



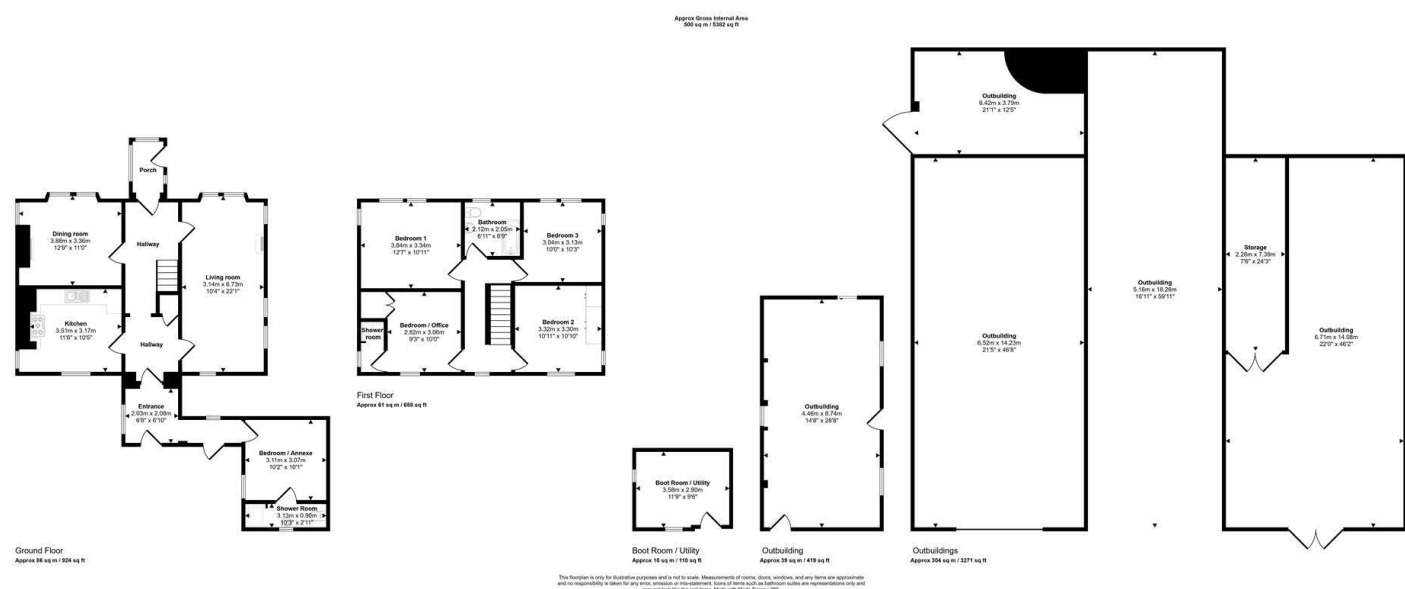
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*THE AGENT WITH THE
LONDON CONNECTION*



Brynerw Pentre Galar, Crymych, Pembrokeshire, SA41 3QS

- Well Presented Detached Farmhouse
- Two Reception Rooms
- Approx. 27 Acres / 18 Acres Grazing
- Close to Pembrokeshire National Park
- Oil Central Heating
- Five Bedrooms
- Character Features Throughout
- Variety of Useful Outbuildings
- Far Reaching Views
- EPC Rating: E

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.

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We Say...

An exceptionally well-maintained character smallholding complete with a useful variety of outbuildings and 27 acres of land. Ideally situated just outside the Pembrokeshire National Park, this property boasts exquisite, far-reaching panoramic views extending to the Brecon Beacons, the Gower Peninsula, and, on clear days, even the North Devon coastline! Built around 1911, the main house is a traditional stone and slate farmhouse, impeccably maintained to a high standard while preserving its original charm. Notable period features include a beautiful pitch pine staircase and balustrade, exquisite mosaic floors, and elegant feature fireplaces.

This property is perfect for those seeking a lifestyle opportunity in picturesque surroundings, whilst offering convenient access to the vibrant towns of Cardigan, Narberth, and Haverfordwest, as well as the breathtaking Pembrokeshire coastline, renowned for its pristine Blue Flag beaches.

Internally, the house features a front entrance porch that leads into an inner hallway, showcasing stunning Minton tiled flooring and a pitch pine staircase that ascends to the first floor, with convenient storage underneath. To the left, a door opens into the modern kitchen, which is equipped with matching wall and base units, a tiled splashback, a porcelain sink, and an electric range-style cooker. There is also space for a breakfast table, with a window offering a view over the entrance.

The dining room, located further down the hallway, boasts a charming parquet floor and a feature fireplace surround. With windows to the front and side, it offers an ideal space for entertaining while allowing you to enjoy the spectacular hues of the sunset setting behind the Preseli Hills.

The living room is located on the opposite side of the house and is accessible through two separate doors. Originally two rooms, it is generously sized, measuring approximately 6.7 meters in length, with a combination of tiled and carpeted flooring.

A striking feature fireplace houses a Salamander wood-burning stove, adding warmth and character. Dual-aspect top opening uPVC windows invite late afternoon light to flood the room, creating a bright and welcoming space, perfect for relaxation.

The guest annexe, or fifth bedroom, with its own en-suite shower room, is located just off the entrance porch through a short hallway. At the rear of the house, a secondary entrance porch features three windows and a delightful stained glass fanlight, beautifully displaying the name of the house.

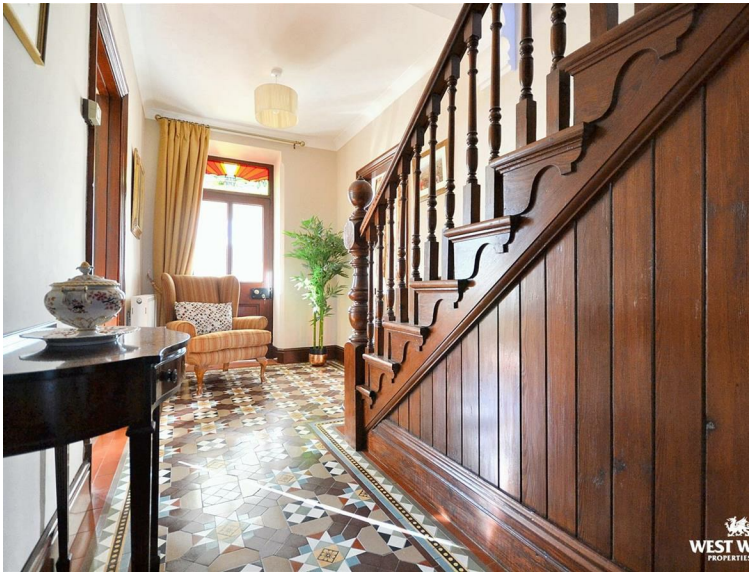
On the first floor, you'll find four double bedrooms, each offering beautiful views of the surrounding landscape. The fourth bedroom, currently used as a study, features its own en-suite shower. Meanwhile, the master bathroom is equipped with a bath and a shower overhead.

Externally, the property boasts two immaculate tarmac driveways, each accessed via the council highway, providing independent access to the house, outbuildings, and land. The outbuildings are arranged around a concrete yard and include a brick built milking parlour with outdoor seating area, which, subject to the necessary consents, presents potential for conversion. There is a partially block built hay barn that has an open fronted vehicle storage area and two fully enclosed lean-to garages either side - these benefit from electrics and there is an internal secure storage container with workbenches and tool storage. Additionally, a useful detached utility room is found to the front of the house with plumbing for a washing machine, light and power.

The land extends to approximately 27 acres, laid out in a single block around the farmhouse, approximately 18 acres are useful pasture for grazing, divided into several fields and paddocks, some areas level and others gently sloping. At the farthest corner of the property, there is a re-wilded area left to naturally evolve into a thriving habitat. To the front of the house is a lawned area with planted shrubs and smaller trees.

Viewing is highly recommended to fully appreciate the countless details this exceptional property has to offer!

The popular town Crymych is close at hand being about 2 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 Clynderwen. The A40 is about 13 miles to the south that connects you to the rest of South Wales via the M4 and beyond.



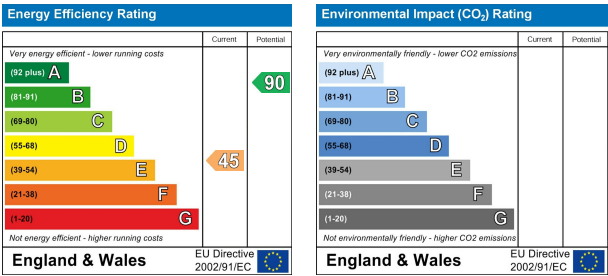
DIRECTIONS

Head out of Cardigan along the A478 and stay on this road until you reach the village of Crymych. Continue through the village, and into Pentre Galar. Turn left, signposted towards Hermon/Llanfyrnach. Continue along the road for a short distance and it is the first property on your right hand side. What three words - [///locals.together.handyman](#)

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

ref: LW/AMS/03/25/OK
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AERIAL VIEW



