

Ty Carreg, Abercastle, SA62 5HJ



Offers In Excess Of £1,300,000



**RK & son
Lucas**
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

**Prestige
Collection**





Set in an outstanding location within the Pembrokeshire Coast National Park, Ty Carreg occupies one of the finest sites in the area on a coastal promontory directly overlooking Abercastle Bay and the craggy cliff seascape beyond. The grounds of the property extends to approximately 2.5 acres. It includes naturally contoured gardens, former large pool house and additional garage, and an enclosed paddock that adjoins the Pembrokeshire Coast footpath.

Ty Carreg was architect designed in the early 1970's to a unique specification which provides panoramic coastal views from many angles, with living room windowscapes so designed to benefit from outstanding summer sunsets. The home is of a standard alpine rendered cavity wall construction under a tiled roof, which offers immense character with its tiered façade incorporating recessed and sheltered terraces overlooking, the cove, and partly open plan interior providing high ceilings and a minstrel gallery overlooking the split level hall – which possesses a unique ambience, perfect for a private gatherings.

Abercastle is set on the northern coast of Pembrokeshire, an area of outstanding natural beauty, approximately 9 miles east of the Cathedral City of St Davids and some 8 miles west of the port and town of Fishguard. The area is renowned for its unspoilt location together with fine rambling and natural history opportunities. Beneath the property the small cove of Abercastle provides a unique fishing and boating environment with glorious sailing opportunities in this superb rugged landscape.



Reception Hall

High timber cladding ceiling and feature minstrels gallery. A short flight of steps descends to the lower hall which opens to an impressive and relaxing ...

Living Room 28'10" x 17'0" (8.8m x 5.2m)

With full length bay windows directly overlooking the cove and featuring 180 degrees views, recessed cupboard.

Dining Room 17'4" x 12'9" (5.3m x 3.9m)

Sliding patio doors to the slate crazy paved sun terrace with structural overhang providing a sunny and sheltered outlook, built in cupboard.

Kitchen 20'11" (avg) x 15'1" (6.4m (avg) x 4.6m)

Once again enjoying sunset and bay views. Fitted base units and matching tall wall cupboard. Double bowl stainless steel sink unit, four ring hob and double oven. Curved bench seating, stainless steel extractor hood and access to the exterior.

Hallway

Useful utility access to the property from the parking area. Good sized pantry.

Utility 12'5" x 11'1" (3.8m x 3.4m)

Terrazzo tiled floor, single drainer stainless steel unit, store cupboard.:

Study 11'1" x 11'1" (3.40m x 3.40m)

Approached from the main entrance hall, which opens to the rear porch – providing access to the boiler room with Worcester central heating boiler and updated Aquair warm air central heating provider.

Bedroom 1 17'8" x 12'1" (5.4m x 3.7m)

Superb views, built in wardrobe and archway to ...

Dressing Area 9'2" x 4'5" (2.8m x 1.35m)

With recessed shower and wardrobes and leading to the ...

En-suite Bathroom 10'2" x 6'6" (3.1m x 2.0m)

with pampas coloured suite comprising low level panelled bath, bidet, hand basin in vanity cupboard, low flush lavatory., heated towel rail.

Inner Hallway

with airing cupboard and stairs to first floor.

Bathroom 9'2" x 5'2" (2.80m x 1.60m)

Lilac coloured suite comprising pedestal hand basin, twin grip panelled bath, low flush lavatory, towel rail.

Bedroom 2 13'5" x 12'5" (4.10m x 3.8m)

Built in wardrobes and shelved cupboard.

Landing

with the minstrel gallery also benefiting from fine sea views. Linen and store cupboards.

Bedroom 3 16'8" x 13'1" (5.10m x 4.0m)

Once again enjoying 90 degree views, built in wardrobe, access to large store (3.4m min x 1.76m).

Kitchenette/ workroom 9'2" (max) x 6'10" (2.8m (max) x 2.10m)

Window to rear, door to:

Separate WC 6'10" x 2'11" (2.10m x 0.90m)

Containing low flush lavatory

Bathroom 6'10" x 5'10" (2.10m x 1.80m)

Pedestal hand basin, twin grip panel bath, heated towel rail.

Bedroom 4 15'8" x 13'1" (4.8m x 4.0m)

Built in wardrobe and store cupboard.

Property Access

A stone jamb'd entrance begins the sweeping driveway that ascends to the rear of the property where access is found to the triple carport that also contains a separate WC and wood store.

Outside

The property is set among 2.5 acres (approx.) of grounds including patio areas, lawned tiers and a paddock. There are various patios adjacent to the home from which the spectacular views can be enjoyed with a barbecue or just a relaxing brew.

Other information

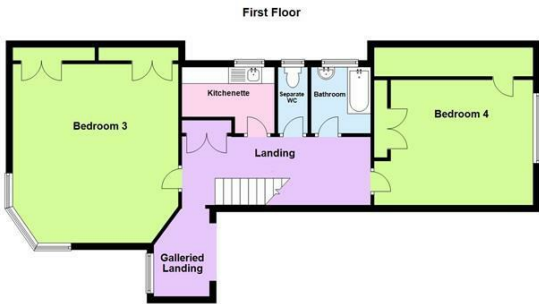
Tenure: Freehold

Tax Band: H

Pembrokeshire Coast National Park Authority

Services: Mains water and electricity, Private drainage. Oil fired air heating system.

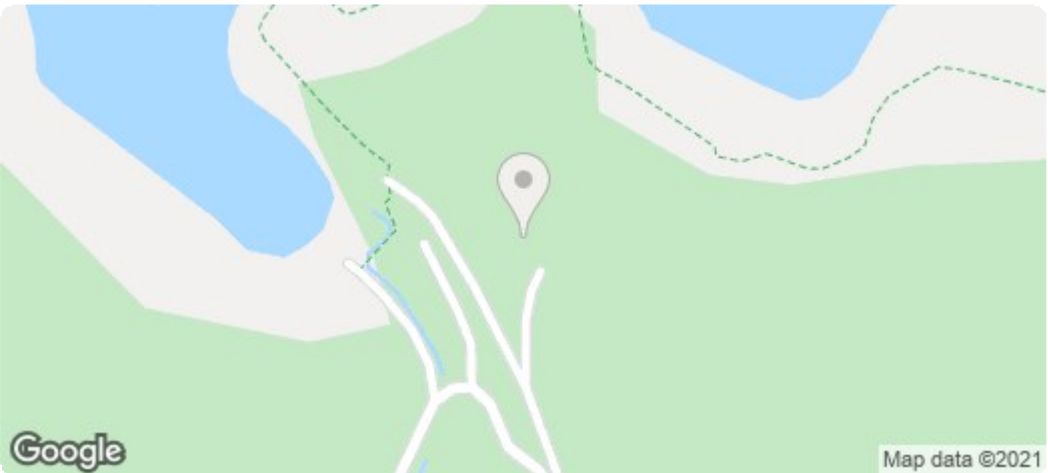
Viewings: Strictly by appointment with R K Lucas & Son and subject to Covid regulations.





FROM MATHRY: Follow sign post to Abercastle. The property is approximately 2.5 miles from Mathry . Follow the road the whole way and the property will be found on the right hand side, elevated over the bay. 'Ty Carreg' is written on the stone jamb. FROM TREFIN: Head north-east on N End towards Ffordd Abercastell, Continue straight onto Ffordd Abercastell for approximately 1.3 miles, follow the road around to the right and up the hill, turn left and the property will be found on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	30	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.