

# John. Francis

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**NEW  
INSTRUCTION**



## **Broyan Farmhouse, Broyan Road, PENYBRYN SA43 3NL**

**Offers in the region of £329,950**

**Detached 6 Bedroom Smallholding  
Beautiful Location With Country Views  
2 Acre Paddock & Generous Gardens  
Versatile Accommodation With Potential For Annexe  
EER - TBC**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DD/BT/64420/020718

## DESCRIPTION

A remarkable detached 6 bedroom smallholding offering versatile and charming accommodation of an excellent size with a wealth of character features. The property is situated in an excellent location within walking distance of a village pub, but mainly set around glorious countryside with views to match. There are generous gardens, ample parking, an old stone outbuilding and a grazing paddock which amounts to approximately 2 acres. The property was part of a farm, but only the house and land as described is for sale. The outbuildings to the side are being retained by the owner. The accommodation is partly divided, but could easily be all opened up for use as one big family home or as it stands would suit a family with a live at home relative or grown up child who wishes to have their own space. Viewing is needed to see the potential this attractive smallholding offers.

EER -

## SITUATION

The property is situated on the edge of this popular North Pembrokeshire village in an area surrounded mainly by fields and countryside. The neighbouring village of Cilgerran boasts a historic castle, primary school, 1 local shop and a superb wildlife centre with walkway connecting to the town of Cardigan which is roughly 3 miles away. Cardigan provides a choice of shops and services to include higher education school and college, supermarkets, leisure facilities, market hall, etc. The spectacular West Wales coastline is also nearby being easy to reach from this location by either travelling further into North Pembrokeshire or up into Ceredigion. Both stretches of coastline are within a 10-15 minute drive and provide a number of sandy beaches and miles of cliff-top walks along the coastal path.

## ENTRANCE

Frosted double-glazed front door opens into:

## UTILITY

14'7 x 7'8 (4.45m x 2.34m)

Fitted wall and base storage units with wooden work surfaces over, Belfast sink unit, space for cooker, canopy hood with extractor fan, tiled flooring, part tiled walls, Velux roof windows, plumbing for washing machine, Worcester oil fired boiler servicing central heating and hot water for the majority of rooms, doors to:

## CLOAKROOM

WC, frosted double-glazed window (an unfinished room).

## KITCHEN

20'6 x 6'3 (6.25m x 1.91m)

Fitted wall and base storage units with work surfaces over, stainless steel double sink and drainer, part tiled walls, beamed ceiling, double-glazed windows to 2 elevations, radiator, door opens to:

## LIVING ROOM

22'5 x 12'10 (6.83m x 3.91m)

Impressive inglenook with oil fired aga servicing the domestic hot water and cooking facilities, part tiled flooring, fitted cupboards with slate worktops, wood burning stove set in a slate fire recess, beamed ceiling, radiator, sash window to front, bespoke oak staircase to first floor half landing, leading to conservatory, glazed door and side window to:

## PORCH

6'5 x 5'5 (1.96m x 1.65m)

Double-glazed windows, external door, space for hanging coats.

## CONSERVATORY

15'9 x 13'1 (4.80m x 3.99m)

Tiled flooring, underfloor heating, double-glazed windows around with views over gardens, double-glazed external doors.

## FIRST FLOOR LANDING

Stairs lead up to second floor, Velux roof window, fitted storage cupboards, doors to:

## CLOAKROOM

WC, wash hand basin, tiled floor, part tiled walls.

## BEDROOM 1

13' x 10'7 (3.96m x 3.23m)

Sash window to front, wooden flooring, radiator, original safe set in wall, beamed ceiling.

## BEDROOM 2

12'1 x 7'3 (3.68m x 2.21m)

Dual aspect sash windows, radiator.

## BATHROOM

10'7 x 7'1 (3.23m x 2.16m)

Comprising oval bath, corner shower cubicle, WC, wash hand basin set in vanity storage unit, tiled walls, radiator, double-glazed dual aspect windows.

## OFFICE/BEDROOM 3

8' x 6'1 (2.44m x 1.85m)

Fitted with a bespoke bed and storage, vaulted ceiling, Velux window, radiator, exposed beams.

## SECOND FLOOR LANDING

Impressive double-glazed picture window, doors to:

## BEDROOM 4

12'1 x 8'8 (3.68m x 2.64m)

Double-glazed dual aspect windows, radiator, recessed storage space, door to:

## EN SUITE

Shower, WC, pedestal wash hand basin, radiator, Velux window, tiled walls.

## BEDROOM 5

12'1 x 8'8 (3.68m x 2.64m)

Double-glazed window, radiator, door to:

## DRESSING ROOM

13'11 x 10'2 (4.24m x 3.10m)

Could be used as a living area/studio, Velux roof windows, radiator.

## DIVIDED PART OF PROPERTY

Front door opens into the original entrance, ornate tiled flooring, wonderful wooden staircase to first floor, understairs storage cupboard housing oil fired boiler servicing the central heating for this section of the property, radiator, door to:

## LOUNGE

15' x 13'4 (4.57m x 4.06m)

Superb features such as ornate corncicing, ceiling rose, sash windows to front and side elevations, fireplace with wood burning stove, underfloor heating.

## FIRST FLOOR

Door to:

## BEDROOM 6

Sash windows to front and side, radiator, fitted mirrored wardrobes, door to:

## KITCHEN

7'4 x 3'7 (2.24m x 1.09m)

Fitted cupboards, sink, space for cooker, tiled floor, part tiled walls, space for fridge.

## BATHROOM

9'5 x 6'8 (2.87m x 2.03m)

Comprising a bath with spa jets, WC, shower cubicle, wash hand basin, tiled floor, part tiled walls, sash window to front, radiator.

## EXTERNALLY

The property is accessed by its own private driveway which leads to a hardstanding area to the side of the house providing ample turning and parking space for several vehicles. There is a **WOODEN SHED** to the side of the driveway which houses the private water supply filtration system which includes UV filters. To the front there are terraced garden areas providing a mixture of lawns and gravel seating areas. To the rear there is a good sized garden mainly laid to lawn with wonderful countryside views of the surrounding area. Access is gained either by a 5 bar gate from the road up a track to the rear paddock or on foot leading from the garden. The paddock itself is of good heart being gently sloping and slightly elevated being ideally suited for livestock, grazing, polytunnels or growing vegetables. Please look at the boundary plan which will show how Broyan Farm House is separated from its neighbouring outbuildings which are not included in the sale.

## SERVICES

We are advised that mains electricity is connected. Private water and drainage supplies. Oil fired central heating system.

## PLEASE NOTE

Speak to the Selling Agent regarding completion dates.

## 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

## FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisCard or on facebook www.facebook.com/JohnFrancisEstateAgents

## 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 main A478 road signposted to Tenby and travel for a few miles until reaching the village of Penybryn. Turn right immediately after the Penybryn Arms and follow this minor road down to the bottom where you will see the property directly in front of you. The entrance is found a little further on, up the hill on the left-hand side.



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**John.**  
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