



## The Smallholding Centre

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## 3 Bed Detached House With Land

Offers in Region of  
**£525,000**



## Werngoi, Unmarked Road Lancych, Nr Boncath, SA37 0LJ

Werngoi is a traditional 3 bedroom Welsh Farmhouse full of character and having approx 7.5 acres of pastureland and woodland (about 2.5 acres of grass/gardens which could be fenced off if required for stock keeping with the rest being mature woodland with walkways leading through it) located in an absolutely stunning setting with views over the wooded Cych valley, itself mentioned in the 11th-12th C historic Welsh Mabinogion prose stories. The outside space on this property, as can be seen from the photographs, are very well cared for by our client and the location is sublime with beautiful lawned gardens, woodland walks, barbeque areas in the woodland and large polytunnel and workshop to the rear of the house. In the house itself there is a sitting and dining room with feature inglenook, lovely kitchen with old bread oven, utility, large shower room, boot room, on the first floor there are 3 bedrooms (the master with a feature vaulted ceiling) and a second bathroom, walk in under eaves storage / loft area.

This property is certainly a "must view" proposition should you be looking to live in a gorgeous location in a period farmhouse with lots of outside space whilst still being within easy reach of the very popular local pub / restaurant the Nags Head in Abercych.

## Key Features

Beautiful Traditional Welsh  
Farmhouse

Superb Rural Setting

Views Over The Wooded Cych  
Valley

Easy Access To Popular Nags  
Head Pub

Lovely Well Maintained Gardens

Approx 2.5 Acres Grass/5 Acres  
Woodland

Polytunnel and Workshop

Energy Rating: F



## Ground Floor

**Accommodation** - Entrance via UPVC double-glazed door into:

**Lounge / Diner** - 24' 5" x 10' 8" (7.45m x 3.26m) into recess.

With staircase to first floor, beautiful original slate slab flooring, inglenook fireplace with wood-burner fitted, two windows to the front overlooking the wooded valley, 2 radiators, 2nd fireplace, exposed beams, doors out to kitchen & utility.

**Kitchen** - 16' 2" x 12' 11" (4.95m x 3.94m) A modern kitchen with a good range of wall and base units, stainless steel sink/drain unit, ceramic hob with oven and extractor over, dishwasher, radiator, original bread oven, tiled flooring, large fridge and freezer.

**Utility** - 15' 5" x 6' 5" (4.72m x 1.97m) With window to rear, a range of base units, enamelled sink/drain unit, washing machine, radiator, doors through to lounge/diner and:

**Shower Room** - A lovely large feature-packed room with slate slab flooring, radiator, wash hand basin, low level flush WC, two windows to rear, large double shower cubicle.

**Boot Room** - 14' 11" x 6' 9" (4.56m x 2.08m) A useful large room for coats, wellies etc, radiator, door out to side, window to rear, tiled flooring, houses the water filtration system.

## First Floor

**First Floor** - Accessed via staircase in lounge/diner and giving access to:

**Master Bedroom** - 16' 4" x 12' 8" (5m x 3.88m) into recess.

A fantastic master bedroom with vaulted ceiling, 3 windows to the front, side and rear, radiator.

**Bedroom 2** - 10' 7" x 15' 2" (3.24m x 4.63m) With window to the front, radiator.

**Bathroom** - With window to the front, panelled bath with shower over, pedestal wash hand basin, low level flush WC, radiator.

**Bedroom 3** - 11' 4" x 7' 10" (3.47m x 2.41m) With window to the front, built-in wardrobes, radiator.

**Under-Eaves Storage** - Houses the "Grant" oil-fired boiler (fitted in 2024) with hot water cylinder with titanium elements.

## Exterior

**Externally** - Set in approx 7.5 acres of grassland and woodland (about 2.5 acres grass / lawns with the rest mature woodland) with parking to the front of the property.

The gardens on Werngoi will definitely "wow" potential viewers as they are full of interest and are very well maintained by our clients and they themselves provide access onto walkways all around the mature woodland with seating areas and even a barbeque area up in the woods. If you enjoy being immersed in the natural world then you must view this property to enjoy its obvious charms.

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



Main House View 2



Sitting Room



Inglenook Fireplace



Sitting Room - View 2

Werngoi is one of just two properties that share a track together with the other property being the old stone barn that used to belong to Werngoi (which is owned by the old owners of Werngoi) which has now been converted to residential usage. The outlook of the converted barn is away from Werngoi and has its own land and although in the vicinity is great for security for both properties.

Tenure: Freehold

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

Council Tax: Band E, Pembrokeshire County Council (charge for 2025/26 = £2,480.65)

**Directions** - From Newcastle Emlyn, take the A484 towards Cardigan. When you reach Cenarth, turn left onto the B4332 towards Boncath. Proceed to Abercych and just after the bridge, turn left towards Cwmcych/Clydau. With the Nags Head pub on your right, continue along this road for 1 mile until you go over a small bridge on a bend and then take the next right-hand turning. The track to Werngoi is approximately 200 yards further on, on the left-hand side, as denoted by our pointer board. Go up the track and Werngoi is the white house on the right hand side.

Google co-ordinates: 52.016000346051705, -4.546773349237358 (track entrance)

What3Words: ///replying.tensions.hopeless (track entrance)



Lounge / Dining Area



Kitchen



Kitchen - View 2



Lovely Old Bread Oven





Utility



Large Shower Room



Master Bedroom



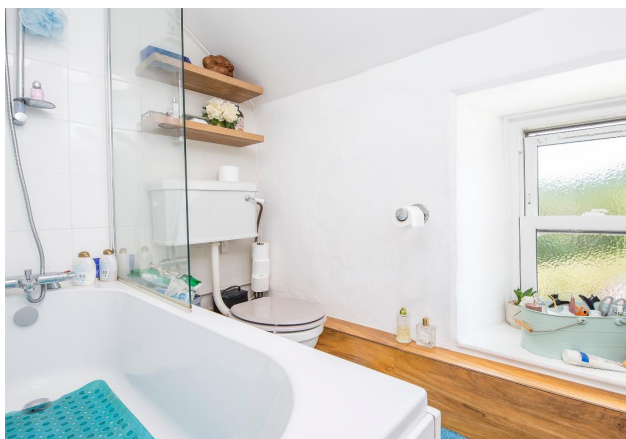
Master Bedroom - View 2



Bedroom 2



Bedroom 2 - View 2



Bathroom



Another View





Meadow And Lawns



Large Lawns / Paddock Area



Gardens And Woodland



Large Gardens & Wooded Backdrop



Polytunnel And Workshop



Polytunnel



Rear View Of Property



Beautiful Gardens





Another View



Another View



Parking To Front



Another View



Implement / Tractor Shed



Another View



Front Of Property



Close Up Main View



# Floorplans



Werngoi

# Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	26 F	
1-20	G		