



## The Smallholding Centre

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## 3 Bed Barn Conversion

Offers in Region of

# £425,000



## The Cowshed, Unmarked Road , Hermon, Nr Glogue, SA36 0DZ

An attractive 3 bedroom and two bathroom detached converted stone Barn set in beautiful rural surroundings in Pembrokeshire. The "Cowshed" has, in 2025, been completely refurbished to a high standard and now provides spacious accommodation over two floors. On the ground floor there is a hallway, two bedrooms (one ensuite), a second family bathroom, a dining area, a superb large open plan kitchen / sitting room with views, on the first floor there is a further third bedroom. The property shares the site with one other character 3 bedroom property known as Penlan Farmhouse and is also available separately for £375,000 or both properties are available for £775,000 (see other file).

## Key Features

3 Bedroom Converted Barn

One Of Two Properties Onsite

Recently Refurbished Throughout

Large Kitchen / Sitting Room

Well Off The Council Highway

Surrounded By Open Farmland

Option On Adj Penlan Farmhouse  
For £375k

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

**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

**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.

## Exterior

**Externally** - The property is accessed via a stone track from the



The Cowshed - Close Up View



Cowshed Kitchen / Sitting Room In 2025



Sitting Room Area With Views In 2025



Cowshed Kitchen In 2025



highway and has sweeping far reaching views over the surrounding countryside and receives both the sunrise and the sunset. 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. There is also a quality Shepherds Hut onsite (see pictures) which is available by separate negotiation.

**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 Cowshed : Band B, 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 sharp bends and Penlan Fach is located at the end.

What3words: ///package.salary.heckler



Morso Woodburning Stove



Cowshed Sitting Area In 2025



Cowshed Dining Area In 2025



Cowshed Bathroom In 2025

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		





Cowshed Bedroom In 2025



Cowshed Ensuite Bedroom In 2025



Ensuite Shower Room In 2025



First Floor Bedroom In 2025



Views From First Floor Bedroom In 2025



Shepherds Hut - By Sep Neg



Cowshed Lawned Gardens