



## The Smallholding Centre

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SA43 1HJ

## 8 Bed Manor House With Land

# £799,000



## Trefach Farmhouse, Nevern Nr Newport, SA42 0NQ

It is a truism that you can't "fake" history and Trefach Farmhouse has its Grade II listed origins going all the way back to 1630 with later mid 19th C additions that you see today. Located on the outskirts of the pretty little Pembrokeshire village of Nevern, itself some 4 miles from the popular coastal town of Newport, the substantial house is set in just under 4 acres of gardens and pastureland.

The whole property provides potential (with some additional work) for either multigenerational living or for holiday letting income (subject to any consents required) by utilising the Coach House or the side wing (formerly known as The Chapel) or as now as one large house.

Parts of the house now need redecorating in places as you will see when viewing this large house but if an enthusiastic new owner were to spend some money on the property they would then be well rewarded in the knowledge that they have helped, in a small way, to keep this historic house standing for another 400 years.

## Key Features

Substantial Historic 8 Bed Farmhouse

Set In Just Under 4 Acres

Outskirts Of Nevern Village

Various Useful Outbuildings

Parts Of Original House Date To 1630

Additional Coach House & Side Wing

Requiring Some Updating In Places

Energy Rating: Exempt-Listed Building

## Location

The house is conveniently located about a mile or so north from the pretty little village of Nevern which still has a good pub and a lovely stone bridge over the river (see picture on details) together with an historic church and is about 2 miles north from the A487 coast road. The popular coastal town of Newport is some 4 miles to the south west with shops, restaurants, post office, primary school, church, doctors surgery and golf course etc. The larger shopping town of Cardigan is only about 8 miles to the north-east.

## Ground Floor

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

**Entrance Hallway** - With archway, main staircase to first floor, feature radiator, tiled flooring, door into:

**Dining Room** - **15' 4" x 15' 2" (4.7m x 4.63m)** With window to front, fireplace with slate surround and wood-burner, arched alcove, timber suspended floor.

**Sitting Room** - **15' 11" x 15' 4" (4.87m x 4.69m)** With window to front, fireplace with "Jotul F100" wood-burner in situ, two recessed decorative display cupboards.

**Utility** - **13' 1" x 9' 1" (4m x 2.78m)** With window to side, 1.5 bowl stainless steel sink / drainer unit, door leading into the side wing.

**Storage Room** - With window to side.

**Kitchen / Breakfast Room** - **17' 11" x 12' 9" (5.48m x 3.9m)** With a range of wall and base units, walk-in pantry, door to outside, radiator, tiled flooring, door to rear hallway.

**Rear Hallway** - With old servants rear staircase leading to first floor and doors off to hobby room, cloakroom and rear porch.

**Hobby Room** - **15' 2" x 8' 0" (4.63m x 2.44m)** With window to side, wall mounted gas fired boiler providing central heating and hot water, tiled flooring, door into:

**Office** - **13' 8" x 9' 6" (4.19m x 2.92m)** With 2 windows to front and rear, "Hobbit" wood-burning stove, tiled flooring, door to outside.

**Cloakroom** - With window to rear, low level flush WC, space and plumbing for washing machine and tumble dryer.

**Rear Porch** - With window to side and double doors to outside.

**Side Wing (formerly known as The Chapel)** - **23' 11" x 14' 10" (7.3m x 4.54m)** (excluding inglenook)

Accessed via double doors to front or via the utility room in the main house, you enter into a lovely old room with exposed stone walling, feature beams and superb inglenook fireplace (one of the deepest ones the writer has seen in 25yrs). With two windows to front and one to rear, a single door to rear, understair storage cupboard, staircase to first floor.

## First Floor

**Main House First Floor** - Accessed via the main beautiful wide staircase befitting the age of the property with access to:

**Landing** - A spacious landing with window to side, doors off to:



Main View 1



Driveway Entrance To House



Aerial View 2



Kitchen / Breakfast Room

**Bedroom 1** - 15' 1" x 14' 1" (4.6m x 4.3m) With window to front, tiled fireplace, radiator, laminate flooring.

**Bedroom 2** - 10' 7" x 8' 0" (3.25m x 2.45m) With window to front, radiator.

**Master Bedroom 3** - 15' 2" x 14' 2" (4.63m x 4.33m) With window to front, tiled fireplace, radiator.

**Bathroom** - With window to rear, pedestal wash hand basin, low level flush WC.

**Bedroom 4** - 10' 9" x 9' 0" (3.3m x 2.75m) With doors off to bedroom 5 and 6, connecting door to main landing.

**Bedroom 5** - 13' 6" x 10' 1" (4.14m x 3.08m) With two windows to side, mirror fronted wardrobes, radiator, door leading out to rear staircase.

**Bedroom 6** - 11' 0" x 9' 3" (3.36m x 2.82m) With window to side overlooking the courtyard, radiator, door to rear staircase.

**Bathroom** - With window to side, corner bath, pedestal wash hand basin, low level flush WC.

**Side Wing - First Floor** - Accessed via staircase in side wing giving access to:

**Side Wing - Landing** - With doors off to bedroom 7, 8 and shower room:

**Side Wing - Bedroom 7** - 11' 6" x 9' 0" (3.53m x 2.75m) With two velux windows, feature structural beams.

**Side Wing - Bedroom 8** - 12' 7" x 8' 7" (3.86m x 2.62m) With velux window, feature part 'A' framed roof trusses, radiator.

**Side Wing - Shower Room** - With window to rear, large shower cubicle, low level WC, pedestal wash hand basin.

## Second Floor

**Large Attic** - Accessed via the rear staircase from the first floor, this could provide further sleeping accommodation (subject to any consents required).

## Exterior

**Externally** - The property is situated off a quiet minor council road with a wide concrete gated entrance. As you approach the property via the gravel driveway, there is a large open lawned area with stream boundary to your left with young trees bordering the driveway which then leads to a large parking / turning area to the front of the property. The house itself is surrounded by private gardens with mature trees and shrubs. Adjacent to the main house is a small paddock currently housing 4 lovely pet pigs! In all, the property amounts to approximately 3.67 acres.

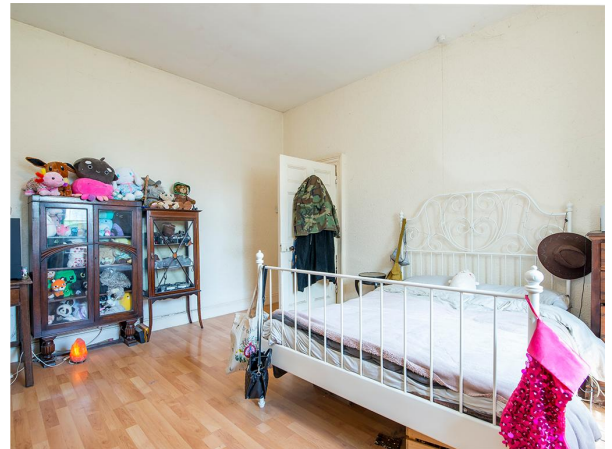
**Outbuildings** : -



Sitting Room



Sitting Room Fireplace



Bedroom 1



Bedroom 2

**The Coach House - 62' 0" x 30' 2" (18.9m x 9.21m)** Across the grass courtyard to the rear of the property is a substantial, detached, two storey concrete block building with further potential (subject to any consents required). The building is currently used for storage with five main rooms on the ground floor and one large open area on the first floor accessed by a traditional timber staircase. This building has a recently fitted roof with modern "fink" trusses and breathable membrane, ten UPVC double-glazed windows to front and rear, two UPVC doors to front and rear. At either end of this building are 2 lean-to buildings used for storage.

**Stone Outbuilding - 38' 6" x 19' 3" (11.74m x 5.89m)** Situated near to the side wing there is another detached, two storey stone outbuilding with further potential (subject to any consents required). The ground floor is sub divided for storage / animal housing and the first floor is accessed via an external stone staircase to the side of the building giving access to a large 'A' frame loft room with light and power connected.

**Derelict Outbuildings** - There are also two derelict stone outbuildings which can provide further potential if required (subject to any consents required), with evidence of a third outbuilding along the boundary.

#### **Listing Information From CADW - Description**

Trefach is a grade II listed farmhouse, situated down a drive running east off lane running north from Nevern Castle and about 1 km north of castle site.

Mid C19 farmhouse incorporating parts of older house. Rubble stone with slate roof, bracketted eaves and stone end wall stacks. Two-storey three-window front of large 12-pane sashes with thick slate sills and cut stone voussoirs. Centre door in ornate C19 wooden doorcase with bulbous twisted half-columns, consoles and bargeboards. Half-glazed door with traceried over light and panelled reveals.

Attached to right is low single storey wing with stone end stack, centre altered door and two early C19 pointed traceried sash windows. Main house has rear wing of two storeys with 12-pane stair light and various sashes, stone end stack. Main house has outshut rear to rear court and adjoining facade of wing has bracket eaves and two window range.

House is said to have recorded history back to 1630.

Source:

CADW Listed Buildings Database.

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

Tenure: Freehold

Services: Main electricity, mains water and private water (spring), private drainage (treatment plant), LPG central heating.

Council Tax: Band G, Pembrokeshire County Council

#### **Extract From Historic Houses Of Pembs - TREFACH, Nevern**

Home of the Lloyd family in the 17th and 18th centuries. John Lloyd was assessed for five hearths in 1670. In 1638 he had placed his daughter Elizabeth with Richard and Dorothy Jones to be educated but was sued by the latter in 1642 for refusing to pay the tuition fees. John Lloyd was the grandson of Jenkin Lloyd of Llanfair Clydogau, Cards. Jenkin had two sons, Rees and Walter, who married Joyce, daughter of Griffith Lloyd of Forest, Carms. Rees who was of Trefach married Elizabeth Philipps widow, the daughter of Thomas Bowen of Pentre Ifan. They had a son and heir John who married Elizabeth, daughter of Alban Owen of Hellys in 1632, and Dorothy who married Thomas Lloyd of Llanfair Clydogau, Cards.

John and Elizabeth had three sons and one daughter, Rees who succeeded to Trefach, John, Elizabeth and another Rees. Rees the elder, married Margaret, widow of Thomas Williams of Haverfordwest, mercer in 1654. They had a son, John, viv. 1682, and a daughter. John was still at Trefach in 1712 and he had one son, Thomas, will proved 1 April 1738, and three daughters, Elinor who married John Foley of Ridgeway, prenuptial settlement dated 21 April 1712, Margaret viv. 1713, and Rebecca who married Rev. William Laugharne of Treprisk.

**Extract Continued** - In the 18th century the Bowen family were in possession - Lewis Bowen of Trefach is mentioned in 1743. His daughter and heiress, Catherine, married firstly John Lewis of Egremont and secondly Thomas Lewis who was 'of Trefach' iure uxoris. David Lewis, son of the first marriage succeeded. He married Jane, daughter of John Nicholas and Jane his wife, prenuptial settlement dated 18 November

1743. In 1771 Stephen Lewis of Trefach; subscribed towards two copies of the Rev.

William Evans's translation of Canwyll y Cywry.

He was sworn a burgess of Cardigan in Easter 1756 and had died by 1794. His only child Anne married John Evans, son of Rev. James Evans of Mathry in 1794. By 1840 Thomas Davies is listed as owner-occupier of Trefach a holding of 309 acres.

**Directions** - From Cardigan, take the A487 towards Fishguard. Follow this road for approx. 9.5 miles, passing through Llantood, Eglwysrwrw, Felindre Farchog and then take the next right hand turn towards Nevern (B4582) / Trewern Arms pub. Follow this road into Nevern, pass the Trewern Arms pub on your left and over the river bridge and then take the first left turn. Follow this road up the hill for approx. 1 mile, pass the entrance to Trefach Farm on your right and the entrance to Trefach Farmhouse is the next on your right with a red dragon and cockerel sign.

What3words: ///rave.nightcap.tycoons



Master Bedroom 3



Bedroom 5



Bedroom 6



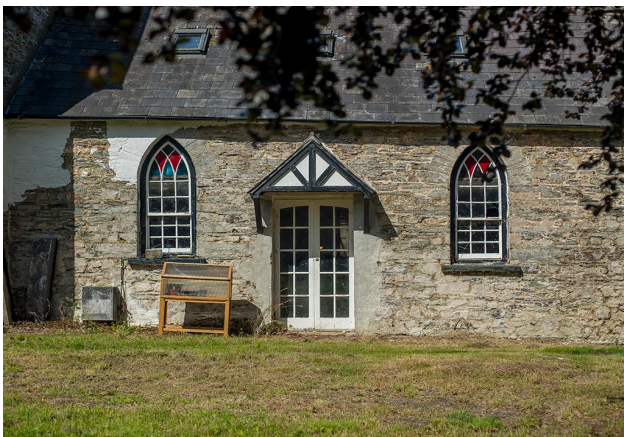
Bedroom 6



Side Wing - Bedroom 8



Close Up View Of Main House



Side Wing (Old Chapel)



Front Garden Area



The Coach House



Side View Of Main House



Ruin With Potential (stc)



Driveway To House & Land



Pig Paddock



Four Lovely Pet Pigs !!



Another View



Aerial View 3



General Storage Outbuilding



Local Pub In Nevern Village



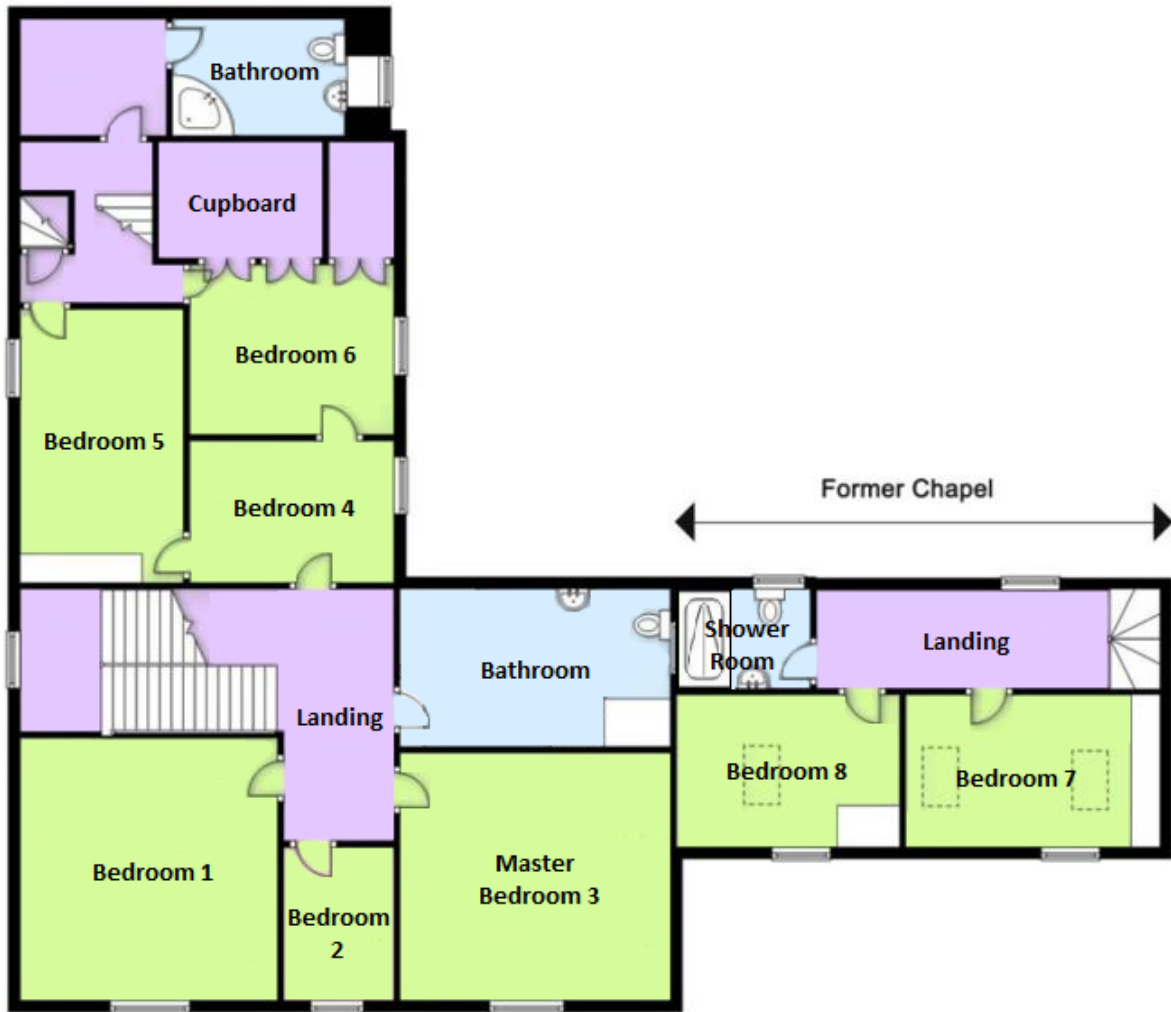
Bridge and Church In Nevern Village



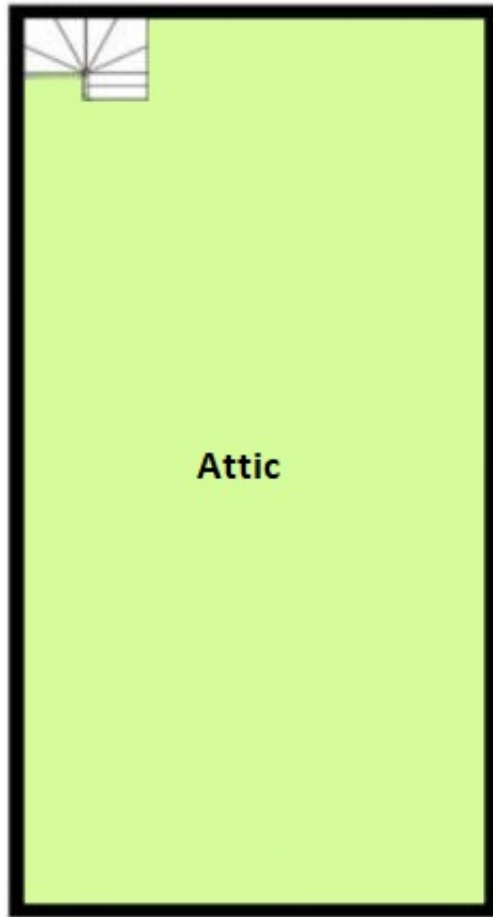
# Floorplans



**Ground Floor**



**First Floor**



**Second Floor**

# For Illustration Purposes Only

