



The Smallholding Centre

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3 Bed Character House

Offers in Excess of

£450,000



Lancych Fach, Lancych Boncath, SA37 0LJ

We present to market a beautiful detached stone house which we believe may have been the former Dower House to the local "big house" nearby. Set in just under a third of an acre all in, situated in the pretty Cych valley, itself mentioned in the 11th-12th C historic Welsh Mabinogion prose stories. In the property there is a large kitchen / diner, utility, bathroom, master bedroom with a second bedroom downstairs, a second bathroom, a large character lounge with woodburner, on the first floor there is the third bedroom together with undeveloped attic space adjacent providing lots of potential for further living space. There are garden areas on three sides, one mainly to lawn, one for parking and the third being a lovely walled courtyard area. There is also a stone outbuilding with further potential and an attached garage. Perfectly suited to those buyers who enjoy living in character buildings with good walking around the Cych Valley and within walking distance of the very popular Nags Head Public House/Restaurant. No forward chain.

Key Features

3 Bed Detached Former Dower House

Set In Just Under A Third Of An Acre

Stone Ruin With Potential

Attached Garage

Set In The Beautiful Cych Valley

Walking Distance To Popular Pub

Spacious Character Rooms

Energy Rating: F

Ground Floor

Accommodation - Entrance via stable-style door into:

Kitchen / Diner - 16' 0" x 18' 7" (4.9m x 5.68m) With enamelled sink, space and plumbing for lpg cooking range, space and plumbing for dishwasher, window and door to rear, exposed wooden flooring, door through to attached garage/workshop, radiator, door off to:

Utility - With pedestal wash hand basin, low level flush WC, space and plumbing for washing machine and tumble dryer, radiator, floor-standing oil-fired boiler, access to loft space.

Inner Hallway - With doors off to bathroom and master bedroom, airing cupboard with hot water cylinder.

Bathroom - 10' 8" x 7' 7" (3.27m x 2.33m) With quarry tiled flooring, French roll-top bath, pedestal wash hand basin, low level flush WC, window to rear, separate shower cubicle, towel rail, chrome towel radiator.

Master Bedroom - 16' 0" x 14' 10" (4.9m x 4.53m) With 2 windows and original arrow-slit windows, radiator, exposed wooden flooring.

Sitting Room - 16' 8" x 12' 9" (5.1m x 3.9m) into Alcove

With French doors onto the south-facing courtyard, 2 windows to the front and rear, feature fireplace with multi-fuel stove in situ, radiator, door through to:

Inner Hallway - With staircase to first floor, door out to front, under-stairs storage cupboard, doors off to bathroom and:

Bedroom 2 - 22' 11" x 8' 11" (7m x 2.72m) A large double room with two windows to rear, access to loft space, radiator.

Bathroom - With window to the front, low level flush WC, pedestal wash hand basin, roll-top bath with shower over, tiled flooring.

First Floor

First Floor - Accessed via staircase in inner hallway and giving access to:

Bedroom 3 - 16' 0" x 13' 8" (4.9m x 4.2m) A large double room with window to side and Velux roof window, lovely exposed "A" frame vaulted ceiling, radiator, door through to:

Large Integral Space - This is a particularly spacious area which offers enormous development potential to increase the accommodation. It could easily be converted to a 4th bedroom if required (subject to any necessary planning consents).

Exterior

Externally - This property benefits from gardens on 3 sides with plenty of parking space on the gravelled driveway to the front. The larger lawned area to the rear has various fruit trees and a vegetable growing area. There is also a pretty south-facing courtyard area which provides a lovely "sun trap" in the summer, immediately accessible via the French doors in the sitting room.



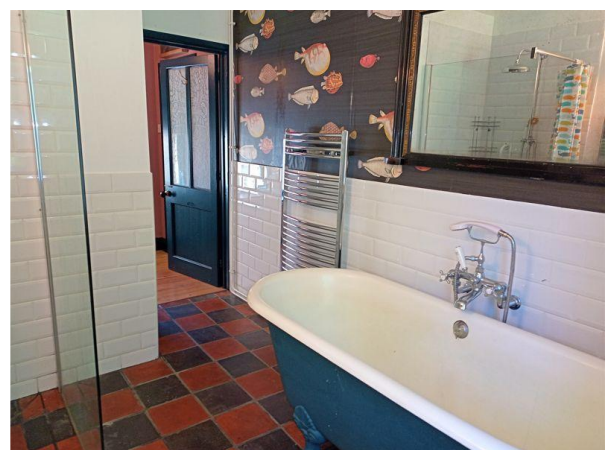
Kitchen / Diner



Kitchen / Diner



Kitchen / Diner



Bathroom

Derelict Building Attached - Subject to any planning consents, this would provide useful living accommodation if required.

General Information - Viewings: Strictly by appointment with the agents Houses For Sale in Wales or our sister company, The Smallholding Centre.

Tenure: Freehold

Services: Mains electricity, private water (spring), private drainage (septic tank), oil-fired central heating.

Council Tax: Band F, Pembrokeshire County Council

Directions - From Newcastle Emlyn, take the A484 towards Cardigan. When you reach Cenarth, turn left onto the B4332 towards Boncath. When you reach Abercych, go over the bridge and turn left in front of the Nags Head Public House. Continue along the river, passing Lancych Mansion on your left and at the next set of crossroads, Lancych Fach is located on the left-hand side on the crossroads.

What3Words : ///warriors.stripped.leaky



Master Bedroom



Master Bedroom Another View



Sitting Room



Sitting Room Another View



Inner Hallway



Bathroom



Bedroom 2



Bedroom 2 Another View



Bedroom 3



Front View



Attached Garage



South-Facing Courtyard



South-Facing Courtyard



Quiet Lane Adjacent



Entrance



Ruin & Front Garden Area



Close Up Of Ruin



Front Garden Area



Lovely Picture Of The Property



Boundary Plan

Floorplans



Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		