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## The Granary, Eglwysrw - SA41 3PP

£675,000 Freehold

An exceptional and highly versatile eco property conveniently located midway between Cardigan and Newport and ten minutes from beaches. Set within approximately three acres of beautifully curated gardens, the private and secluded grounds feature bluebell woods with stream, edible forest garden and mini vineyard, offering a homesteading lifestyle opportunity combined with proven income potential. Figs and apricots grow on the warm SE facing front wall of the barn while the forest garden produces almonds, grapes and a variety of edible berries. A coppice wood supplies firewood of chestnut and hazel. This recently-converted barn has been thoughtfully designed and converted to conservation standards with sustainability at its core. The traditional 18th century barn walls are 2 feet deep, adding an old-world feel to the place. The property features hemp and lime insulated walls, providing outstanding natural insulation and breathability, complemented by clay-painted walls that enhance air quality and create a warm, organic aesthetic. Double-glazed timber windows maintain character while supporting excellent thermal efficiency. Energy efficiency is further enhanced by a biomass boiler supplying underfloor heating, ensuring consistent, economical warmth throughout the home. The property also benefits from a 6kW



### **Entrance**

Glazed oak door opens to:-

### **Hall**

Hallway open to roof with flagstone flooring, generous understairs storage, stairs leading to first floor landing, uplighters. Solid oak panelled doors with latch opens to:-

### **Sitting Room**

Dual aspect wooden sash windows, exposed beams. Carpeted.

### **"L" Shaped Kitchen/Diner/Family Room**

Having a range of handmade wooden base cabinets with oak worktop. Twin Belfast sink with mixer tap and drainer, electric oven with tiled splashback and extractor fan, space for fridge/freezer, dishwasher. Flagstone flooring throughout. Double glazed windows to the rear and side with a wooden sash window to the fore, 2 Velux rooflights, bifold doors leading out to the stone patio and rear garden. Back stable door leads to covered porch area and vegetable garden. Door to:-

### **Utility/Boiler Room**

Utility area plumbed for washing machine with shelved cupboard area. Biomass boiler and hot water tank.



**FIRST FLOOR**

**Landing**

Galleried landing, engineered oak floor, large airing cupboard, exposed beams, Velux window, radiator, door through to:-

**Bedroom**

Exposed beams, engineered oak flooring, wooden sash windows to the front and rear and side, radiator, walk-in wardrobe. Exterior door.

**Bedroom**

Wooden double glazed window to the front with attic space / crog loft storage / bed platform above. Built in shelves, radiator. Engineered oak flooring.

**Crog Loft Storage**

**Bathroom**

A four piece suite comprising low flush WC, pedestal hand wash basin, sunken bath with slate surround and tiled splashback, recess shower cubicle with rainfall showerhead, wooden double glazed window to the rear, radiator, tiled flooring, electric shaver socket, recess spotlights. Extractor fan.





### Living/Kitchen/Dining Room

Tiled flooring, fire doors, stainless steel commercial utility sink, mixer tap, unit with cabinets below. Space for mini dish washer. Stainless steel shelving and food preparation area, with spotlights and recess lighting, cooker with extractor, space for table, seating area, wood burning stove, 2 x double glazed doors to the veranda and back gardens. door to:-

#### Veranda

Door leading to spacious veranda with table and seating area. Leads to back garden areas with seating areas and pizza oven and wood storage shed. Veranda has w/c with wash basin, washing machine and shelving.

#### Hallway

Stable door to the front, wood panelled walls, tiled flooring, stairs rising off to the first floor. Clothes dryer pulley hanging over stairwell.

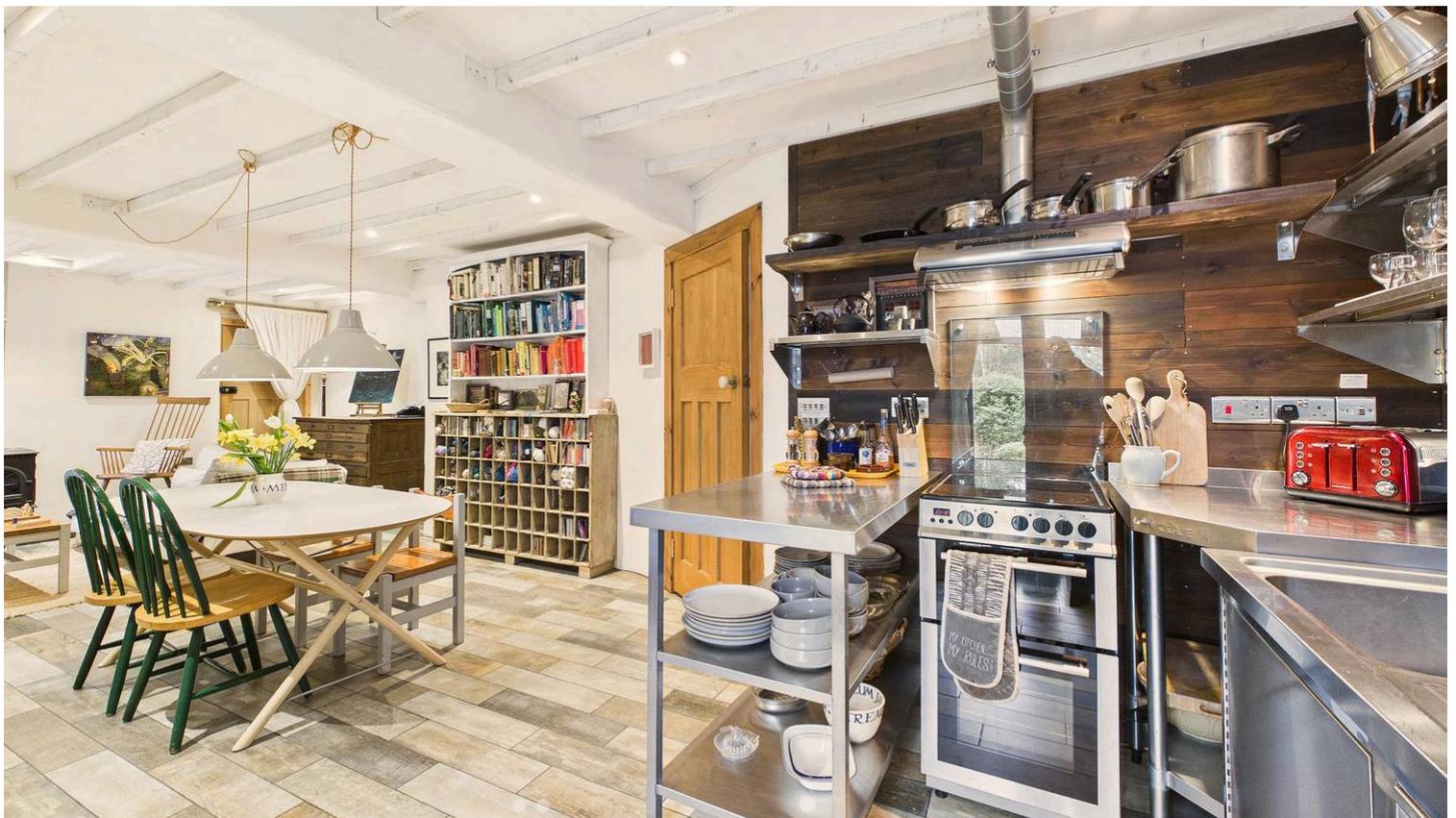
### FIRST FLOOR

#### Landing

With clothes dryer pulley and double glazed wooden window to front. Access to bathroom.

#### Bedroom

Double glazed casement window overlooking gardens. Exposed beams, engineered oak flooring, radiator. Door to:-





### **Jack and Jill Bathroom**

"P" shaped bath with curved screen and shower over, tiled surround, pedestal hand wash basin, heated towel rail, low flush WC. Tiled flooring and engineered oak flooring. Doors to both hall and bedroom. Velux rooflight and extractor fan. Mirror and shaver socket/light.

### **Bedroom**

Wooden flooring, exposed beams, double glazed window, radiator, door to:-

### **Ensuite**

Double enclosure with tiled surround and rainfall showerhead, pedestal hand wash basin, heated towel rail, low flush WC, tiled floor, exposed beams, Velux window, extractor fan. Mirror and shaver socket/light.

### **ANNEXE**

#### **Entrance**

Feature carhouse entrance stone archway, slate flooring to entrance area.

#### **Open Plan Kitchen/Living/Dining Area**

Old Carhouse with feature exposed stone arch, wood burning stove with back boiler and slate hearth, engineered oak flooring with underfloor heating, built-in understairs storage, with washing machine, exposed beams. Boiler cupboard with additional storage. Feature slit widow to rear and cart-lamp alcoves.





### Kitchen Area

Having a range of hand made wooden base units with slate and oak worktops, a Belfast sink with ceramic drainer, mixer tap, electric cooker with tiled splashback and extractor fan over, double glazed wooden windows, space for table, understairs storage, stairs rising off to:-  
**FIRST FLOOR**

### Upstairs

Clothes dryer pulley hanging over stairwell. Two sleeping areas with wooden panelled divide and exposed beams. Bedroom 1 double Double glazed window to front, radiator, exposed beams. Bedroom 2 Double. Wooden double glazed window to front. Radiator, Stable door with window opening to outdoor barn steps.

### Bedroom

Double glazed window, radiator, exposed beams.

### Bathroom

Wall mounted wash basin, low flush WC, short panel bath with shower and screen over, tiled surround, recess spotlights, exposed beams, extractor fan. Frosted window to hallway.





### Utilities and Services

Heating Source: Biomass Boiler. Solar Panels Electric:  
Mains Water: Mains Drainage: Other Tenure: Freehold and  
available with vacant possession upon completion Local  
Authority: Pembrokeshire County Council Council Tax: The  
Granary - Band C. Cartws Bach - Band B What3Words:  
[///interests.bonkers.shepherdess](https://www.what3words.com/interests.bonkers.shepherdess)

### Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require  
information to enable us to confirm all parties identities  
as required by Anti Money Laundering (AML) Regulations.  
We may also conduct a digital search to confirm your  
identity. We will also require full proof of funds such as a  
mortgage agreement in principle, proof of cash deposit  
or if no mortgage is required, we will require sight of a  
bank statement. Should the purchase be funded through  
the sale of another property, we will require confirmation  
the sale is sufficient enough to cover the purchase.





### **Broadband Availability**

According to the Ofcom website, this property has standard broadband available, with speeds up to 0.5mbps upload and 3mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider. We are advised that the property benefits from Superfast fiber broadband.

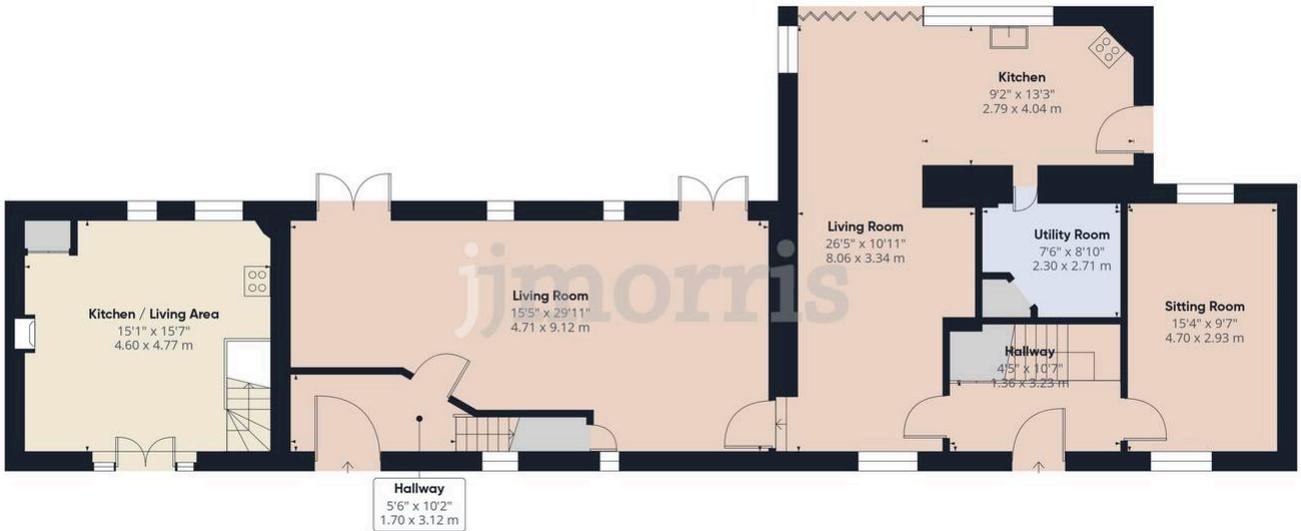
### **Mobile Phone Coverage**

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor and indoor Three - Good outdoor and indoor O2 - Good outdoor, variable indoor Vodafone. - Good outdoor and indoor Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provid



## GARDEN

The property is approached via a shared gravel driveway, providing ample parking and turning space for both the principal residence and the self-contained annex. To the rear, a beautifully maintained private garden creates an ideal setting for relaxation and entertaining. A characterful pizza oven forms an attractive focal point, complemented by mature shrubbery and a stylish decked seating area set beneath a canopy. Further features include raised flower beds, a paved patio area suitable for al fresco dining, and an expansive lawn extending beyond. Positioned to the right of the property is an orchard, together with a separate living space that presents excellent potential for ancillary accommodation, guest use, or income generation as a holiday let (subject to any necessary consents). A charming woodland area is accessed via a picturesque wooden bridge. The entire grounds are approximately 3 acres. The land at the bottom is a south facing sloping forest garden with a track, vineyard and varied edible shrubs and berries and benefits from its own independent access track, offering both privacy and practical convenience.



Floor 0



Floor 1



You can include any text here. The text can be modified upon generating your brochure.

