

Brynmeini, Hermon, Nr Crymych
Main House gross internal area = 2,728 sq ft / 253 sq m
Lodge gross internal area = 579 sq ft / 54 sq m
Balcony external area = 282 sq ft / 26 sq m
Total gross internal area = 3,307 sq ft / 307 sq m



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Brynmeini Hermon, Glogue, SA36 0DZ

- Four Bed Smallholding with Approx 6.7 acres
- Four Reception Rooms
- Self-contained 2 bedroom Wood Cabin
- Pasture Paddock, Area of Woodland & Wildlife Lake
- Oil Central Heating & Solar Panels
- Four Bedrooms (Two en-suite bath/shower rooms)
- Traditional Stone barn with Further Potential (STPC)
- Landscaped Grounds & Gardens
- Range of Outbuildings with Stabling, Potential Indoor Arena & Workshop
- EPC Rating: C

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Brynmeini was once a large farm but is now a pretty smallholding offering the perfect opportunity for those looking for a lifestyle-change property. The property offers an attractive house granting generous accommodation space for a family. There is also a delightful wood cabin that has been used as a holiday let retreat that overlooks a stunning wildlife lake with island. A traditional stone barn on the yard has been used as an office/studio and offers conversion potential into further accommodation (STPC / subject to planning consent).

In addition there is an excellent range of modern outbuildings that offer perfect space for workshops, animals, feed, horses and ponies (one barn has dedicated stabling/loose boxes) with one large barn having the potential to use as a small indoor exercise arena. Together with the surrounding landscaped grounds and gardens, beautiful wildlife lake with island and pasture paddock, the whole property extends to about 6.7 acres (STMS / subject to measured survey).

Accommodation Ground Floor

A welcoming glazed entrance leads into an entrance lobby with built in cloaks cupboard. A door on the right opens into the large drawing room with beamed ceiling and a wood burning stove providing a warm focal point. A door opens from this room to a lounge with beamed ceiling overlooking the side gardens. This room opens into a large and light reception/dining room with another wood burning stove, and an impressive garden room with natural light through a roof lantern and double French doors opening to the gardens. Adjacent is the kitchen breakfast room with fitted units, worktops, space for appliances etc. Off the kitchen is a useful utility room, cloak room and porch to outside.

First Floor

Stairs rise up from the lounge to the first floor accommodation that includes a main bedroom with an en-suite shower room and double French doors that open out onto a superb balcony that runs the width of the house. Three further bedrooms can be found on the floor (one with an en suite shower room). A family bathroom completes the floor.

Externally

The main house enjoys large, landscaped grounds and gardens to the rear and side with lawned areas, mature trees, bushes, shrubs and flower borders.

Wood Cabin

Across the yard and overlooking the relaxing lake is a cosy wood cabin that has been used as a holiday let in the past. It offers comfortable accommodation with a sitting dining room with wood burning stove and double French doors that open out onto a covered balcony area overlooking the lake. Open plan to this room is a kitchen area. Two bedrooms and a separate shower room complete the accommodation.

The Outbuildings

Set around the old traditional yard is an excellent collection of outbuildings that are perfect for keeping animals, feed and machinery and offer a multitude of uses. There is a traditional stone barn opposite the house that has been used as an office/studio and offers conversion potential to further accommodation (STPC).

The modern outbuildings include two with roller doors that would be perfect as workshops, storage for classic cars etc, another barn with stabling/loose boxes and another barn that could be used as a small indoor arena.

The Land

Adjacent to the barns is a useful pasture paddock that is perfect for horses, ponies etc. Adjacent to the wood cabin and lake is another garden area. Beyond the lake is an area of woodland.

About the Area = Set on the edge of the village of Hermon (about a mile away). The popular town Crymych is also close at hand being about 2.5 miles away with everyday shops, secondary and primary schools. Crymych is also known as the capital of Preseli, the area around the impressive Preseli Mountains that are part of the famous Pembrokeshire Coast National Park with its miles of stunning walks and beaches. The A478 road is close at hand providing quick access to other neighbouring towns with Cardigan about 11 miles and Narberth about 14 miles. National railway connections are also available at Narberth and closer still at Clynderwen village that is only about 11 miles. The A40 is about 13 miles to the south that connects you to the rest of South Wales via the M4 and beyond.



DIRECTIONS

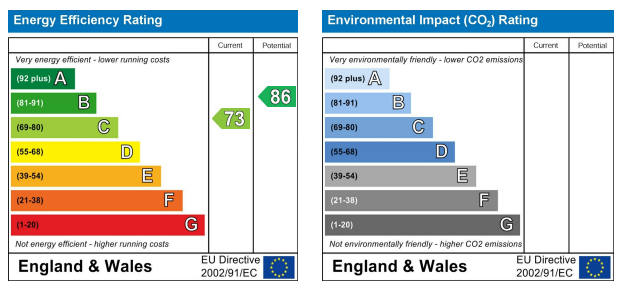
From Cardigan, take the A478 Narberth/Tenby road. When you reach the village of Crymych, take a left turn after Preseli school sign-posted Hermon/Llanfyrnach. Take this turn and stay on this road until you reach the T-junction in Hermon, turn right towards Pentregalar and continue along the road for a short distance you will see a diagonal left no through road, take this turning and a short distance after, the lane down to the property is located on your left. Follow this lane until you reach the car park in front of the house. What 3 Words Reference - plays.solutions.done

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
 TENURE: We are advised Freehold
 SERVICES: We have not checked or tested any of the services or appliances at the property.
 COUNCIL TAX: Band 'F' Pembrokeshire
 SERVICES: Mains electricity. Private water (well) and drainage (septic tank). Oil central heating to the house. Owned Solar panels.

Ref: LW/LW/08/24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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AERIAL VIEW

