



Pencwm, Penbryn, Llandysul, SA44 6QN

Offers in the region of £625,000









# Pencwm, Penbryn, Sarnau, SA44 6QN

- Grade II listed detached house
- 5 Bedrooms, one en-suite
- Approx. 1.75 acres of grounds including Woodland
- Walking distance to Penbryn Beach
- Walking distance to Ceredigion Coast Path
- Beautifully manicured gardens
- Useful stone outbuilding and garage
- Views over woodland and valley
- Less than 20 mins drive to Cardigan town
- Energy Rating - Exempt as Grade II listed

## About The Property

A beautifully preserved Grade II listed former farmhouse, full of original features and set in around 1.75 acres of a mixture of manicured grounds and woodlands. All within walking distance to the idyllic National Trust beach of Penbryn and with historical importance as being a C19 farmhouse apparently remodelled in c1920-30 by Sir Clough Williams-Ellis (a Welsh architect known chiefly as the creator of the Italianate village of Portmeirion in North Wales) for his brother Rupert. Originally the property was white-painted and thatched, however the thatch was burnt off in 1939 and the white paint removed c1990.

Penbryn is arguably the most striking of the beaches along this stretch of West Wales coastline. It is completely unspoiled and a haven for wildlife. It is owned and managed by the National Trust which has taken great pains to protect the surrounding natural habitat. As a result, there has been little land development and the existing houses in the Penbryn and Penmorfa valley have been there since the 1800s and early 1900s (and earlier). A short drive takes you to a CKs minimarket at Tanygroes where you can buy essentials, with Cardigan Town only a 20 minute drive away with larger amenities etc.

The front door leads into the living room, with exposed stone walls, exposed wooden beams, door to the rear garden, stairs up to the first floor, and doors leading to the dining room, rear porch and ground floor bedroom. The dining room again has exposed stone walls, a feature fireplace and an opening to the kitchen. The kitchen is a cosy room with fitted wall and base units, sink with drainer, hob and eye level built in oven. The down stairs bedroom has a feature fireplace and a door leading into the en-suite with a wet room shower, toilet and wash hand basin. The rear porch has a door to the rear of the property and a door into the utility/laundry room. This room has a toilet, units, a wash hand basin and space and plumbing for a washing machine.

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Details continued:

On the first floor, off the landing are four bedrooms, a bathroom and a useful, spacious loft space. Bedroom 2 is a single, and would make a useful home office. Bedroom 3 is a double, and bedroom 4 & 5 are also doubles with built in wardrobes with bedroom 5 also benefitting from a Juliette Balcony which overlooks the rear and side gardens and the woodland beyond. The loft space is a useful storage area, with some restricted head room.

Externally:

Access to the property is off a minor road through a gated entrance into a gravelled driveway. The drive runs past the house and opens up into a spacious gravel drive with ample parking for many cars and vehicles. A path leads up the side of the house to give access to the rear garden and back porch. And at the rear is a well

maintained and lovingly manicured lawn with mature hedges, managed bushes, trees and shrubs, and a patio to the rear of the house with a door out from the living room. This would make a perfect seating area to relax, enjoy some entertaining and outside dining. Steps lead up from the patio to the rear lawn, and views can be enjoyed up to the famed St Michael's Church on the hill, which is thought to be one of the oldest churches in Wales.

From the side of the house the gravel drive continues to the first stone outbuilding. Named Penllan this is a beautifully preserved building which could offer a multitude of uses (subject to Listed Building Planning Permission of course). Further on is a detached stone built garage, with double doors to the front to offer parking for one car, and open sided to the rear which would house a further two cars, or could be a



useful wood store.

The gardens lead out onto the woodland which runs down to the stream boundary on one side, and on to meet the National Trust woodland to the rear. This path leads on through the woods down to the stunning cove that is Penbryn Beach. The path also goes on to join the Ceredigion Coastal Path.

Whilst in need of some modernising in places, this property has been lovingly maintained over the years and would make a dream family home or retreat by the coast. This locality offers a tranquil and relaxing rural lifestyle.

About Penbryn:

The beach itself is a mile long stretch of sandy shores split in two by the river Hoffnant, which ends its journey, down the steep valley, here. To the right of the river is a beach backed by sand dunes and high cliffs and at low tide it is possible to explore the cave and walk around to the second bay, which is even more stunning than the main beach as it feels like entering a paradisaal haven, almost like stepping back in time. To the left of the river the dunes give way to high cliffs and a longer stretch of beach that end in rocky pools, excellent for exploring.

Penbryn Beach is not a built-up seaside village, its facilities include a car park, toilets, and a café. The walk down to the beach from the car park is about a quarter of a mile. There is a turning circle at the bottom of the road for dropping off and picking up. Once you've parked, at the top of the hill, you can either walk straight down the road or take the path that winds down through the woods through Cwm Lladron (Robber's Valley). The beach is well known for its history of smuggling!

Other walks through the woods include a tramp away from the shoreline and up towards one of the oldest churches in Wales; the medieval parish church of St. Michael, a Grade I listed building, dating back to the 13th Century.

Living Room  
22'8" x 14'8"

Dining Room  
10'11" x 14'11"

Kitchen  
11'2" x 5'7"

Bedroom 1  
10'4" x 13'11" max

En-suite  
7'0" x 5'10"

Rear porch

Utility/Laundry Room  
8'2" x 6'0"

First Floor Landing

Bedroom 2/Office  
10'2" x 6'6"

Bedroom 3  
7'8" x 12'0"

Bedroom 4  
10'2" x 9'5"

Bedroom 5  
9'8" x 13'0"

Bathroom  
10'6" x 8'2"

Loft Space  
25'2" x 5'8" max

IMPORTANT ESSENTIAL INFORMATION:  
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS  
PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: F - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build Grade II  
listed property

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains







HEATING: Gas (LPG ) boiler servicing the hot water and central heating

BROADBAND: Available (not currently connected) -

TYPE - Ultrafast & Standard \*\*\*add in speeds eg - up to 1000 Mbps Download, up to 220 Mbps upload Max  
PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -  
<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

MOBILE SIGNAL/COVERAGE INTERNAL: No Signal Available , please check network providers for availability, or please check OfCom here -  
<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: Grade II Listed Building

RIGHTS & EASEMENTS: There is an historic public footpath running through the property, however the National Trust have opened up a new path which bypasses this property and comes out in the field above this property. There is no signage to point to this footpath anymore. This property benefits from direct access out onto the coastal path from the rear woodland garden.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: / N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: There is currently planning permission granted on this property under Application Number: A220915 for: Internal alterations and refurbish existing windows and replace UPVC doors - please check Ceredigion County Council website for more details.

ACCESSIBILITY/ADAPTATIONS: There is a ground floor bedroom with wet room en-suite

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. Some of the woodland garden is a sheer drop down to the stream below, so unusable. The owners have advised us that their gardener has found some sprigs of Japanese Knotweed (discovered April 2024) on the side of the

river bank on the other side away from the house, they will investigate a treatment plan for this. As this is a Grade II Listed building there is very useful advice, including information about grant options available on the Cadw Website here -  
<https://cadw.gov.wales/sites/default/files/2019-05/Understanding%20Listing%20in%20Wales.pdf>  
(Please see the full details on our website for this link as it will not show on the property portals)

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

HW/HW/03/24/OK

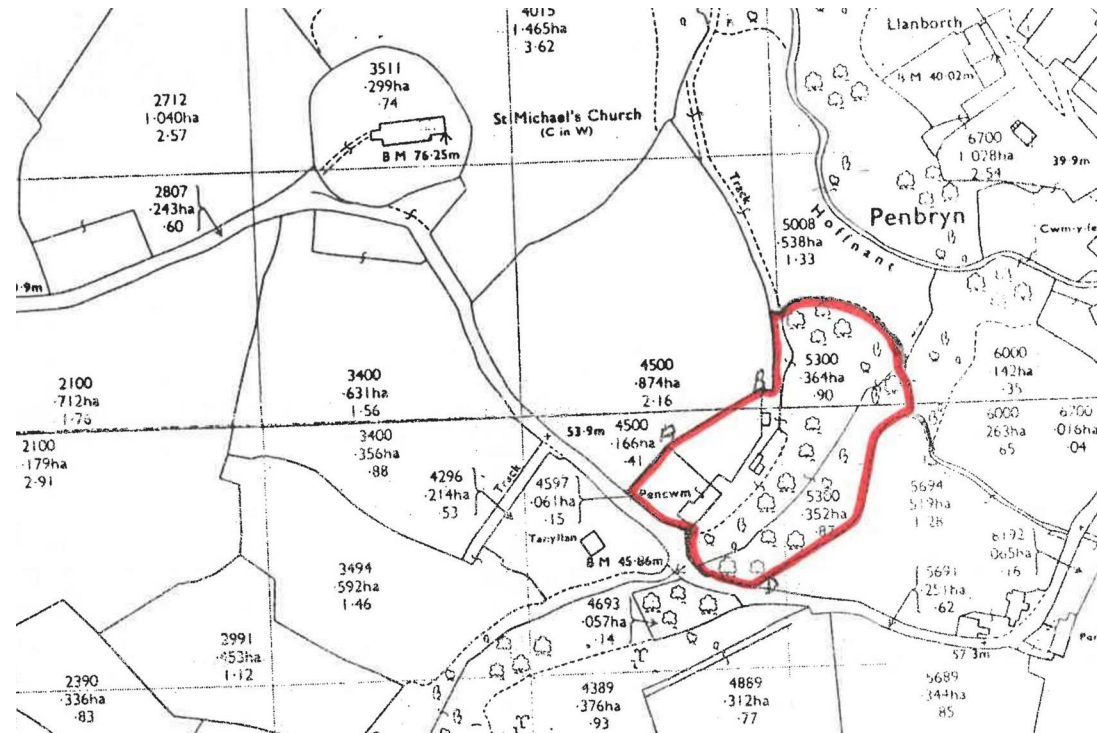
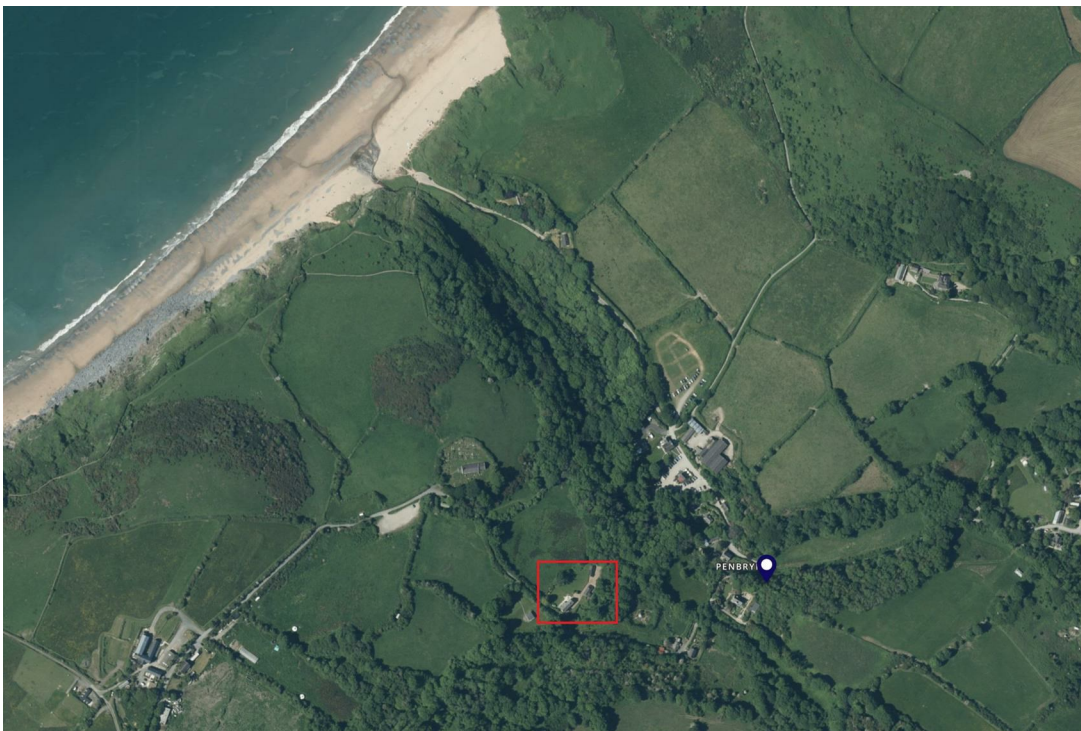
























Head northwards along the A487 from Cardigan, through the village of Tanygroes, and after the village turn left at the staggered crossroads signposted for Penybryn, continue to the end of the road, at the cross road go straight across, the property is located just after St Michaels Church, as you drop down the hill, on the left hand side, denoted by our for sale board. If you get to the turning for Penbryn Beach you have gone too far. What3Words: ///stung.stroke.relished

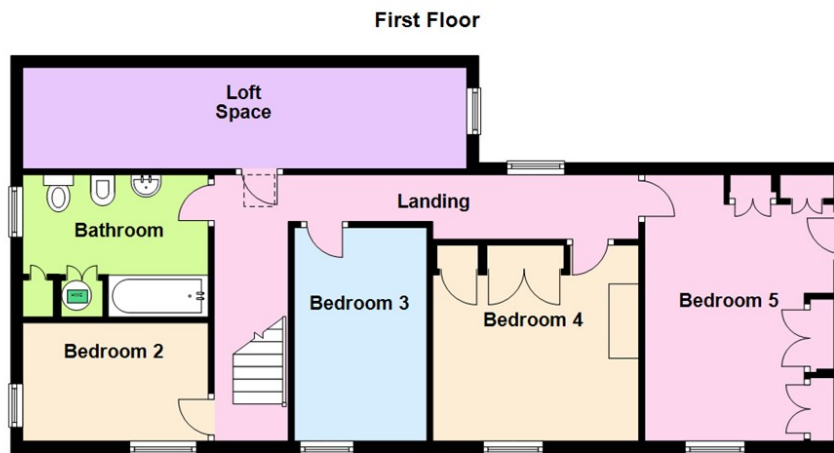
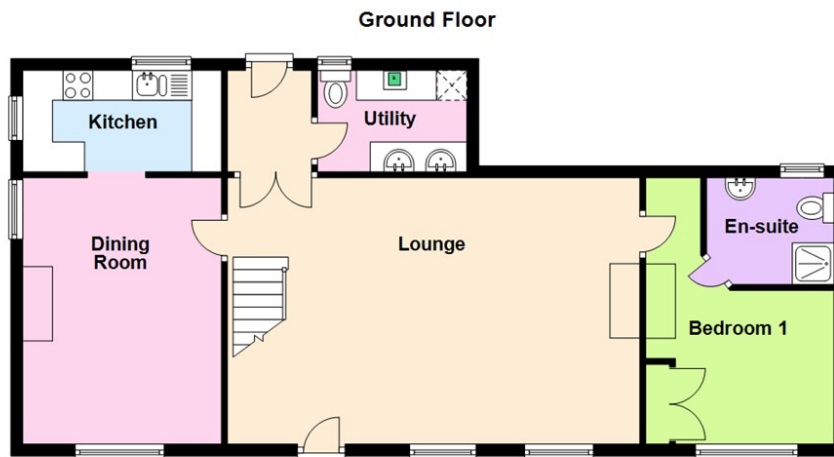
#### INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.







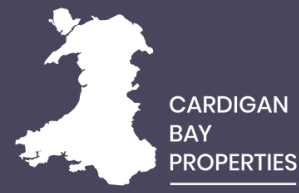
Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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