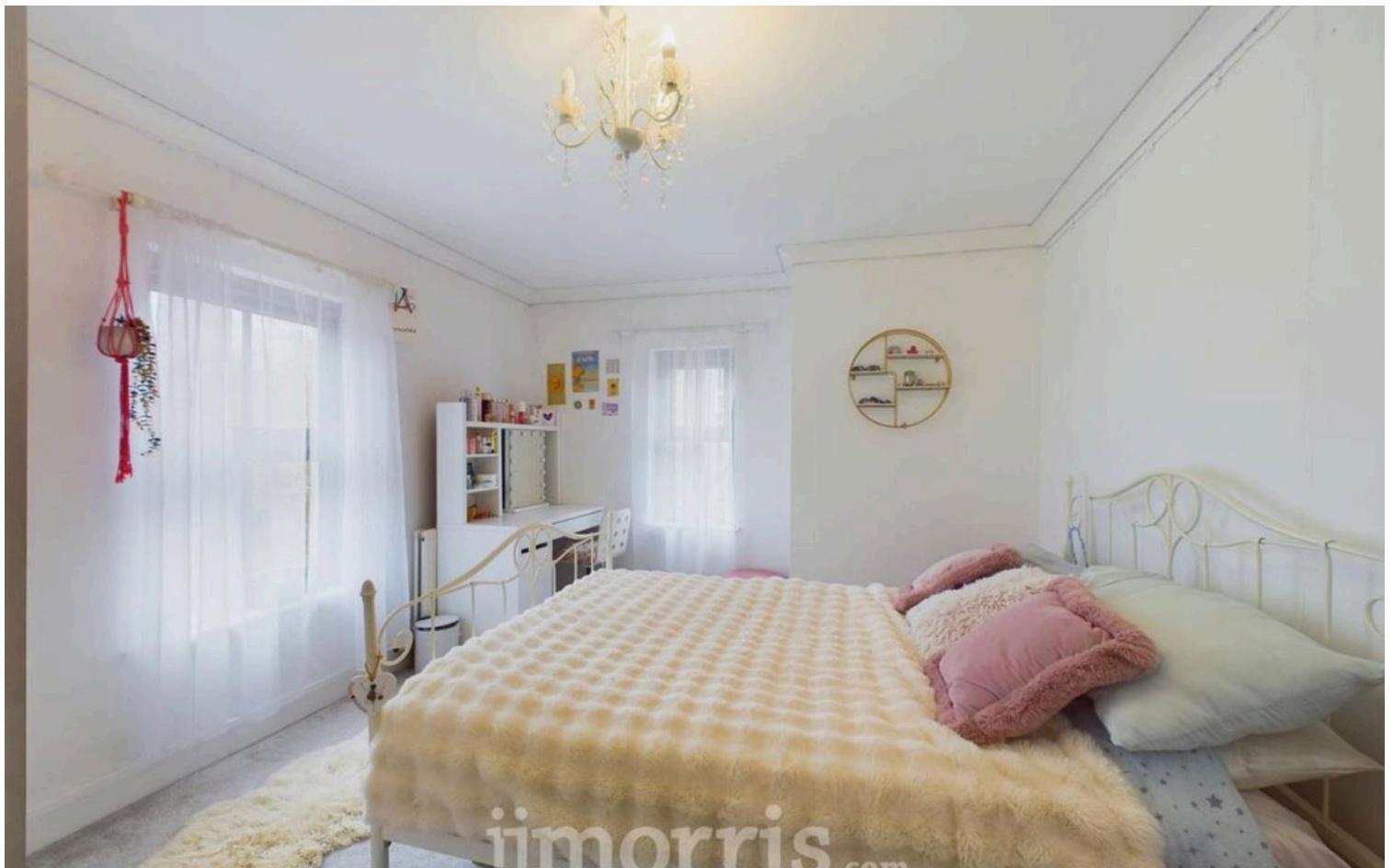
Storage cupboard, doors to:

#### **Master Suite**

A fantastic space with large window overlooking the garden and a further window to the side. Floating wall with over-bed lighting, expertly hiding the fitted wardrobes and shelving, recessed lighting. Radiators.

#### **Dressing Area**

Velux roof windows, radiator, recessed lighting. Doors to:



jjmorris.com



jjmorris.com

#### **Ensuite Shower Room**

Corner shower enclosure with rainfall shower head, aqua wall panels, feature hand wash basin with wall mounted mixer tap, low flush w.c. Extractor fan, heated towel rail, recessed lighting, Velux roof window, tiled wall and flooring.

#### **Walk-In Airing Cupboard**

#### **Bedroom Two**

Dual aspect windows to the front and side, fitted wardrobe, radiator.

#### **Bedroom Three**

Window to the front, fitted wardrobe, radiator.



#### **Bedroom Four**

Window to the side, radiator.

#### **Bedroom Five**

Velux roof window, radiator.

#### **Family Bathroom**

A highly appointed four piece suite comprising: Slipper bath with mixer tap and shower attachment, corner shower enclosure with electric shower, low flush w.c. Vanity unit with inset hand wash basin and stone work top with storage below. Wall mounted mirror with wall lights, tiled walls, extractor fan, Velux roof window, tiled flooring and heated towel rail.



### Externally

The property is approached via a gravelled parking area to the fore with wooden gates to the side leading to the: Detached Garage/Workshop (35x31) with light and power, double doors to the front with a pedestrian entrance to the rear, three windows. Immediately to the rear of the property is a sunken patio area with access from the kitchen and living room. There are lawned gardens leading to the stream.



Heating Source: Oil Central Heating  
Services:

Electric: Mains

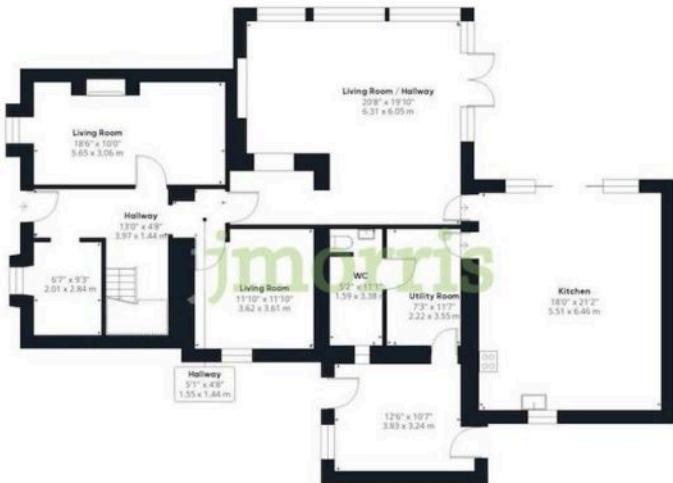
Water: Mains

Drainage: Septic Tank

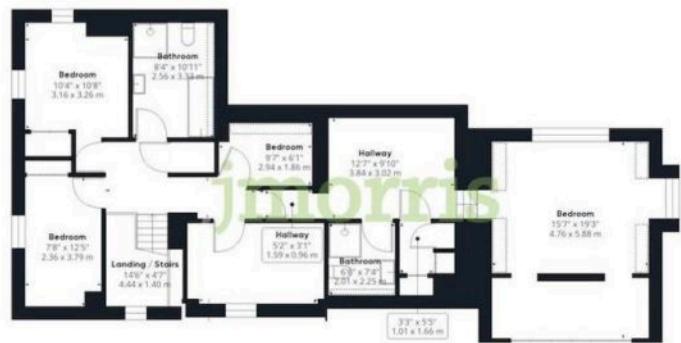
Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

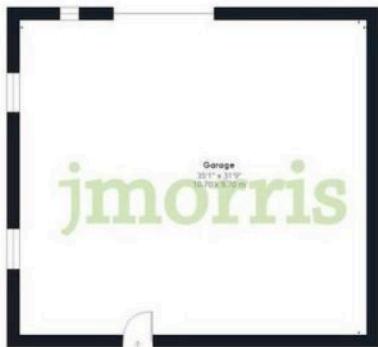
Council Tax: Band D



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

