



## The Smallholding Centre

10 High Street ☎ 01239 621 303

Cardigan

SA43 1HJ

✉ info@thesmallholdingcentre.co.uk

## 3 Bed Detached House

Offers in Region of

# £375,000



## Penlan Farmhouse, Unmarked Road , Hermon, Nr Glogue, SA36 0DZ

A beautifully presented 3 bed detached stone house situated with just one other property in the vicinity set in open countryside on the edge of Hermon village. In the 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. Outside there are lawned gardens with parking and our client is flexible with regard to what land / garden areas go with the property and will personally discuss this aspect with you when viewing. The property shares the site with one other character 3 bedroom barn conversion known as The Cowshed which is also available separately for £425,000 or both properties are available for £775,000 (see other file). Please note the internal pictures of Penlan Farmhouse were taken when the property was a holiday let - it is no longer a holiday let property so internal furnishings and decor will be different now.

## Key Features

3 Bed Farmhouse

Option To Purchase Property Adjacent

One Of Just Two Properties Together

Superbly Presented Accommodation

Situated In Open Countryside

Large Gardens

Accessed Via Stone Track From Road

Energy Rating: E



## 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

**Main House** - Entrance via timber glazed door leading into:

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

**Externally** - The grounds of this property are very well maintained and have wooded and grassed areas with a beautiful wildlife pond with further



Lounge / Diner



Another View



Lounge View



Dining Area

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)

**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

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

**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



Picture Window



Kitchen / Breakfast Room



Other View



Downstairs Bedroom 1







Downstairs Shower Room



Bedroom 2



Bedroom 3



Upstairs Bathroom



Sauna In The Grounds



Inside View Of Sauna



Cold Dip After A Sauna



Natural Environment

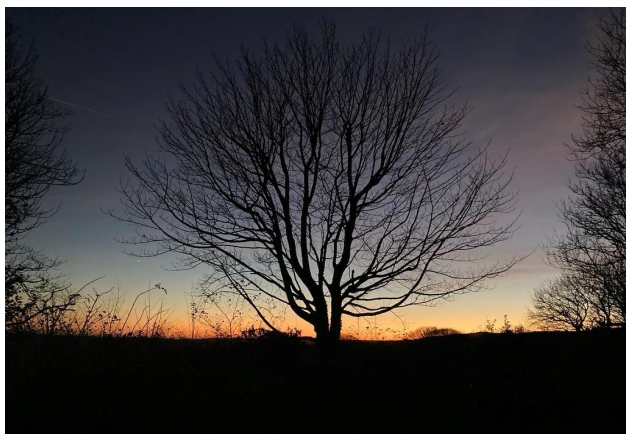




Another View



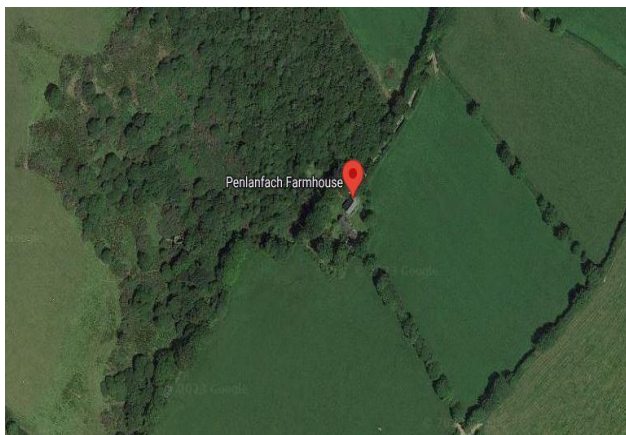
Summer Fun



Sunsets



Track To House



Set In Open Countryside

# Floorplans



Penlan Fach Farmhouse

# Energy Efficiency

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		