



Fern Cottage Tavernspite Whitland, SA34 0NJ

A nicely presented, character 3 bed detached barn conversion with around 12 acres of pastureland situated around 2 miles from the small town of Whitland (which has a railway station) on the outskirts of Tavernspite. Briefly comprising a lovely kitchen, sitting / dining room, character vaulted ceiling lounge with woodburner, 3 bedrooms (master ensuite), family bathroom. Outside there is a large workshop with lawned gardens adjacent to the property leading out to the pastureland. There are far reaching views from the land over the surrounding countryside. Character accommodation with lots of outside space and within a 5 minute drive to the nearest town.



- ❖ 3 Bed Barn Conversion
- ❖ With Around 12 Acres Of Land
- ❖ Far Reaching Views From Land
- ❖ Railway Station 5 Mins Away

- ❖ Very Nicely Presented
- ❖ Good Track To Property
- ❖ Only 1 Other Neighbour
- ❖ Energy Rating F

£369,950



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Fern Cottage Name Plaque



Entrance to Property



Accommodation



Kitchen *14' 7" x 11' 10" (4.45m x 3.60m)*

With a range of wall and base units, ceramic hob, eye-level electric oven and microwave, integral washing machine, dishwasher and fridge/freezer, 1.5 bowl stainless steel sink/drainer unit, wooden flooring, vaulted ceiling, door to front and rear, window to front, radiator.



Kitchen - Another View



Dining Room *14' 7" x 12' 6" (4.44m x 3.80m)*

Accessed via 3 steps from kitchen with vaulted ceiling, wooden flooring, 2 windows to rear and one to side, sky light, radiator.



Dining Room - Another View



Lounge *16' 5" x 15' 7" (5m x 4.75m)*

With multi-fuel stove (also connected to the central heating), wooden flooring, vaulted ceiling, French doors out to front, one window to the front and two to rear, radiator.



Lounge - Another View

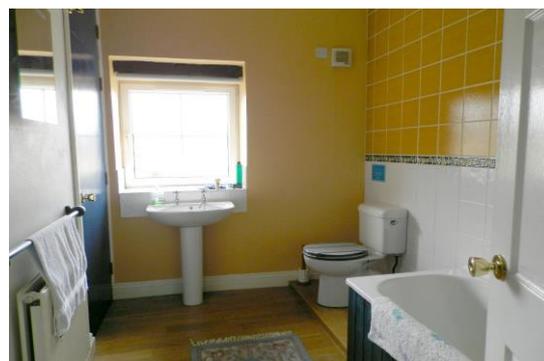


Hallway

Accessed via 3 steps down from the lounge with wooden flooring, window to front, radiator, door out to front.

Bathroom

With window to rear, 3 piece bathroom suite, electric shower over bath, part-tiled walls, wooden flooring, built-in airing cupboard and boiler cupboard, radiator.



Bedroom 3 *11' 8" x 10' 8" (3.55m x 3.25m)*

With window to rear, wardrobe and chest of drawers, wooden flooring, radiator.



Bedroom 2 *13' 11" x 10' 0" (4.25m x 3.05m)*

With vaulted ceiling, window to side, door to rear, sky light, fitted wardrobe and dressing table, radiator.

Master Bedroom *12' 8" x 14' 11" (3.85m x 4.55m)*

With window to front, French doors to side, fitted wardrobe, wooden flooring, radiator.



En Suite

With window to front, shower cubicle, wash hand basin set in vanity unit, WC, wooden flooring, part-tiled walls, radiator.



Externally

The property is approached via a long driveway from the road. From the main driveway (which also serves one other property) there is a private drive which leads in to the side of the property. Here there is parking and turning space for two or three vehicles. This also gives access to the Garage / Workshop. This measures 13.4m x 5.9m (44' x 19'5) and has power connected and a concrete floor. The property owns a further parking area just to one side of the main driveway and accessed from the house via a garden gate. This would be ideal for a horsebox or trailer.



Gardens

Immediately to the front of the property is a terrace and barbecue area. Beyond this there are good sized gardens. These are laid mainly to grass and thus provide a blank canvas to those who want to develop the garden. One part of the garden, which is separated by a small hedge, would be an ideal place to erect stables if desired, or perhaps a poly-tunnel. To the rear of the house is a further smaller area of garden. This is partly grass and partly patio. It is securely fenced.



The Land

The land runs to the front of the property. It is bounded on one side by a stream, on the other side by the driveway. Some of the land is quite steeply sloping down towards the stream. The land further away from the house is quite flat. The land is all down to pasture. In total, the property extends to approx. 12 acres (TBC)



Top Paddock



Land and Views



Stream Boundary



Track To Property



Directions

From Carmarthen, take the A40 west towards Fishguard. Stay on the A40 for approx. 13 miles when you will come to a roundabout where Tavernspite and Whitland are signed to the left on the B4328. Take this road into Whitland town centre and you will come to a staggered crossroads with Tavernspite signed off to the left on the B4328. Turn left here, go past the station and continue out of Whitland. Stay on the B4328 for about 2 miles and the entrance to the property is on the right with the name clearly shown at the entrance to the track. Follow the track down and the entrance to the property is on the right and clearly named.

General Information

Viewings: Strictly by appointment with the agents, Houses For Sale in Wales

Services: Mains electricity, private water and private drainage, oil-fired central heating.

Council Tax: Band D, Pembrokeshire County Council.

Offers Procedure

Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.

