

# TOWN COAST and COUNTRY ESTATES

Incorporating Coast & Country Estates Office Haverfordwest



Glanymor | Poppit | St Dogmaels | Pembrokeshire | SA43 3LP

\*4 Bedroom Coastal Property With Land\* \*Stunning Sea Views\* \*Approximately 82 Acres\* \*Traditional Stone Barn\*

**Offers In The Region Of £940,000**

- 4 Bedroom Coastal Property With Land
- Stunning Sea Views
- Approximately 82 Acres
- Traditional Stone Barn
- EPC Rating G



## The Property

Glanymor is a superb coastal farm with breathtaking views over Poppit Sands, the Teifi estuary towards Cardigan Island and out to sea. The land extends to approximately 82 acres to include a mix of productive pastureland, gorse bank and scrubland. The property is in need of refurbishment and has the potential for a two bedroom house with two bedroom annexe. There is a traditional stone barn in close proximity offering potential for conversion (subject to planning consent).

## Location

Glanymor is situated on the stunning coastline of Pembrokeshire Coast National Park enjoying superb views and the popular Poppit beach. The village of St Dogmaels is approximately 3 miles away, with the town of Cardigan approximately 5 miles away offering a selection of shops, bars, restaurants and local amenities. The larger town of Carmarthen is approximately 30 miles away with easy access to the A40 and M4.

## Directions

From Haverfordwest take the B4329 to Cardigan for approximately 29 miles. Take the B4546 to St Dogmaels following the signs for Poppit Beach. Continue on this road with the Lifeboat Station on your left and car park on your right. Continue up the hill for approximately 1 mile and the property can be found on the right hand side clearly marked with Town Coast and Country For Sale board.

Approached via a driveway leading to an area of off road parking with a pedestrian path and steps to a Upvc door into

**Hall** Door to

**Reception Room 15'3 x 10'1 (4.65m x 3.07m)**

Front facing window. Wooden beams to ceiling. Radiator.

**Utility Room/Kitchen 11'4 (max) x 10'5 (max) (3.45m (max) x 3.18m (max))**

Rear facing window. Tiled floor. Electric cooker point. Stainless steel sink and drainer with mixer tap. Door to rear external.

**Bathroom 7'11 x 5'1 (2.41m x 1.55m)**

Panel bath. Wash hand basin. W/C.

**Kitchen 15'1 x 14'11 (4.6m x 4.55m)**

Rear facing window. Stainless steel sink unit. Base units. Oil fired Rayburn. Quarry tiled floor. Part glazed Upvc door with feature windows to both sides leading to front garden. Steps up to hallway. Steps down to

**Lounge 23' x 14'7 (7.01m x 4.44m)**

Front and side facing windows with stunning sea views. Beamed ceiling. Oil fired stove set on quarry tiled hearth. French doors to

**Conservatory 16'11 x 7'1 (5.16m x 2.16m)**

Stunning sea and coastal views. Quarry tiled floor. Stone feature wall. Double doors to garden.

**First Floor**

**Bedroom 16'1 x 10'11 (4.9m x 3.33m)**

Front and side facing windows.

**Inner Landing**

**Shower Room 9'1 x 7'8 (max) (2.77m x 2.34m (max))**

Front facing window. Shower cubicle. Pedestal wash hand basin. W/C. Radiator. Step up to landing





**Bedroom 15'3 x 11'9 (4.65m x 3.58m)**

Front facing window.

**Bedroom 10'10 x 8'1 (3.3m x 2.46m)**

Velux window. Radiator.

**Dressing Room 10'9 x 6'11 (3.28m x 2.11m)**

Wood flooring. Door to

**Bedroom 15'3 x 11'2 (4.65m x 3.4m)**

Side facing window. Wood flooring.

**Externally**

Glanymor is approached via a driveway leading to off road parking for several vehicles. There are steps leading down to the front garden which has a variety of mature trees, shrubs and lawn area with amazing sea and coastal views. There is a traditional old stone barn with the potential for converting for various uses (subject to planning permission), farm outbuildings to the rear of the property in need of work and a general purpose barn located a short distance away. There are approximately 82 acres of productive pastureland which run down to the coastal slopes, divided into two blocks separated by an adopted highway.

**Tenure** We are advised the property is Freehold

**Services** Mains electricity and water. Private drainage. Oil fired central heating.

**Viewing** Strictly by appointment through Town Coast and Country Estates please.

**Agents Note** Agents have further information in relation to this property. Please contact us to discuss.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

26 High Street

Haverfordwest

SA61 2DA

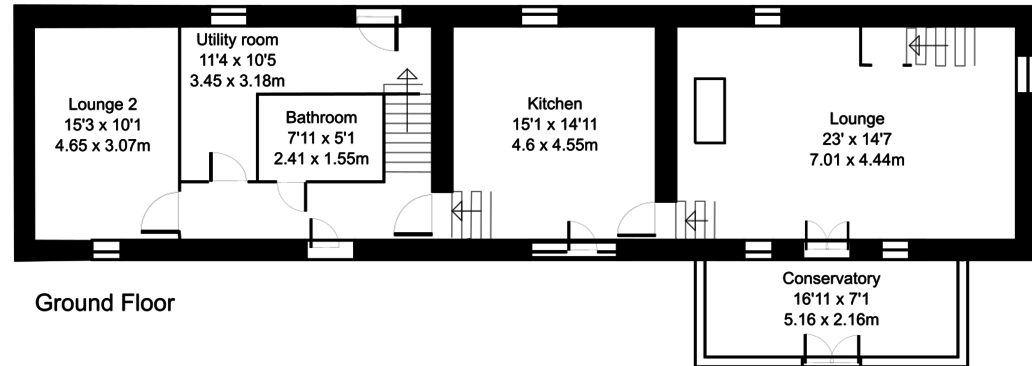
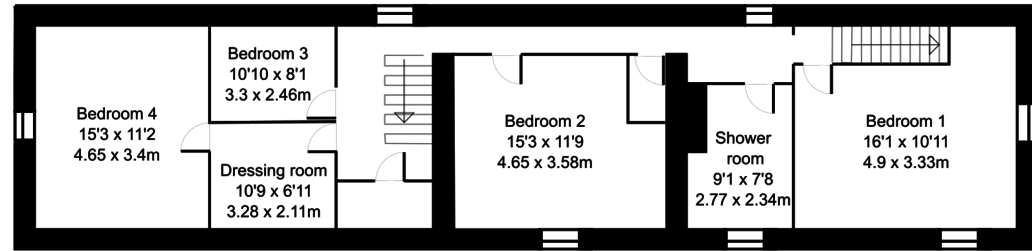
[www.tcestates.com](http://www.tcestates.com)

[enquiries@tcestates.com](mailto:enquiries@tcestates.com)

01437 765522



First Floor



Ground Floor

## Glan y Mor

For Illustrative Purposes Only - Not to Scale

The position & sizes of door, windows, appliance and other features are approximate only.

### General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THIS PROPERTY.