

John. Francis

www.johnfrancis.co.uk



Dolwerdd, BONCATH SA37 0JW

Offers in the region of £349,950

**Detached Country Smallholding
Set Within Approx 3.5 Acres
Updated Well Presented Accommodation
Array Of Multi Purpose Outbuildings
EER - F34**

John Francis is a trading name of John Francis (Wales) Ltd 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/WJ/37822/261114

DESCRIPTION

A delightful country village smallholding set within grounds and land amounting to approx 3.5 acres. This attractive house is located within Boncath village and is privately situated at the end of its own access track. There are far reaching rural views to be enjoyed and an array of outbuildings to include a large 60mx50m (approx) multi purpose steel framed agricultural building. The actual house has been tastefully improved and sympathetically modernised by the current owners to provide lovely accommodation with 3 double bedrooms, 2 receptions and a open-plan modern kitchen/diner. There are extensive gardens divided into 3 areas with mature trees and shrubs, a good size yard with double garage for ample parking, and altogether this is an excellent family home ideal particularly for hobby farming which must be viewed to be fully appreciated.

EER - F34

SITUATION

Located in a lovely countryside position yet being very close to the village of Boncath. Close by amenities of Village shop/convenience store, public house and primary school. The area is predominantly rural with surrounding farm land, good road access for reaching Cardigan town approx 5 miles distant with large selection of shops, further amenities and educational facilities. In the other direction is the large country village of Crymych, approx 4 miles distant which also holds a number of small stores and excellent

schooling facilities.

ENTRANCE HALL

Entered via double glazed door to front, quarry tiled flooring, double panelled radiator, stairs to first floor, latched wooden doors to;

SITTING ROOM

13' x 9'11 (3.96m x 3.02m)
Double glazed window to front enjoying country views, fireplace with slate hearth, double panelled radiator.

LIVING ROOM

12'10 x 11'1 (3.91m x 3.38m)
Double glazed window to front enjoying country views, fireplace with multi fuel stove inset and slate hearth, double glazed window to side, double panelled radiator, understairs storage cupboard, opening to;

KITCHEN / DINER

27'11 x 10'7 (8.51m x 3.23m)
Fitted with base units and worktops over, 1½ bowl porcelain sink and single drainer, space for cooker, integrated Bosch dishwasher, recessed ceiling downlighters, dresser unit with plate rack, integrated Bosch fridge, external double glazed door to rear, double panelled radiator, latched wooden door to utility, open plan to dining area with space for table and chairs, tiled flooring, secondary glazed sash window to side, secondary glazed window to rear overlooking the garden.

UTILITY ROOM

14'10 x 10'9 (4.52m x 3.28m)
Double drainer sink unit, fitted storage cupboards, plumbing for washing machine, vent for tumble dryer, space for fridge and white goods, cooker point,

double panelled radiator, large built-in storage cupboard housing electric meters and space for hanging coats etc, double glazed external door, secondary glazed windows to front and side.

FIRST FLOOR LANDING

Access to boarded and insulated loft space, double panelled radiator, double glazed window to rear overlooking the garden, airing cupboard with hot water cylinder and fitted shelving, latched wooden doors to;

BEDROOM 1

14'4 x 13'10 (4.37m x 4.22m)
Double glazed window to front with far reaching rural views, built-in double wardrobe with latched wooden doors, double panelled radiator.

BEDROOM 2

15'8 x 10'3 (4.78m x 3.12m)
Double glazed window to front with far reaching rural views, double panelled radiator.

BEDROOM 3 (L SHAPED)

12'6 x 12'5 (3.81m x 3.78m)
Secondary glazed window to side, double panelled radiator.

BATHROOM

10'8 x 7'10 (3.25m x 2.39m)
Suite comprising panel bath, double corner shower cubicle with dual headed shower unit, WC, pedestal wash hand basin, part tiled walls, double glazed window to side, extractor fan, double panelled radiator.

EXTERNALLY

The property is approached via its own access track and is situated a good distance from the road, being clearly out of sight. To the front and side of the house is a

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hardstanding yard providing ample turning and parking space as well as access to a **DETACHED**

CORRUGATED DOUBLE

GARAGE. On the yard is

some useful stone built

OUTBUILDINGS, previously

the old cow sheds. Access

leads down to a further

concreted yard area where

there are **2 OLD STABLES**.

Five bar gated access into

the field as well as access to

a large steel framed

AGRICULTURAL

OUTBUILDING -60m x 50m.

The bulk of the land is to the

front and is ever so gently

sloping and stock fenced

with gated access of the

approaching access track

also. Behind the property

are lovely garden areas

divided into 3, to the far side

of the house is a very

mature, well established

garden with

GREENHOUSE, tall trees,

shrubs, evergreens etc.

Immediately behind the

house is a securely fenced

enclosed mainly lawned

garden area and to the side

of this leading down to the

right hand side of the house

are further garden areas laid

mainly to lawn with further

established trees, shrubs

etc, useful corrugated

storage **SHED** and an old

steel framed **HAY BARN**.

There is excellent potential

here for the land, buildings

and garden areas to be

used for keeping animals,

chickens, sheep etc.

Potential is subject to

planning for conversion of the old cow sheds and is indeed in a lovely quiet private location making this an appealing country home.

SERVICES

We are advised that mains water and electricity are connected to the property. Private drainage and oil fired central heating system.

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.

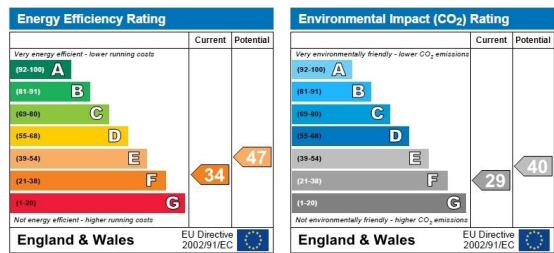
DIRECTIONS

From Cardigan head out on the main A478 road signposted to Tenby and travel for approx 4 miles or so until reaching Rhoshill, travel up the hill and turn left for Boncath. As you approach coming in to the village itself there is a track on your right hand side with property name sign which leads to Dolwerdd, and is also identified by our for sale sign.

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