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**Glanduad Fach, Felindre Farchog, Crymych, Pembrokeshire, SA41 3UT**

**Price Guide £699,950**

- \* An Exceptional 26 Acre Residential/Equestrian Holding.
- \* Spacious, well appointed Detached 3/4 Reception, 4/5 Bedroom and 2 Bathroom Farmhouse Residence.
- \* Delightful Landscaped Gardens and Grounds.
- \* Self Contained 1 Bed Cottage and an Outbuilding providing 2 Bed Overflow/Contemporary accommodation with conversion potential to a Dwelling for Holiday Letting or the like, or as a Home Office (Subject to any necessary consents).
- \* Multipurpose Agricultural Building 60' x 40' and a Garage 24'6" x 11'6" apx.
- \* Fishing Rights on Nant Duad (tributary of The River Nevern)
- \* Delightful Rural Views of The Nevern Valley. Inspection strongly advised. ECP Rating F



## SITUATION

Glanduad Fach is situated some 3.5 miles or so North East of the popular Coastal and Market Town of Newport. It stands inbetween the villages of Felindre Farchog (1 mile West) and Eglwysrw (1.5 miles North East).

Felindre Farchog has the benefit of a Public House/Restaurant and a former Chapel, whilst Eglwysrw has the benefit of a Petrol Filling Station/Store, a Primary School and a Church.

The well known Market Town of Cardigan is some 7 miles or so North East and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Aways, Art Galleries, a Cinema/Theatre, Supermarkets, a Swimming Pool, Further Education College and a Cottage Hospital.

Newport being close by, has the benefit of several Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Take-Away's, Art Galleries, a Memorial/Community Hall, Library, a Dental Surgery and a Health Centre.

The Pembrokeshire Coastline at The Parrog is within 4 miles or so of the Property and also closeby are the other well known Sandy Beaches and Coves at Newport Sands, Ceibwr, Poppit Sands, Cwm, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aberbach.

The Property stands just outside The Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly. Glanduad Fach borders onto Nant Duad which is a tributary of The River Nevern which is renowned as a good Salmon, Sewin (Sea Trout) and Trout River.

Also close by are The Preseli Hills which provide excellent Walking, Rambling, Hacking and Pony Trekking facilities.

Glanduad Fach is situated 150 yards or so off the Main A487 Fishguard to Cardigan Road and is approached off the roadway via a tarmacadamed drive which is screened by a row of conifers, adjacent to the Main A487 road.

## DESCRIPTION

Glanduad Fach comprises a substantial two storey FarmhouseResidence of solid stone and cavity concrete block construction with part stone faced and mainly rendered and coloured roughcast elevations under a pitched interlocking concrete tiled roof. Accommodation is as follows:-

### Hardwood Entrance Door to:-

### Hall

With Oak floorboards, Velux window, 2 power points, downlighter, door to Lounge and opening to:-

### Conservatory/Garden Room

13'9" x 9'6" (4.19m x 2.90m)

With a Oak floorboards, uPVC double glazed windows with stained glass panels, pine tongue and groove clad ceiling, Velux window, double panelled radiator, ceiling light, power points and opening to:-

### Kitchen/Dining Room

20'4" x 11'9" (6.20m x 3.58m)

With a ceramic tiled floor, range of fitted Maple floor and wall cupboards with granite worktops, single drainer inset Stainless Steel sink unit, Rangemaster freestanding Cooker Range with 2 Ovens, a Grill and a Ceramic Hob, a Rayburn Range, 2 double panelled radiators, ceiling light, 4 downlighters, TV point, built in dishwasher and refrigerator, plate and wine racks, a matching butcher's block, ample power points, spotlighting, 2 uPVC double glazed windows, doors to Inner Hall and:-

### Utility Room

12'4" x 10'11" (3.76m x 3.33m)

With ceramic tiled floor, uPVC double glazed Stable Door to exterior, range of fitted floor and wall cupboards, double panelled radiator, inset single drainer Stainless Steel sink unit with mixer tap, 3 downlighters, a freestanding Firebird Oil Boiler (heating Domestic Hot Water and firing Central Heating), Honeywell Central Heating Timeswitch, ample power points, plumbing for automatic washing machine and a built in Cloaks Cupboard

### Inner Hall

With a solid Maple wood floor, radiator, wall spotlight, radiator, 1 power point and doors to Bedroom 1, Bathroom, Dining Room and:-

### Lounge (formerly 2 Rooms)

29' x 14' (8.84m x 4.27m)

overall. With Oak floorboards, uPVC double glazed French Doors to patio, feature Oak beam, L.P. Gas coal effect Fire set in an attractive Minster (Bath) stone fireplace, 2 radiators, wall lights, open tread staircase to First Floor, door to Entrance Hall, open beam ceiling, 3 double panelled radiators, 2 wall lights, 2 wall uplighters, ceiling light, ample power points and a TV point.

### Dining Room

22'0" x 12'0" (6.71m x 3.66m)

With Oak floorboards, uPVC double glazed French Doors to garden with vertical blinds, uPVC double glazed window affording superb rural views, double panelled radiator, picture light, ceiling light and ample power points.

### Bedroom 1

13'1" x 12'2" (3.99m x 3.71m)

("L" shaped maximum). With Oak floorboards, uPVC double glazed window with roller blind, radiator, ceiling light, wall light and power points.

## Bathroom

With solid Maple floorboards, white suite of panelled Bath, Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Triton Electric Shower, half tiled walls, alcove with shelves, extractor fan, radiator, shaver point, uPVC double glazed window, 3 ceiling spotlights and a downlighter.

## FIRST FLOOR

### Landing

(Split Level). With fitted carpet, ceiling light, wall light, 2 power points, painted tongue and groove clad walls and a:-

### Walk in Airing Cupboard

With fitted carpet, shelves, a hanging rail, electric light, electricity consumer unit, access to insulated Loft and a pre-lagged copper hot water cylinder and immersion heater.

### Bedroom 2

13'8" x 12'9" (4.17m x 3.89m)

13'8" x 12'9". With fitted carpet, 2 uPVC double glazed windows with roller blinds, range of fitted wardrobes and a matching dressing table with drawer units, ceiling light, 1 downlighter, TV point, telephone point and power points.

### Bedroom 5/Study

10'0" x 6'4" (3.05m x 1.93m)

(approx.). With Oak floorboards, uPVC double glazed window with roller blind, shelving, 3 ceiling spotlights, door to a Walk-in Wardrobe with Oak floorboards, shelves, ceiling light and a hanging rail.

### Bedroom 3

14'4" x 11'10" (4.37m x 3.61m)

With fitted carpet, 2 uPVC double glazed windows, double panelled radiator, TV point, ceiling light and power points.

## Bathroom

With thermoplastic tile floor, suite of panelled Corner Bath, Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a Triton Electric Shower, half tiled walls, 4 downlighters, uPVC double glazed window with roller blind, electrically heated towel rail, shaver point and a double panelled radiator.

### Bedroom 4

12'1" x 10'4" (3.68m x 3.15m)

With fitted carpet, double panelled radiator, 2 uPVC double glazed windows with roller blinds, coved ceiling, TV point, 4 power points and ceiling light.

### Store Room

31'2" x 7'6" (9.50m x 2.29m)

approx. With sloping ceiling, fitted carpet and 2 ceiling lights.

Within a short walk of the Farmhouse Residence is a:-

## Self Contained Cottage (formerly a Cowshed)



Which is ideal for an elderly dependant, a teenager or for letting purposes. It has the benefit of Oil Central Heating and is uPVC Double Glazed. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door to:-

### Open Plan Living Room/Kitchen

21'7" x 18'0" (6.58m x 5.49m)

With a ceramic tiled floor, range of Kitchen floor cupboards with worktops and Stainless Steel sinks, plumbing for washing machine/dishwasher, spotlighting, 2 double panelled radiators, 9 downlighters, uPVC double glazed French doors and windows, and a step leading to:-

### Bedroom 1

12'8" x 11'7" (3.86m x 3.53m)

With ceramic tiled floor, uPVC double glazed window, 4 downlighters, double panelled radiator, TV point, power points, doors to Wet Room and Cloakroom and an opening to a:-

### Rear Hall

With ceramic tiled floor, uPVC double glazed door to exterior, electricity consumer unit, ceiling light and access to a Loft.

### Wet Room

With a thermostatic Shower, fully tiled walls, non-slip vinyl floor covering, extractor fan and 2 downlighters.

### Cloakroom/Separate WC

With suite of Wash Hand Basin and WC, uPVC double glazed window, ceramic tiled floor, wall mirror, towel rail, Emma extractor fan, 2 downlighters and radiator.

Adjoining Y Glowty is a:-

### Boiler Room

8'0" x 8'0" (2.44m x 2.44m)

approx. with a ceramic tiled floor, uPVC double glazed window, shelving, power points, wall light and a Camray freestanding Oil Boiler (heating Domestic Hot Water and firing Central Heating) in the Self Contained Cottage.





There is also a Detached Building within close proximity of the Garage and Farmhouse of concrete block construction with rendered and coloured elevations under a pitched interlocking concrete tile roof. It was formerly utilised as 2 Work/Store Rooms and a Car Port. It has recently been converted to provide contemporary living/annexe accommodation with 1 or 2 Bedrooms, a Shower Room and an Open Plan Kitchen/Living Room. Alternatively the Building could be used as a Home Office or as Overflow accommodation to the Main Residence. Accommodation is as follows:-

uPVC Double Glazed Door to:-

#### Hall

With laminate flooring, 2 downlighters, opening to Open Plan Living Room and door to:-

#### Shower Room

With vinyl floor covering, uPVC double glazed window and suite of Wash Hand Basin, WC and glazed and tiled Shower Cubicle.

#### Open Plan Kitchen/Living Room

21'0" x 14'3" (6.40m x 4.34m)

With a range of fitted floor cupboards, inset stainless steel sink unit, built in Lamona single Oven/Grill and 4 ring L.P. Gas Cooker Hob, double panelled radiator, T.V. point, ample power points, 8 downlighters and a step leading down to an:-

#### Inner Hall

12'0" x 3'8" (3.66m x 1.12m)

With fitted carpet, 3 downlighters and doors to:-

#### Bedroom 1/Office

15'0" x 14'0" (4.57m x 4.27m)

With uPVC double glazed window, uPVC double glazed door to exterior, double panelled radiator, ceiling light and power points.

#### Bedroom 2/Study

11'11" x 9'10" (3.63m x 3.00m)

With fitted carpet, uPVC double glazed window, ceiling light and power points.

There is also a:-

#### Garage

24'6" x 11'6" (7.47m x 3.51m)

Of stone and cavity concrete block construction with a pitched corrugated iron roof. It has a metal up and over door, 2 uPVC double glazed windows, a Work Bench, strip light and ceiling light and ample power points.

Oil Tank and an adjacent L.P. Gas Bottle Compound/Standing Area.

#### Multi Purpose Agricultural Building



60'0" x 40'0" (18.29m x 12.19m)

Of steel stanchion and timber construction with box profile cladding and roof. It has a 20' Roller Door, concreted floor, 3 strip lights, pedestrian door and ample power points.

The gardens and grounds are well maintained and have been Landscaped and include Lawned areas, Flowering Shrubs, a Barbecue Area, several Patio areas, raised Flower Beds, Rockeries, Ornamental Stone areas etc etc. Superb rural views towards Coed Henllys, Pengelli Wood, Pengelli Forest as well as views of The Nevern Valley can be enjoyed from the Property.

The Land in total extends to 25.92 Acres or thereabouts. The Land is all down to permanent Pasture and is, in the main, either sloping or gently sloping with a northerly or north westerly aspect. It is in the main sheep fenced and benefits from a natural water supply on the northern boundary.

Attached is a Plan of the Property to the Scale of 1/2500 with the boundaries of the entire Property coloured red.



## SERVICES

Mains Electricity connected. Private Water Supply from a Bore Hole which is treated and tested. Drainage to a Septic Tank. Mains Water available (but not connected) on the opposite side of the Main A487 Road. Oil fired Central Heating. uPVC Double Glazing and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. Both the Self Contained Cottage and the Annexe Building providing overflow accommodation benefit from Central Heating and uPVC Double Glazing.

## TENURE

Freehold with Vacant Possession upon Completion.

## REMARKS

Glanduad Fach is an exceptional Residential/Equestrian Holding which benefits a spacious, well appointed Detached 4/5 Bedroom Farmhouse Residence, a Detached Self Contained 1 Bed Cottage, a second Detached Annexe Building providing Contemporary/Overflow accommodation to the Main Residence, a Garage and a Multi Purpose Agricultural Building 60' x 40', delightful Gardens and Grounds and 25 Acres or thereabouts of Pasture Land.

In order to appreciate the qualities of this exceptional Property, inspection is essential and strongly advised. Realistically priced.

## DIRECTIONS

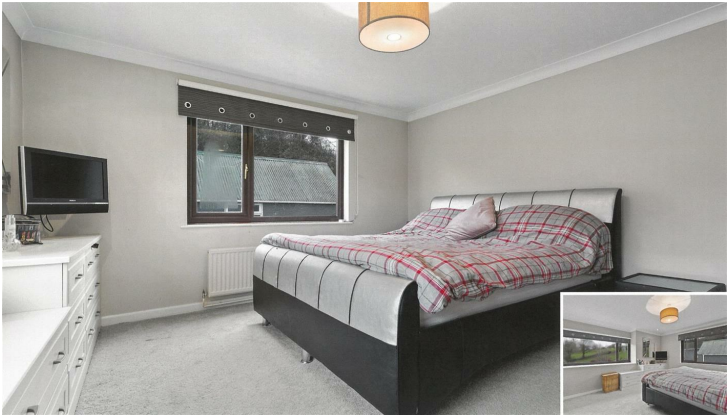
From Fishguard take the Main A487 Road east for some 9 miles passing through the hamlet of Felindre Farchog and continue up the hill in the direction of Cardigan. A few hundred yards or so further on, take the first turning on the left to Glanduad Fach. A 'For Sale' Board is erected at the roadside entrance.

Alternatively from Cardigan, take the Main A487 Road south west for 5 miles passing through the village of Eglwysrw and approximately 1 ½ miles or so further on, the turning to Glanduad Fach is on the right hand side of the road, some 400 yards or so past the turning signposted Castell Henllys in the direction of Newport. A 'For Sale' board is erected at the roadside.









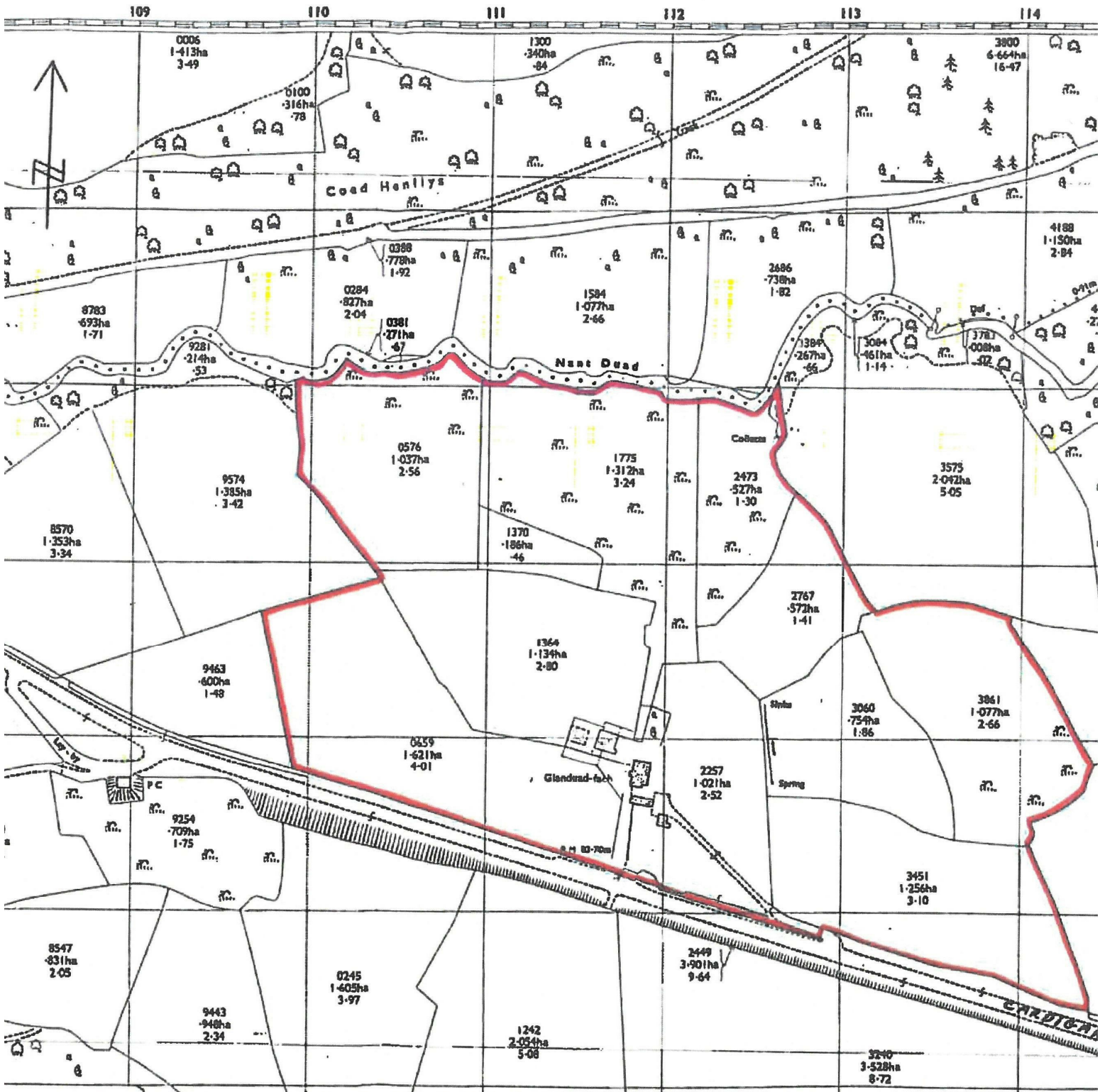






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NEVERN C



Glanduad Fach, Felindre Farchog, Crymch,  
Pembrokeshire.

Plan Not to Scale.

Plan For Identification Purposes Only.

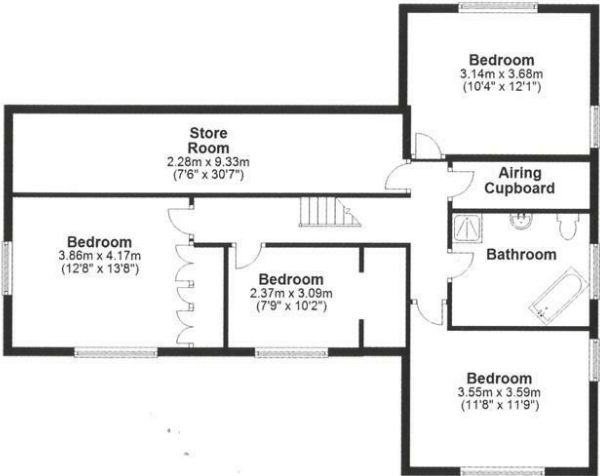
CEMAES No 1

Floor Plan

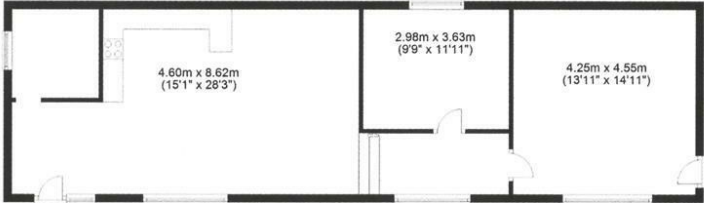
Ground Floor



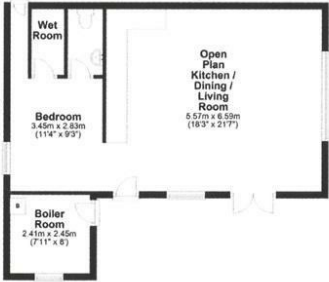
First Floor



Outbuilding



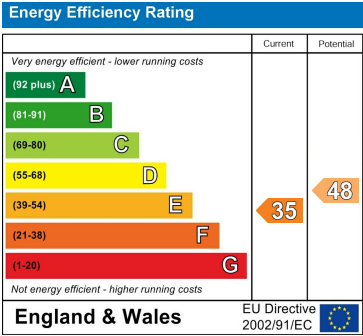
Annexe



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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