



A character 4 bed detached house situated at the end of a track off the road with NO IMMEDIATE NEIGHBOURS and within walking distance of the rural village of Crymych.....briefly comprising a large kitchen / diner, lounge, utility, on the first floor there are 4 bedrooms and a family bathroom. Outside there are large grounds around the house with several useful stone outbuildings and a dutch barn.....some with further development potential subject to planning. This house and its buildings have lots of further potential and although being completely on its own is still within walking distance to the local secondary school.

LANE TO HOUSEWe are advised that there is a right of way that leads down the lane straight to a field on the bottom left hand side of the yard.

ACCOMMODATIONEntrance via front door into:**PORCH**Opening into:**KITCHEN / DINER** 6.93m(22'9") x 4.85m(15'11")With double-glazed windows to the front and rear, inglenook fireplace housing the Stanley range which serves the heating and domestic hot water, a range of wall and base units, sink/drain unit, space for cooker, ceiling beams, double-glazed door out to patio area, door into lounge.

ANOTHER VIEW**LOUNGE** 4.37m(14'4") x 3.71m(12'2")With double-glazed window to the front, fireplace, radiator.

INNER HALLWAYWith staircase to first floor, doors into:**UTILITY ROOM**With double-glazed window to the side, space and plumbing for washing machine, radiator.

REAR PORCHWith glazed panels, door out to rear.

FIRST FLOORAccessed via staircase in inner hallway and giving access to:**LANDING AREA**With double-glazed window, access to loft space, radiator, doors to:**BEDROOM 1** 3.28m(10'9") x 2.31m(7'7")With velux roof window, built-in wardrobe and cupboards, radiator, sloping ceiling.

BEDROOM 2 4.04m(13'3") x 2.57m(8'5")With double-glazed windows to the front and side, built-in wardrobes, radiator.

BEDROOM 3 3.38m(11'1") x 2.69m(8'10")With Velux roof window, airing cupboard housing the hot water cylinder, radiator.

BEDROOM 4 3.61m(11'10") x 3.23m(10'7")With double-glazed window to the front, built-in wardrobes, radiator.

BATHROOMWith Velux roof window, corner bath, separate shower cubicle, pedestal wash hand basin, WC, part-tiled walls.

EXTERNALLYThe property is approached via a private track which gives access to the front courtyard with plenty of parking/turning space. There is a garden area to the side and also a fenced garden area the rear which is mainly laid to lawn with a dutch barn. We are advised that there is a right of way that leads down the lane to a field on the bottom left-hand side of the court yard.

STONE SHEDAttached to the side of the property.

DUTCH BARN**DETACHED STONE BARN****SMALLER STONE BARN****REAR VIEW OF PROPERTY****WOODED GLADE****GARDENS AND TREE HOUSE****ANOTHER VIEW****STREAM RUNNING THROUGH.....OTHER SERVICES OFFERED** MORTGAGE ADVICE *** CONVEYANCING *** SURVEYS ****Please contact West Wales Properties office for further details.

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