



## The Smallholding Centre

1 Cawdor Terrace ☎ 01239 621 303

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

3 Bed Smallholding

£525,000



## Rhydyfelin, Penrherber Newcastle Emlyn, SA38 9RS

Rhydyfelin is a traditional 3/4 bedroom Farmhouse with around 8 Acres of level / gently sloping pastureland with extensive outbuildings which includes an attractive stone old Barn (previously an old Mill) with conversion potential (subject to any consents required) and all located a short drive into the market town of Newcastle Emlyn. In the house, there is a lounge, kitchen (which could use a little updating), sitting room (currently configured as a downstairs bedroom), hallway, on the first floor there are 3 bedrooms and a bathroom. Attached to the farmhouse and with its own independent access is the utility with a cloakroom. This area lends itself either to convert into a self contained one bed annex (subject to any consents required) or as a fourth bedroom for the main house. So to conclude, Rhydyfelin provides a traditional 3/4 bed Farmhouse with further potential, two large grass paddocks of around 6 Acres with a further 2 acres of improvable land, extensive useful outbuildings including an old Mill building and all just a 5 minute drive into town.

## Key Features

Traditional 8 Acre Smallholding

Extensive Outbuildings / Stream Boundary

6 Acres Good Pasture/2 Acres Marshy

3/4 Bed Detached Farmhouse

Stone Barn (Old Mill ) With Potential

Short Drive Into Emlyn Town

Lots Of Further Potential

Energy Rating: G



## Ground Floor

**Accommodation** - Entrance via aluminium glazed door into:

**Porch** - With glazing on two sides, timber glazed door into:

**Kitchen** - 7' 6" x 27' 7" (2.3m x 8.43m) With 3 windows to side and rear, a range of wall and base units with stainless steel sink / drainer unit, free standing electric cooker, fridge / freezer, "Rayburn" solid fuel cooking range, part tiled walls, door into:

**Lounge** - 13' 2" x 13' 11" (4.02m x 4.25m) With window to front, wood-burning stove set within a brick and timber surround, two decorative display cupboards, exposed beams, understair cupboard, door into:

**Hallway** - With front door, staircase to first floor, door into:

**Sitting Room** - 14' 1" x 6' 11" (4.3m x 2.12m) With window to front, fireplace with cast iron insert and timber surround, exposed beams.

**Utility / Cloakroom** - 15' 8" x 12' 11" (4.78m x 3.96m) Currently utilised as a utility / cloakroom but could equally be used (subject to any consents required) as a one bedroom annex for an elderly relative with a little re-configuration. There is a door to the front, two windows to rear, sink / drainer unit, space and plumbing for washing machine and tumble dryer, electric panel heater, door into the cloakroom with a low level WC. Alternatively, the adjoining lean-to could be used to house the utility equipment and the current utility could be used for other purposes if required.

## First Floor

**Hallway** - With access to all rooms including:

**Master Bedroom 1** - 12' 11" x 15' 8" (3.94m x 4.79m) A good sized room with 3 windows to front, side and rear, access to loft space, electric panel heater.

**Bedroom 2** - 13' 10" x 12' 3" (4.23m x 3.74m) into recess

With two windows to front and side, 2 built-in wardrobes, access to loft space, electric panel heater.

**Bathroom** - With window to front, panelled bath, low level WC, pedestal wash hand basin, bath with shower over with rail and curtain, part sloping ceiling.

**Bedroom 3** - 10' 9" x 7' 3" (3.3m x 2.23m) With window to front.

## Exterior

**The Outbuildings** - Extensive range of outbuildings which includes:

Detached Double Garage (8.90m x 5.86m) - with two up and over doors.

Substantial Brick Built Range - split into one large open plan area used for wood storage with concrete flooring and two smaller units on the end.

Stone Mill House Building - this building has huge potential (subject to any consents required) with two doors to the front, lean-to on the left hand side with window to rear, currently used for storage. This building



The Main Outbuildings



Front View Of Farmhouse



Rhydyfelin Plaque



Rear View Of Farmhouse



has been re-tiled not so long ago and would make a lovely little holiday let or annex with lawned gardens to side and rear.

Dutch Barn - on two levels, one accessed from the roadway and the other from the concrete yard area.

Block Lean-To - still with 26 cubicles in situ, two access gates either end of the building.

Block Built Implement Shed - open fronted with concrete flooring.

Detached Block Built Unit - split into two with three access doors.

**The Land** - Split into two main grassed paddocks of similar size with access from the home farm and from the Council roadway both with stream boundary and amounting to some 6 acres or thereabouts as well as a further 2 acres approx of improvable land.

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

Tenure: Freehold

Services: Mains electricity (our vendor has advised that the property has been re-wired), mains water, private drainage (septic tank),

Council tax Band: E, Carmarthenshire County Council

**Directions** - From Newcastle Emlyn go up past the Secondary School / leisure centre and continue on through Penrherber and continue until you drop down a steep hill and you will see Rhydyfelin on your right hand side, denoted by our For Sale board.

What3words: ///cakewalk.earlobes.stubborn



Lounge - View 1



Lounge - View 2



Kitchen - View 1



Kitchen - View 2

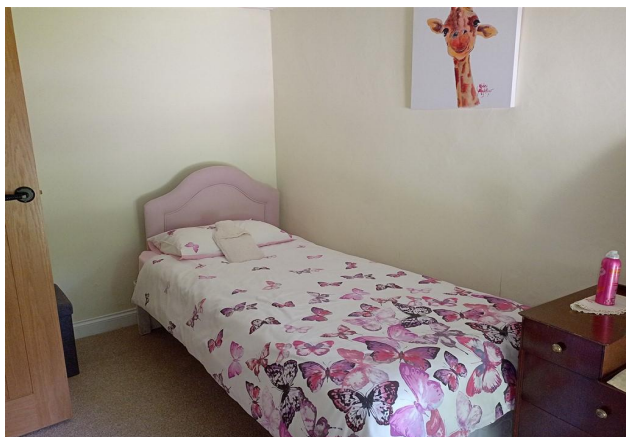




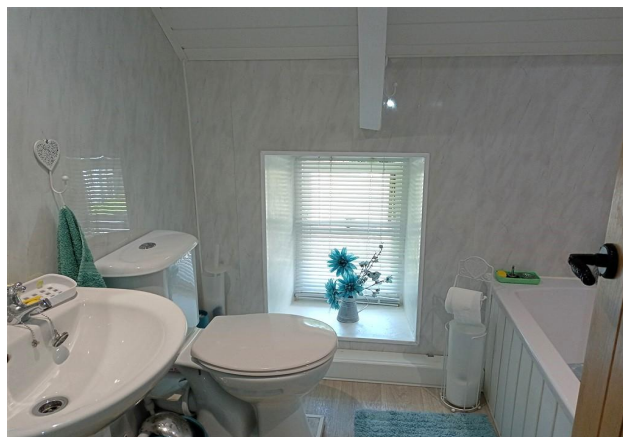
Master Bedroom 1



Master - Other View



Bedroom 3



Bathroom



Bedroom 2



Utility / Potential Annex (stp)



Inside View



The Barn (Old Mill Building)





Gardens Around Barn



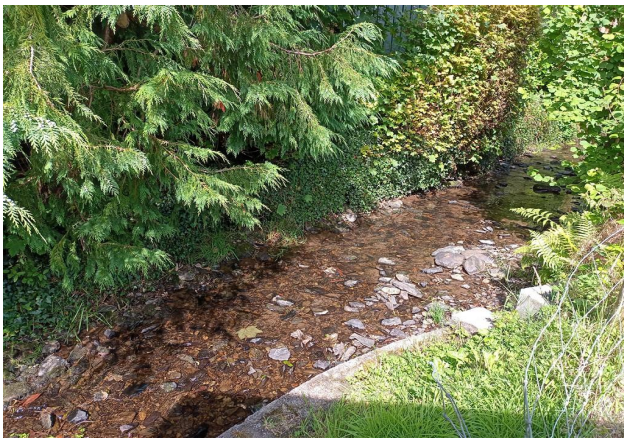
Rear View Of Barn



View Showing Old Mill Pulleys



Double Garage



Stream Running Along Boundary



Overview



Large Concrete Yard Area



Access To Outbuildings From Road





Inside View Of Outbuildings



Inside View Of Outbuildings



Inside View Of Outbuildings



Detached Outbuilding



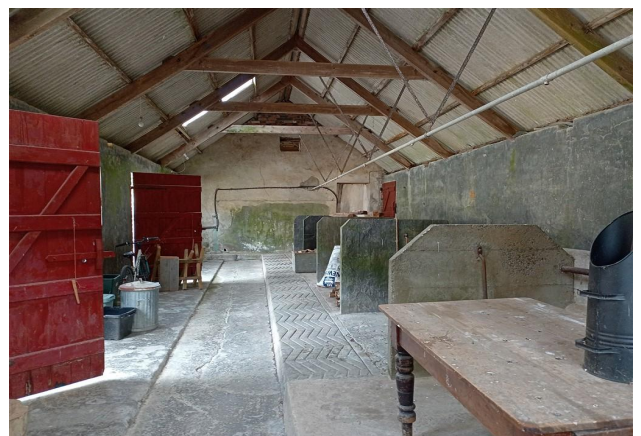
The Land - Paddock 1



The Old Privy !



The Old Dairy Block



Inside View Of Old Dairy



# Floorplans

Ground Floor



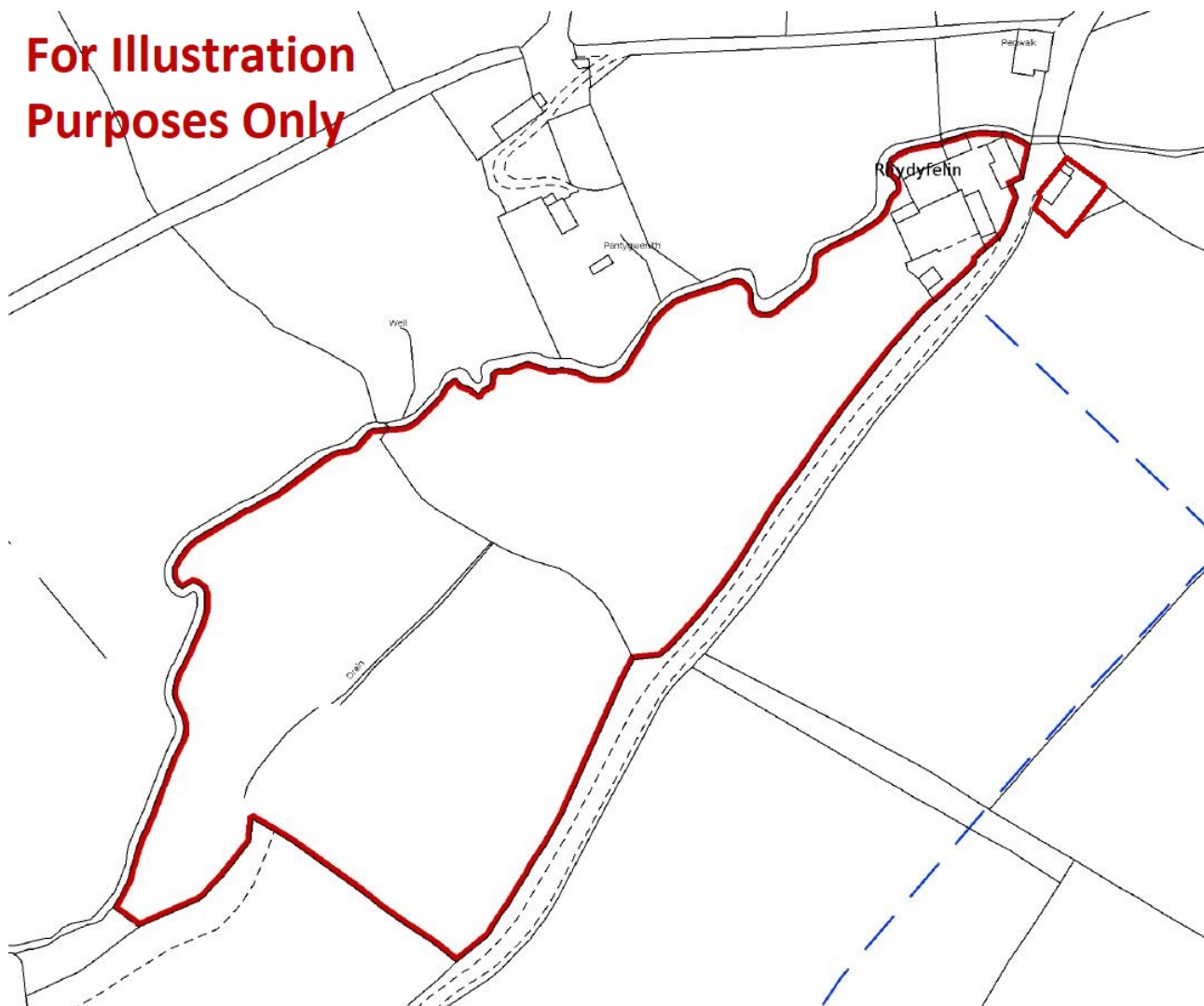
First Floor



For Identification Purposes Only.  
Plan produced using PlanUp.

Rhydyfelin

For Illustration  
Purposes Only



Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74  C
55-68	D		
39-54	E		
21-38	F		
1-20	G	14  G	