

PARCAU, BRYNBERIAN, CRYMYCH, SA41 3UB



GUIDE PRICE AS WHOLE £650,000

An additional circa 13.46 acres available by negotiation

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

PARCAU, BRYNBERIAN, CRYMYCH, SA41 3UB

A delightful small holding situated in a private rural setting in North Pembrokeshire.

The property in all extends to approximately 5.47 acres (2.21 hectares), comprising of a detached two bedroom property, private off road parking, modern agricultural building, stone barn suitable for conversion (subject to planning) and a block of pasture land.

Offers over £650,000 invited as a Whole



SITUATION

The property is located within the boundary of the Pembrokeshire Coast National Park sitting approximately 2 miles north of the village of Brynberian, approximately 2 miles north west of the village of Crosswell and a short distance 4 miles from the coastal town of Newport in North Pembrokeshire which has shops, dentist and boat club. Set back from a lane in a peaceful location with no near neighbours, with immediate access to surrounding countryside walking and horse riding. Canolfan Llwynihirion Brynberian is an active and welcoming Community Centre in Brynberian village set within a strong agricultural community.

DIRECTIONS

From Eglwyswrw head south west on the A487 for 0.7 miles, turn left at Brian Llewellyn a'i ferched country stores onto the B4329 and follow for 1.1 miles. On entering the village of Crosswell at the cross roads take a right and follow for approximately 1.7 miles up Rhiw Felen, at the top of the hill turn left for Brynberian and follow for 0.1 miles, at the fork in the road take a left and after 0.3 miles the property will be located on your left.

Advised NOT to use a satnav, as this will direct you through a ford.

St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG

Tel: 01437 760 730

Email: mail@edwardperkins.co.uk



OS GRID REFERENCE:

SN1037 7039 - The property is edged red for identification purposes.

PROPERTY DESCRIPTION

Two bedroom property of a traditional stone construction under a duo pitched roof with an adjoining single storey extension again under a duo pitched Welsh Slate roof with two brick chimney stacks.

The cottage extends to approximately 1,439.37ft² over one and a half floors and contains double glazed uPVC windows and doors throughout, with the exception of the velux windows which are set in steel reinforced wooden frames. All recently decorated and in good condition.

The accommodation comprises of the following:

Ground Floor Accommodation:

Porch

Kitchen – Recently refurbished with fitted kitchen units, including integral larder cupboard, fitted Electric Bosch Fan Oven and induction Hob and fitted Bosch Fridge freezer. The kitchen contains an upmarket Cushion Flooring on top of a concrete screed.

Bathroom – recently refurbished with upmarket cushion floor covering on top of a concrete screed, shower unit, WC, wash hand basin, sloping roof. Contains Velux window set into sloping roof and screened window below.

Hallway - Provides access to loft space.

Dining room - upmarket cushion floor covering on top of a concrete screed.

Living room – tiled floor covering, inglenook with a smokeless fuel rayburn with back boiler used to heat the water. The Rayburn has a large hob for cooking and two ovens, one cooking and one warmer or slow cooking. This does not need electricity to run. In addition, this room provides access to the rear of the property as well as upstairs to the first floor accommodation.

Stairway to First Floor - window halfway up the stairs, providing view of the lane.

First Floor Accommodation:

Landing – carpet floor covering providing access to bedrooms. Velux window, as well as large airing cupboard with immersion tank.

Bedroom 1/Office – Carpet floor covering, sloping roof, single glazed Velux window. Benefits from a loft access and large airing cupboard with new HW Cylinder. Currently used as dressing room/office.

Bedroom 2 – Double bedroom, carpet floor covering, sloping roof, single glazed Velux window and double glazed window with field view.

SERVICES:

The property benefits from both mains water and mains electricity and a private drainage supply with a septic tank located within the homestead. The land does not currently benefit from a water supply.

New Fast Fibre connection. No landline.

Replacement fuse board installed and EICR Certificate achieved.

ENERGY PERFORMANCE CERTIFICATE:

Score	Energy rating	Current	Potential
92+	A		114 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

EXTERNALLY - THE OUTBUILDINGS

The property benefits from a large gravel off road parking area/drive which provides access to the dwelling, a garden fenced securely for dogs, as well as the following:

Agricultural shed (6.75m x 13.32m) - 3 bay steel portal framed agricultural shed with adjoining 4.55m x 6.75m workshop. The agricultural building contains concrete floor, part concrete block walls under a duo pitched roof covered in metal corrugated sheeting with corrugated metal sheeting to the east, west and south elevations. The north elevation is open. The building benefits from mains electricity which is controlled from inside the dwelling.



Located opposite the dwelling on the far side of the unclassified road is a stone barn formerly a stables and pig sty which extends to 541.13 sq ft over one storey.

The barn sits under a newly constructed corrugated metal sheeted roof. It is considered that the stone barn provides characteristics and great opportunity for conversion (subject to planning).

Directly adjoining the barn is a small land parcel (0.15 acres including the land on which the barn sits) which benefits from its own roadside access and is fenced off from the remainder of the productive land.



THE LAND

There is approximately 4.88 acres of clean pasture land adjoining the property. All the land is currently laid to pasture and is of good quality, all of which is ring fenced suitable for grazing purposes.

A further 13.46 acres of agricultural land is available by separate negotiation.



EASEMENTS, RIGHTS OF WAY AND WAYLEAVES:

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/bridleways. There are no public right of ways which cross the property.

BASIC PAYMENT ENTITLEMENTS

Basic Payment Scheme entitlements are not included within the sale.

SPORTING, MINERAL & TIMBER RIGHTS

In so far as they are owned by the Vendors, rights of sporting, minerals and timber are included in the sale. All such rights are believed to be owned by the Vendors.

AGRI-ENVIRONMENT SCHEMES

The property is not entered into any schemes.

METHOD OF SALE

Offered for sale by private treaty as a whole.

TENURE AND POSSESSION

The tenure of the property is freehold with vacant possession.

COUNCIL TAX BAND

Council Tax Band D

STATUTORY AUTHORITIES

Pembrokeshire County Council, County Hall, Haverfordwest SA61 1TP.

Telephone: 01437 764551.

Welsh Government (Agricultural Department), Picton Terrace, Carmarthen, SA31 3BT.

Telephone: 0300 062 5004

National Resources Wales (NRW), Customer Care Centre, Ty Cambria, 29 Newport Rd, Cardiff, CF24 0TP Telephone: 0300 065 3000

CADW, Welsh Government, Ty Afon, Bedwas Road, Caerphilly, CF83 8WT

Telephone: 0300 0256000

VIEWING ARRANGEMENTS

Strictly by appointment with Edward H Perkins Rural Chartered Surveyors.

VENDOR'S SELLING AGENTS

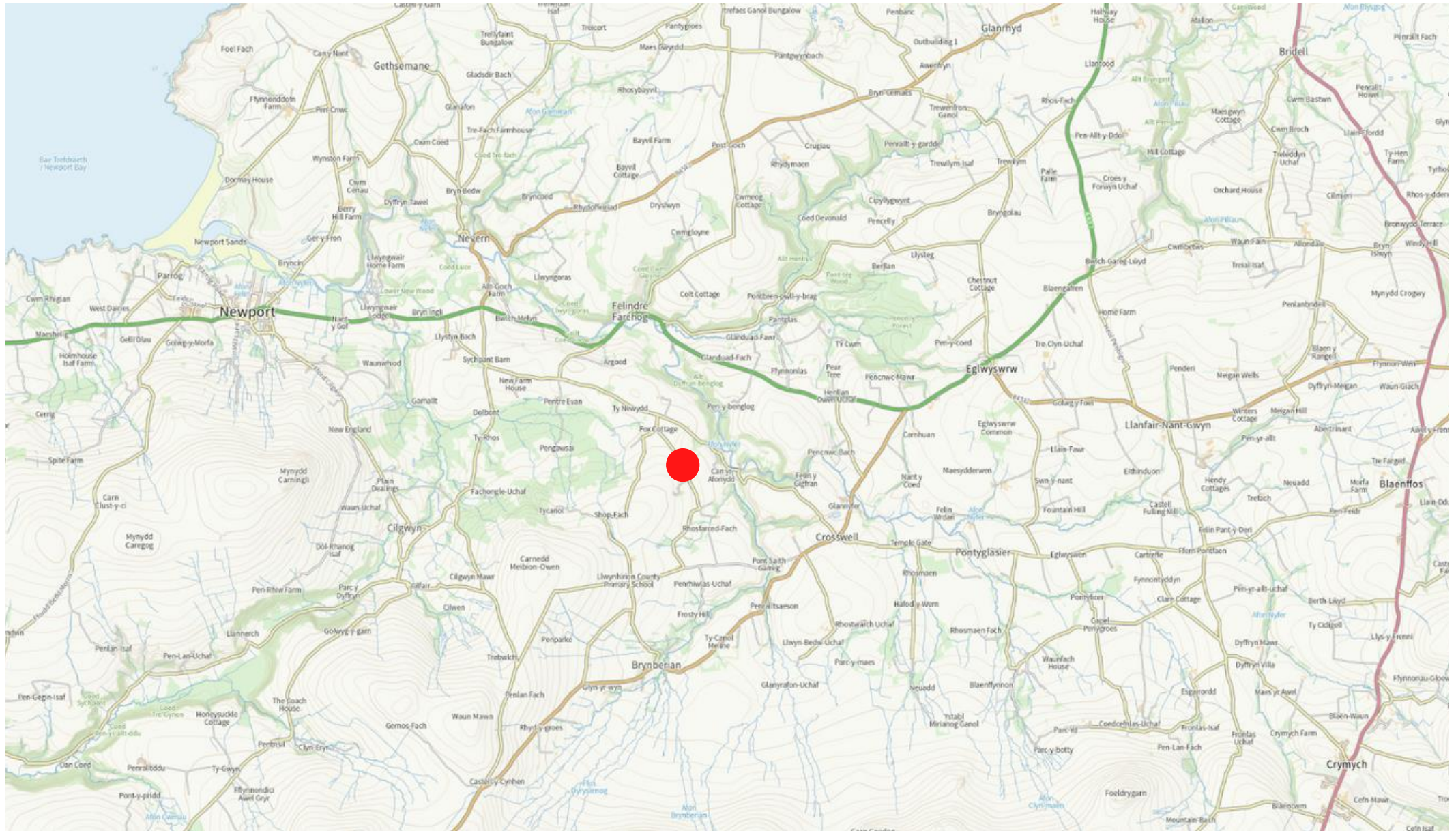
Edward H Perkins Rural Chartered Surveyors, St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG.

Telephone: 01437 760730

Email: mail@edwardperkins.co.uk

If you have any enquiry regarding the property, please ask to speak to Isabelle Davies or Kathryn Perkins.

LOCATION PLAN



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PLAN OF PROPERTY



PLANS AND PARTICULARS:

Plans are provided for identification purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.



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