



The Smallholding Centre

1 Cawdor Terrace ☎ 01239 621 303

Newcastle Emlyn ✉ info@thesmallholdingcentre.co.uk
SA38 9AS

6 Bed Farmhouse And Cottage With Land

Offers in Region of

£715,000



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 around three quarters of 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 second property, the "Cowshed" has in 2025 been completely refurbished internally and provides further accommodation briefly comprising a hallway, two downstairs bedrooms (one ensuite), a dining area, a superb large open plan kitchen / sitting room with views, a second family bathroom and on the first floor there is a further third bedroom.

In the grounds there is a lovely Shepherd's 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

Key Features

Superbly Presented House & Barn

Set In 3/4 Of An Acre Of Gardens

Completely Private Position

No Immediate Neighbours

Each Property Available
Individually

Shepherd's Hut By Sep Negotiation

Sunrise And Sunsets From
Property

Energy Rating: House - E,
Cowshed - E

potential purchaser with the site and services split accordingly. 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.

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.

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.

Exterior



Quality Shepherds Hut



Front View of Farmhouse



Farmhouse - Pretty Inglenook



The Cowshed -

Accommodation - Entrance via UPVC double-glazed door into:

Hallway - With 2 UPVC double-glazed windows to the front, radiator, leading into:

Dining Room - 9' 10" x 13' 8" (3m x 4.2m) With staircase to third bedroom, under-stairs storage cupboard, further UPVC double-glazed door to outside, UPVC double-glazed window to side leading into:

Kitchen / Sitting Room - 19' 6" x 17' 6" (5.95m x 5.35m) into recess.

A superb room with large sliding patio doors providing excellent views over the surrounding countryside and gardens, double-aspect UPVC double-glazed windows either side, newly fitted kitchen units with sink/drain unit, LPG hob with extractor chimney over, tiled splash back, space for washing machine, built-in oven under the hob, built-in dishwasher, feature "Morso" wood-burning stove.

Bathroom - Brand new bathroom suite with roll top bath, low level flush WC, wash hand basin, tiled flooring, UPVC double-glazed window to rear, radiator, built-in airing cupboard, shower cubicle.

Master Bedroom (En-Suite) - 8' 2" x 13' 8" (2.5m x 4.19m) into recess

With UPVC double-glazed door to outside, radiator, door into:

En-suite Shower Room - With UPVC double-glazed window to rear, shower cubicle, low level flush WC, pedestal wash hand basin, radiator.

Bedroom 2 - 13' 2" x 8' 10" (4.02m x 2.7m) With UPVC double-glazed french doors to rear, radiator.

First Floor - Accessed via staircase in dining room and giving access to:

Bedroom 3 - 13' 6" x 19' 10" (4.12m x 6.05m) into recess

Accessed via staircase in hallway, with two velux windows to the rear and a glazed window to the side all affording excellent views of the surrounding countryside, radiator.

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 - Please note : We are advised, as is common throughout the UK, that there is a public footpath which crosses the land.

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

Farmhouse - Lounge / Diner



Farmhouse - Dining Area



Character Features



Farmhouse - Dining Area



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

Farmhouse - Kitchen View 1

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 sharps bends and Penlan Fach is located at the end.

What3words: ///package.salary.heckler



Farmhouse Kitchen Another View



Farmhouse - Downstairs Bedroom 1



Farmhouse - Downstairs Shower Room



Farmhouse - Bedroom 2



Farmhouse - 2nd Bathroom



Farmhouse - Bedroom 3



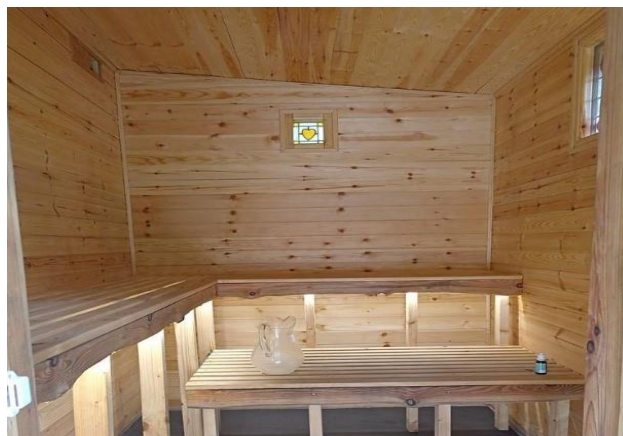
Lawned Gardens



Aerial View 5 In 2023



Sauna



Inside Sauna



The Cowshed In 2024



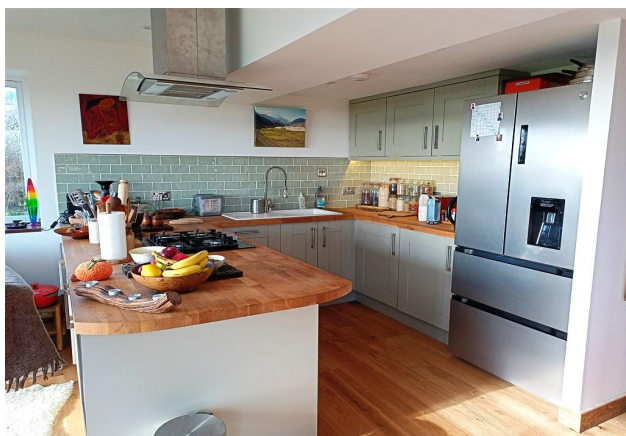
Other View Of Cowshed Summer 2024



Cowshed Gardens In Summer 2024



Large Kitchen / Sitting Room In 2025



Kitchen In 2025



Sitting Room Area In 2025



Sitting Room With Views In 2025



Quality Morso Woodburning Stove



Dining Area In 2025



Second Family Bathroom In 2025



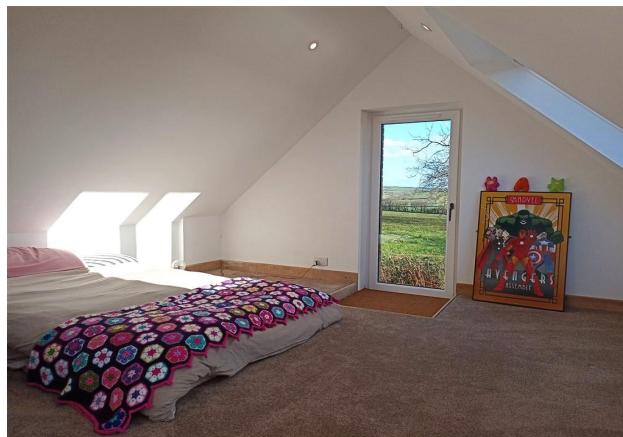
Bedroom In 2025



Ensuite Bedroom In 2025



Ensuite Shower Room

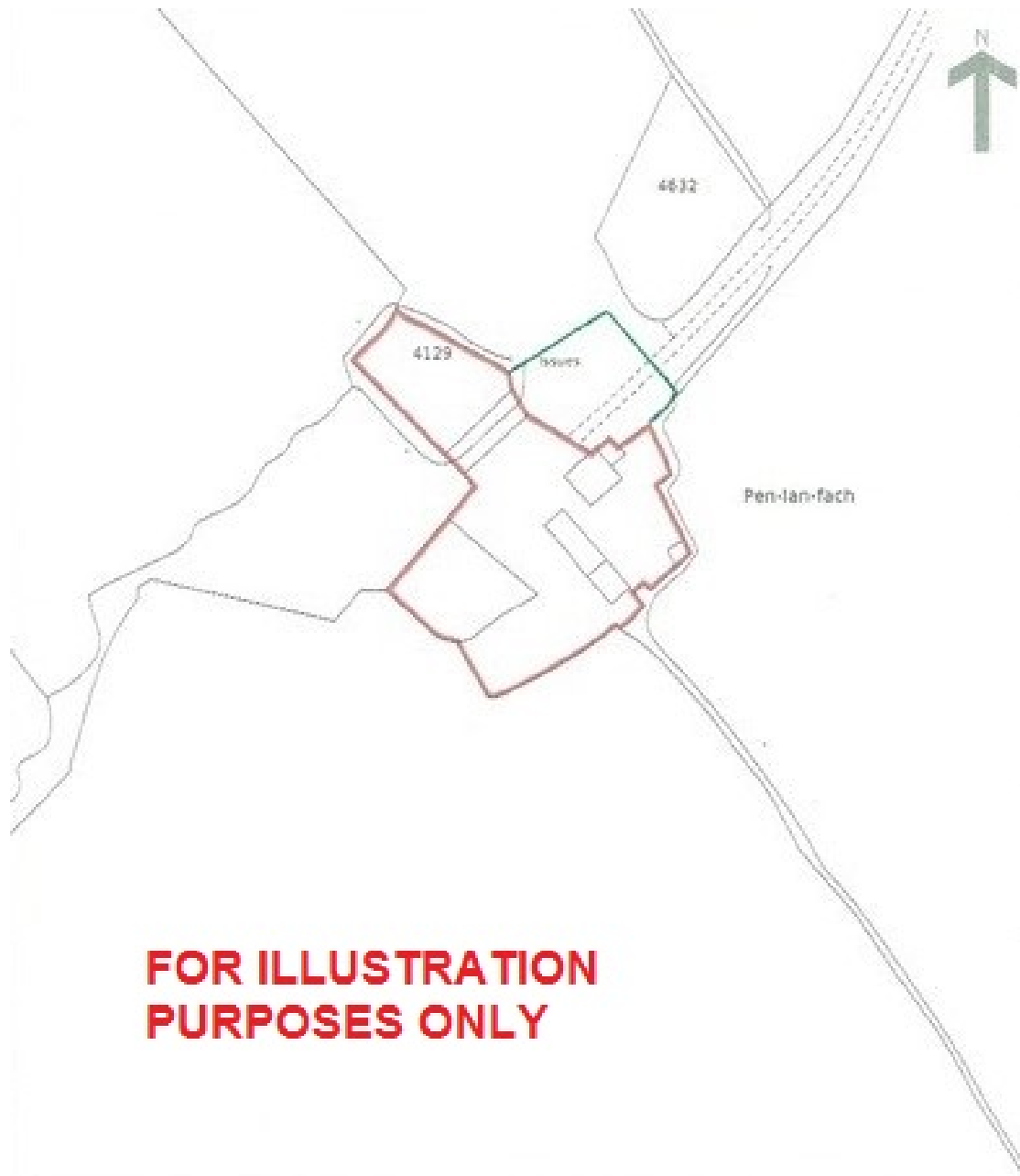


First Floor Bedroom In 2025

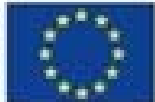
Floorplans



Penlan Fach Farmhouse



Energy Efficiency Rating

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

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Energy Efficiency

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