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Nant-Y-Coi, Clynderwen

£259,000



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- ❖ Character Stone Cottage
- ❖ Around 200 yrs old
- ❖ With Around 1.8 Acres
- ❖ Character Stone Cottage
- ❖ Detached Timber Outbuilding
- ❖ Superb Far Reaching Views
- ❖ Betwixt Crymych & Mynachlogddu
- ❖ Energy Rating: G

Property Description

We present to market an unspoilt historic (around 200 yrs old) 1 bed (with crog loft currently used as a 2nd bedroom) traditional stone cottage with around 1.8 ACRES of pastureland situated in a very nice setting between Crymych and Mynachlogddu with superb far reaching views across the Pembrokeshire countryside. Located just inside the Pembrokeshire National Park the property has an open plan kitchen/living room, bathroom, study/playroom, bedroom with a crog loft currently used as a second bedroom. Outside there is a very useful detached timber outbuilding with lots of possibilities (subject to any consents required), polytunnel, various other small outbuildings, lawned gardens and fenced paddock area. Needing a little updating but perfectly livable this is a super blank canvas for a new buyer to come along and put their stamp on it and move it to another level.

Description

Situated in a quiet position on a minor unmarked road linking the two villages of Crymych and Mynachlogddu. Crymych itself is just a 5 minute drive away which has plenty of shops, secondary school and a bus route to either Cardigan or Narberth. The poet and writer JOHN SHARKEY 1936-2014 lived at this property.

Accommodation

Entrance via door thorough to:

Porch

With space for hanging coats etc, storage for boots, door into:

Bathroom

With panelled bath with shower over with rail and curtain, pedestal wash hand basin, low level flush WC, window to rear, radiator.

Kitchen / Living Room 13' 4" x 15' 8" (4.07m x 4.78m) Into Inglenook

With a small kitchen area with stainless steel sink/drain unit, window to rear, a range of wall and base units, feature inglenook with beam over, window and door to front with superb views out to the front over rolling countryside, tiled flooring, exposed beamed ceiling, door through to study/playroom.

Study / Playroom 12' 6" x 7' 2" (3.8m x 2.18m)

With window to the front, E7 radiator, stairs up to first floor attic room, radiator, exposed beams, door into:

Downstairs Bedroom 9' 1" x 10' 8" (2.76m x 3.26m)

With E7 radiator, windows to front and rear, radiator.

First Floor

Accessed via steps rather than a staircase giving access to:



Crog Loft

With Velux roof window to rear, door into storage area, restricted height.

Externally

The cottage sits to one side of a country lane and is accessed via a gated entrance leading to parking to one side of the cottage. The parking area also gives access to the study/office building to the land, which lies beyond the rear gardens.

Timber Outbuilding

Gardens

To the front of the cottage there is a small courtyard area with views over open countryside, an ideal place to sit out and enjoy the environment.

To both sides of the cottage there are areas of open garden laid to grass, on one stands a timber garden shed. The majority of the gardens lie to the rear, there is still a wide variety of mature shrubs and trees including soft fruit bushes. There is also a small pond in one corner and a small caravan.

There is also a timber base for a yurt (no planning though for a yurt) For the keen grower, the garden offers lots of potential to develop a lovely cottage garden. In one corner of the garden stands the studio/office. This is a good sized building which measures approx 5.9m x 4.05m (19'4" x 13'3") internally. This building has been used for a variety of things previously including overflow accommodation, a studio and a dance studio!

The Land

The land is accessed from the parking area. There is a single enclosure of approximately 1.5 acres (around 1.8 acres including house and gardens) This is very gently sloping and has good stock-proof fencing. The land has been unused for some time and is beginning to revert to a wild meadow. With work it could be brought back to usable pasture if required. Beyond the land, the Preseli Hills rise and provide excellent walking and riding. The whole area is dotted with standing stones, hut circles, cairns etc and of course, this is the area from which some of the stone for Stonehenge came.

General Information

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

Services: Mains electricity, mains water, private drainage (septic tank)

Council Tax: Band C, Pembrokeshire County Council (2019/20 = £1201.80)

Directions

From Cardigan, take the A478 Tenby/Narberth road and stay on this road until you reach Crymych. Go through the village and as you leave the village, take the right turning sign-posted Mynachlog-ddu. Stay on this road for 2.5 miles and you will see a red phone box on the left and Nant-y-coi is the next property after the phone box on the right.









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	19	90
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	14	79
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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