

John. Francis

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Ffynnon Gaseg, TEGRYN SA36 0EE

Offers in the region of £580,000

**Sensational Panoramic Country Views
Large Quality Modern House
Completely Private Surrounded By 10 Acres
Extra large 60ft x 40ft Outbuilding
EER - B89**

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DD/HJ/34772/230714

DESCRIPTION

This ultra modern house boasts Sensational Panoramic Country Views that stretch for miles and can be enjoyed from the majority of the accommodation. The house which was completed in 2013 has been designed to a high specification with 4 double bedrooms and 3 bathrooms, but particularly boasts a huge 26ft lounge with folding double glazed doors which fully open onto a patio overlooking the gorgeous views. This property is situated within the middle of 10 acres approx, found hidden completely out of sight down a track on its own, on the edge of this North Pembrokeshire rural village. There is a large and incredibly useful steel framed outbuilding measuring over 60ft x 40ft offering a range of uses from keeping animals to vehicles and machinery. This quality modern house with extensive land and breathtaking views is a truly unique and exceptional home, with superb attention to detail and highly efficient heating with solar and photovoltaic energy generation which also provides extra income. An ideal family home which absolutely must be seen!

EER - B-89

SITUATION

Tegryn is a rural village with very basic amenities which include a primary school, 2 garages, pub and post office. Near the house itself is a bridle path for horse riding and walking. The near by village of Crymych is much larger and provides a wider choice of shops and amenities to include places to eat, further schooling for both primary and secondary ages and includes a public leisure centre, mini market, pharmacy etc... The nearest large town of Cardigan is approx 10 miles distant and provides a wide range of national and local retailers through its high street and includes Tesco's, Aldi's, B&Q etc... The renowned and naturally beautiful Pembrokeshire & Ceredigion coastlines are within a 20 - 30 min drive, with

ENTRANCE PORCH

Entered via frosted double glazed front door with oval decoration, double glazed windows to both sides, tiled

flooring, glazed panel door, opens to;

ENTRANCE HALL

Wooden staircase rising to first floor, continuation of tiled flooring, concealed under floor heating controls, panel doors open to;

DINING ROOM

11'6 x 9'8 (3.51m x 2.95m)
Double glazed windows to front, door opening to;

CONSERVATORY/ GARDEN ROOM

12'5 x 11'8 (3.78m x 3.56m)
Double glazed windows around enjoying the superb views, tiled flooring.

KITCHEN/ DINER

20'9 x 14'11 (6.32m x 4.55m)
Comprising a range of country style fitted oak wall and base storage cupboards by "Bespoke" with integrated NEF dishwasher, drinks fridge, fridge freezer, space for table and chairs, single drainer sink, double glazed window to rear, French doors enjoying the amazing views, continuation of tiled flooring, recess ceiling down lights, cooker hood with glass splash back, part tiled walls, double glass doors to living room, door opens to;

UTILITY ROOM

9'4 x 7'9 (2.84m x 2.36m)
Fitted cupboards with worktops over, plumbing for washing machine, wall mounted Worcester boiler servicing the domestic hot water and central heating system, double glazed external window and door, tiled flooring, door to;

SHOWER ROOM

9'8 x 3'11 (2.95m x 1.19m)
Walk in wet room style shower enclosure, screen, shower unit fed from boiler, tiled walls, floating wash hand basin, WC, frosted double glazed window, recessed LED down lights.

LIVING ROOM

26'1 x 16'3 (7.95m x 4.95m)
Superb 6 panel folding double glazed doors which open out to a large patio and where superb panoramic views of the surrounding countryside can be enjoyed, continuation of tiled flooring, fireplace incorporating wood burning stove, double

glazed window to front, recessed ceiling down light, door opens to;

STUDY

10'10 x 10'5 (3.30m x 3.18m)
Tiled flooring, double glazed window to front.

FIRST FLOOR LANDING

Spindle balustrade, built in double airing cupboard, radiator, double glazed window to front, stairs continue to second floor. Recessed ceiling down lights, doors to;

BEDROOM 1

12'10 x 10'8 (3.91m x 3.25m)
Double glazed window to rear enjoying superb views, radiator, mirrored sliding wardrobes, door to;

ENSUITE

Comprising; shower cubicle with shower fed from boiler, wash hand basin, WC, heated towel radiator, tiled walls and floor, double glazed window to side, recessed ceiling LED down lights.

BEDROOM 2

11'7 x 10'10 (3.53m x 3.30m)
Double glazed window to rear enjoy superb views, mirrored sliding wardrobe.

LOFT

26'2 x 10'6 (7.98m x 3.20m)
Boarded, for storage.

BATHROOM

7' x 6'3 (2.13m x 1.91m)
Panel bath with mixer shower over, WC, wash hand basin, heated towel radiator, tiled floor, tiled walls, double glazed window to rear, recessed LED down lights on a motion sensor.

BEDROOM 3

10'8 x 8'2 (3.25m x 2.49m)
Double glazed window to front, radiator.

BEDROOM 4

11'5 x 10'4 (3.48m x 3.15m)
Mirrored wardrobes, double glazed window to front, radiator.

SECOND FLOOR

Leads to;

ATTIC ROOM 1

13'11 x 10'11 (4.24m x 3.33m)
Velux window, eaves storage space, radiator.

ATTIC ROOM 2

13'11 x 13'11 (0.33m '11 x 4.24m)

Velux window, eaves storage space, radiator. Both attic rooms are ripe for conversion to further accommodation subject to the necessary building regulations consent.

EXTERNALLY

The property is approached via its own private track which comes down from the country road and leads to the front of the house where there is a large area of flat hard standing parking which could accommodate many vehicles. The front garden areas are laid to lawn reaching to the nearside and where further parking is found and access to the large multi purpose **STEEL FRAMED OUTBUILDING (60' x 40' approx)** with large electric operated roller door to front and pedestrian door, concrete floor power and lighting and has on half of its pitched roof 28 photovoltaic panels producing free electricity which is also sold back to the grid providing extra income. To the rear of the house there is a long patio seating area stretching the full width of the property, and from where the unbelievable views are enjoyed at their best. The extent of the land which surrounds the house, amounts to approximately 10 acres or thereabouts, a plan is available from the selling agents for identification purposes only. Further land is also available by separate negotiation.

PLEASE NOTE

The house roof itself has 3 solar panels (and provide a small annual income) which contribute to a solar assisted underfloor heating system, which runs throughout the entire ground floor of the house. It is insulated to modern regulations and benefits from low heating costs. The outbuilding has electric producing panels as previously mentioned and also provides an income.

Full details of these systems and tariffs will be explained in detail by the owner.

Appliances listed in these details are available by separate negotiation.

All ground floor doors are extra wide and disabled access friendly.

All the land surrounding the property is currently let and managed by a farmer, this also provides an income which the farmer may wish to continue with a new owner by agreement.

SERVICES

We are advised that mains services water electric are connected to the property with private drainage. There is also a private water supply.

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

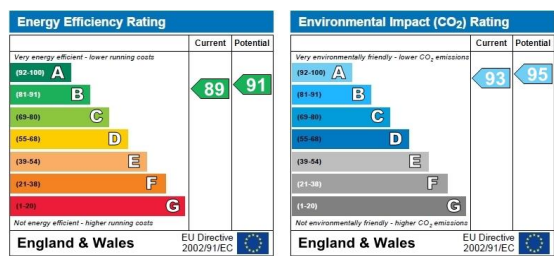
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Cardigan take the road signposted for Tenby off the top roundabout and travel for approx 7 miles or so until you enter the large village of Crymych, turn left upon entering Crymych for Tegryn and follow the signs and turnings to the village itself. As you come into Tegryn you will pass a old pumping garage on your right, turn right just afterwards and bear right passing some bungalows on your right. Follow this small country road out of the village for a few hundred meters or thereabouts and the entrance to Ffynnon Gaseg is found on the left, identified by a painted red gated entrance.

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**John.
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