



- Purpose Built Stableyard with Four Loose Boxes
- Two Shelters, Tack Room, Yard and Hard-standing
- Planning Permission for Welfare Unit/Store ● Four Paddocks
 - Approx. 13 Acres In All
- Close to the Preseli Hills and the Pembrokeshire Coast

GENERAL AND SITUATION

Approximate Distances:

Crymych 1.5 miles • Cardigan 10 miles • Narberth 11 miles
St Clears 15 miles

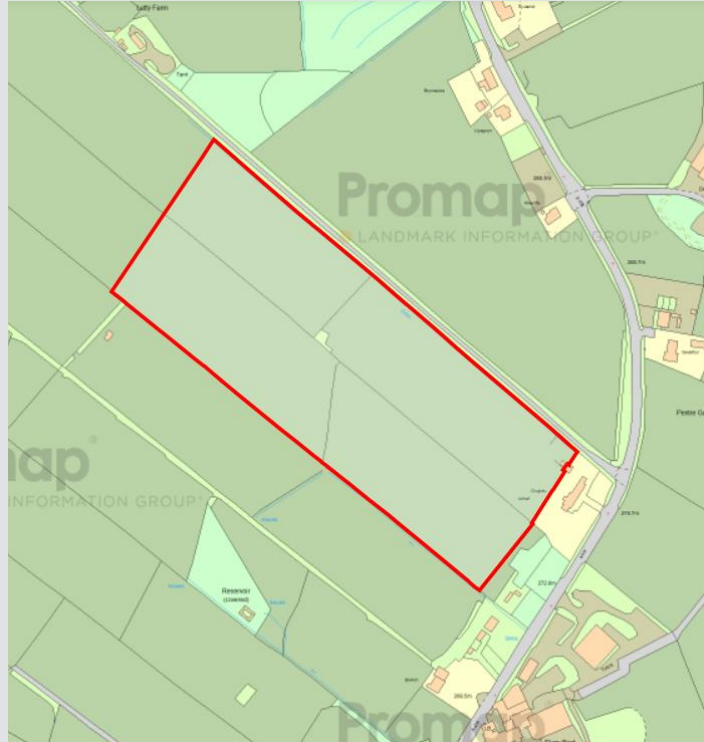
A private equine yard set in approx. 13 acres with four stables, shelters, tack room and hard-standing, with easy access to the Preseli Hills and within the Pembrokeshire Coast National Park

There are two field gate entrances onto council maintained Mynachlogddu Road. The main entrance leads onto a hard surfaced yard upon which there are **Two Timber Stable Buildings** providing **Four Loose Boxes** each 12' x 12' (c.3.6m x 3.6m), a **Tack Room** and a **Shelter** 12' x 12' (c.3.6m x 3.6m). The stables have skylights providing natural light, and there is some solar lighting on the yard. There is a further **Double Shelter** 24' x 12' (c.7.3m x 3.6m) made and installed by Hunters Stables.

In January 2023, planning permission was granted under application no. **NP/22/0432/FUL** for a new welfare unit/store with ecological enhancements (mainly in retrospect) Further details are available from the Agents.

The Land adjoins the stables in four main enclosures of gently sloping pasture with a south-easterly aspect.

There are spectacular views from the top two fields and access to superb riding along the country lane for a short distance, which leads to a number of bridleways and onto the Preseli Hills. Also close by are the many well-known sandy beaches along the Pembrokeshire coast at Newport Sands and Poppit Sands.



IN ALL APPROX. 13.25 ACRES
(About 5.4 Hectares)

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

PEMBOKESHIRE COAST NATIONAL PARK AUTHORITY
Tel: 01646 624800

SERVICES

MAINS ELECTRICITY, MAINS WATER

TENURE

Freehold

DIRECTIONS

From Crymych take the A478 south for 1.5 miles and in the hamlet of Pentregalar, take the right-hand turn for Mynachlogddu. Follow this lane for a short distance and the property will be found on the left-hand side, adjacent to Crugiau.

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