



## The Smallholding Centre

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## 6 Bed Farmhouse And Cottage With Land

Offers in Region of

# £775,000



## Penlan Fach, Unmarked Road , Hermon, Near Glogue, SA36 0DZ

A beautifully presented character three bedroom house set in complete privacy with no immediate neighbours and with over an acre of land together with a very attractive three bedroom detached barn conversion known as the "Cowshed" in the grounds, ideally suited for multi generational living with elderly relatives or for additional income generation via holiday lettings or long term lettings.

In the main house there is a large lounge / diner with superb inglenook, kitchen / breakfast room, downstairs bedroom, shower room. On the first floor there are a further two bedrooms and a second bathroom. The "Cowshed" is currently (as of Jan 2025) being completely refurbished internally and provides further accommodation. Please note the internal pictures of The Cowshed were BEFORE the latest internal refurbishments were started - new pictures and floorplan to follow shortly.

In the grounds there is a lovely Shepherds Hut available by separate negotiation - see pictures. Our client is also open to selling each property individually with The Farmhouse on its own for £375,000 and The Cowshed for £425,000 should this be of interest to a potential purchaser with the site and services split accordingly.

## Key Features

Superbly Presented House & Barn

Set In Just Over An Acre Of Land

Completely Private Position

No Immediate Neighbours

Each Property Available  
Individually

Shepherds Hut By Sep Negotiation

Sunrise And Sunsets From  
Property

Energy Rating: House - E,  
Cowshed - E

The property is accessed via a stone track from the highway and has mature gardens all around with a pond, stream, lawned areas and sweeping far reaching views over the surrounding countryside and receives both the sunrise and the sunset. Country living at its best !

## Location

At the heart of Pembrokeshire's rural community, the beauty of this property is its seclusion, yet it is not isolated, due to its proximity to Hermon village and many other local amenities. Hermon is within walking distance, has a thriving community and boasts an active community centre and a bus service. The larger village of Crymych is only 10 minutes away, it has a good variety of shops, a petrol station, leisure centre with pool, doctors, pharmacy, vet, health food shop and the local fully integrated school from ages 3-18. The larger towns of Cardigan, Narberth and Newcastle Emlyn are some 25 minutes drive away. The Preseli Hills 15 minutes and the closest beaches only 30 minutes. This property has everything, with two National Parks on its doorstep it has the hills, the ancient woodlands and the cliff tops and sea.



Quality Shepherds Hut

## Ground Floor

**Farmhouse** - Entrance via timber glazed door leading into:

**Lounge / Diner** - 13' 8" x 23' 7" (4.18m x 7.21m) into recess.

A superb room full of character with large inglenook fireplace with wood-burner in situ and feature side alcove, slate slab flooring, three radiators, two windows to the front, floor-standing oil-fired boiler, exposed beams, staircase to first floor, under-stairs storage cupboard, through to:

**Kitchen / Breakfast Room** - 12' 11" x 10' 8" (3.95m x 3.26m) An attractive room with a good range of wall and base units, LPG gas cooker with extractor over, tiled splash back, concealed spot-lighting, two windows to the front and side, stable-style door out to the front, tiled flooring, radiator, double enamelled sink, integral dishwasher, integral washing machine.

**Downstairs Bedroom** - 5' 4" x 13' 0" (1.65m x 3.97m) With window to rear, slate slab flooring, radiator. Would also make a great study.

**Shower Room** - With window to side, low level flush WC, pedestal wash hand basin, shower cubicle, light/shaver socket, extractor fan, tiled flooring.



Front View of Farmhouse

## First Floor

**First Floor** - Accessed via staircase in lounge/diner and giving access to:

**Bedroom 3** - 15' 5" x 7' 8" (4.71m x 2.35m) With exposed wooden flooring, window to the front, radiator, access to loft space.

**Bedroom 2** - 9' 2" x 11' 5" (2.81m x 3.5m) With two windows to the front and side, exposed wooden flooring, radiator, built-in wardrobe, access to loft space.

**2nd Bathroom** - With large Velux roof window to rear, panelled bath, low level flush WC, pedestal wash hand basin, light/shaver socket, concealed spotlighting, exposed wooden flooring.



Farmhouse - Pretty Inglenook

## Exterior

**The Cowshed** - Please note that the Cowshed internal pictures do not represent the property now as our client (as of Jan 2025) is in the



Farmhouse - Lounge / Diner

process of completely reconfiguring and refurbishing the property which is expected to be completed by mid Feb 2025. New internal pictures and floorplan of The Cowshed to follow shortly.

**Externally** - The grounds of this property are very well maintained and have extensive lawned areas around the properties, a beautiful wildlife pond with further land beyond and mature trees all around. The views are stunning and the whole property benefits from both visible sunrises and sunsets.

There is a recently installed Sauna with cold dip by the stream and also available by separate negotiation is a quality Shepherds Hut onsite (see pictures)

**Important Information** - We are advised that a public footpath runs along the track to the house, over the pond and on through the grounds at the rear of this property.

ALL AERIAL PICTURES ON THESE DETAILS WERE TAKEN IN 2023.

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

Tenure: Freehold

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

Council Tax -

The Farmhouse : Band D, Pembrokeshire County Council

The Cowshed : Band B, Pembrokeshire County Council

**Directions** - From Cardigan, take the A478 Tenby/Narberth road and continue until you reach the village of Crymych. In Crymych, proceed past the school and take the left hand turn towards Hermon, along the long straight. Continue to the T-junction and turn right. In 500 metres there is a right-hand bend with a left hand turn into a lane. Take this left turn, it is a no through road. Proceed for about a mile or so to when the road will split 3 ways. Take the left track downwards and continue. There will be 2 sharp bends and Penlan Fach is located at the end.

What3words: ///package.salary.heckler



Farmhouse - Dining Area



Character Features



Farmhouse - Dining Area



Farmhouse - Kitchen View 1



Farmhouse Kitchen Another View



Farmhouse - Downstairs Bedroom 1



Farmhouse - Downstairs Shower Room



Farmhouse - Bedroom 2



Farmhouse - 2nd Bathroom



Farmhouse - Bedroom 3



Lawned Gardens



Aerial View 5 In 2023



Sauna



Inside Sauna



The Cowshed In 2024



Cowshed Lounge / Diner In 2023



Cowshed Lounge / Diner In 2023



Cowshed Shower Room In 2023



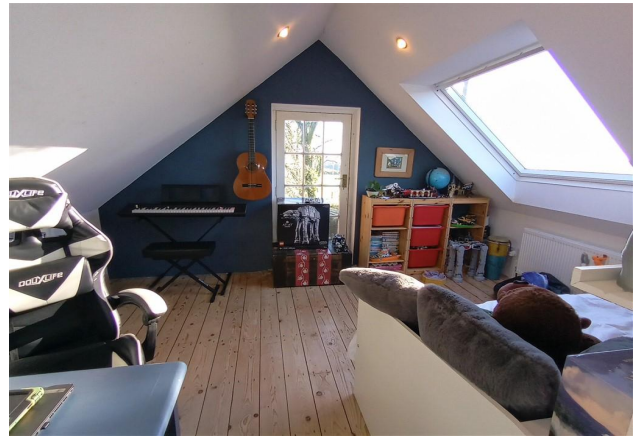
Cowshed Kitchen In 2023



Cowshed Bedroom In 2023



Cowshed Office In 2023



Cowshed - Used As A Bedroom In 2023



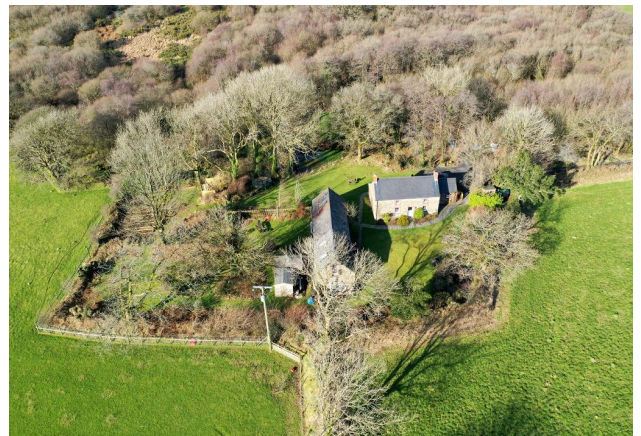
Other View Of Cowshed Summer 2024



Cowshed Gardens In Summer 2024



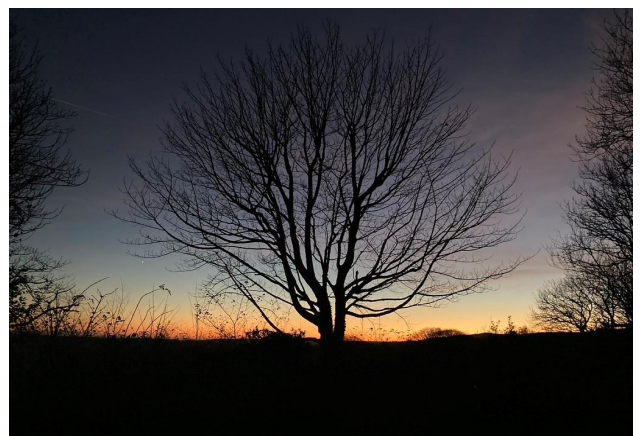
Aerial View 8 In 2023



Aerial View 2 in 2023



Summer Fun .....

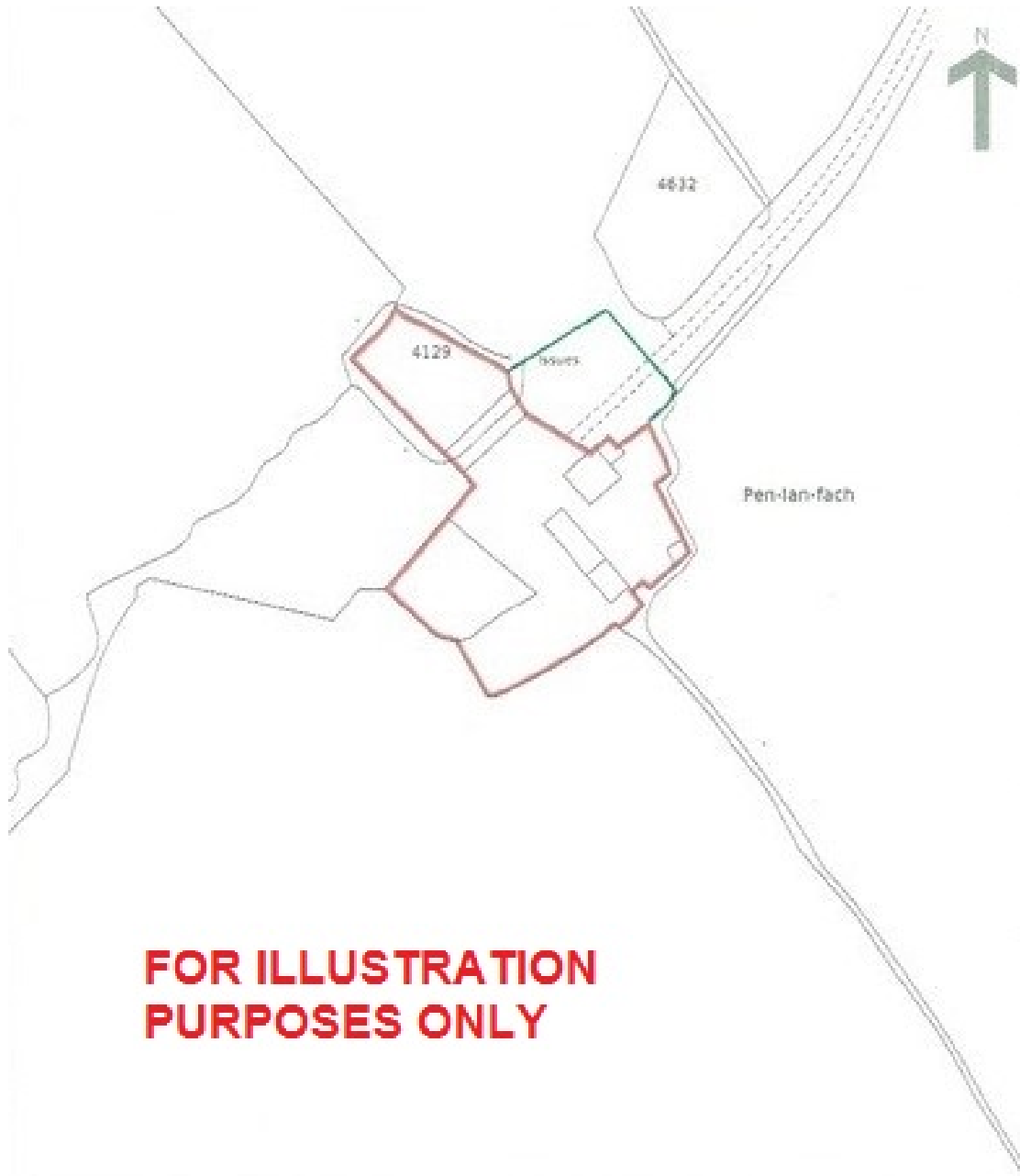


View Of Sunset .....

# Floorplans

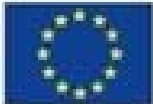


Penlan Fach Farmhouse



**FOR ILLUSTRATION  
PURPOSES ONLY**

# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>51</p>	<p>97</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

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## Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	<b>A</b>		101   <b>A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	39   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		