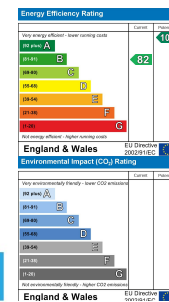


## Felindre Isaf, Glogue, Pembrokeshire, SA36 0ED

- Four Bedroom Smallholding
- Set in Rural Valley Location
- Wooded Area
- Dutch Barn / Cowsheds
- Solar Panels & Airsource Heat Pump
- Approx. 25 Acres
- Wide Range of Adaptable Outbuildings
- Garage / Workshop
- Approx 12 miles to Cardigan Town
- EPC Rating: B

**Offers In The Region Of £650,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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 'E' Pembrokeshire

DRAINAGE: We are advised that this property is served by private drainage

Ref:LW/AMS/12/24/OK\_LW

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





Welcome to this charming farmhouse located approx. 3.1 miles from the rural village of Glogue in North Pembrokeshire. Formerly a dairy / stock farm, this property boasts around 25 acres of grazing land and is located close to the beautiful Pembrokeshire National Park. This property offers ample space for a growing family to live a self-sufficient lifestyle and is well situated for reaching the towns of Cardigan, Narberth and Haverfordwest and the Pembrokeshire Coastline with its' many pristine, blue flag beaches.

The farmhouse itself is detached, with the accommodation briefly comprising, an entrance hallway with a door to the right into the cosy living area, a further reception room with log burning stove and door into the kitchen. The kitchen was installed in April 2023 and is of a modern style, with matching wall and base units, space for a dining table and wonderful views overlooking the surrounding countryside. The staircase leads to the first floor where there are four bedrooms, three of which are double, and a family bathroom with patterned tile flooring.

This property would make a great family home, it is in need of some final touches and decoration which gives it great potential to make it truly your own!

The property is accessed via a lane from the main road which leads to the parking yard, offering ample off-road parking for several vehicles. To the left of the house there are steps and a path up to an enclosed garden with lawned areas, a small man-made pond and mature shrubs and trees. From here there is a gate out to the field at rear. There is a further lawned area to the side of the garden, where the owners currently keep a couple of sheep.

There are a wide range of adaptable and useful agricultural outbuildings including, a block built garage / workshop with sliding and folding wooden doors, a block-built log store / dog kennel, a 4 Bay Dutch barn with a connected cowshed area with 42 cubicles and one end opening out to an L-Shaped concrete exercise / feeding yard.

There is a further sheep-shed range, silage clamp, slurry pit, and a loose housing shed with covered feeding lip where the owners keep their shetland ponies.

On the opposite side is a lean-to block dog kennel shed and adjoining stone stable with external loft steps, ideal for conversion to other uses including small-scale tourism (STPC)

The land surrounds the house totalling approx. 25 acres, comprising a mixture of gently sloping and fenced pasture-fields and rough grazing with some land suitable for cropping. The Afon Taf runs along the northern and eastern aspects of the property and a long and narrow block of steep woodland runs along the eastern boundary and bends around the bottom of the block of land, a walk is available along the former railway line before crossing into the woodland.

The popular town Crymch is also close at hand being about 2.5 miles away with everyday shops, secondary and primary schools. Crymch 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 Crymch, take a left turn sign-posted Hermon/Llanfyrnach. Take this turn and stay on this road until you reach the T junction in the village of Hermon, turn left signposted to Llanfyrnach shortly taking the left turn to Glogue at Hermon Baptist Chapel. Continue down this road for another 1 minute taking the left turn at the T Junction, the lane to the property will be on your right signposted Felindre Isaf. What 3 Words Reference - [///shredding.paving.vision](#)

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