



- Detached Four Bedroom Former Farmhouse
- Superb Range of Outbuildings and Equestrian Facilities
- Eleven Indoor Loose Boxes • Traditional Style Barns and Stores
 - Manège c. 40m x 20m with Sand & Rubber Surface
- Four Good Quality Pasture Paddocks • Approx. 12 Acres In All

GENERAL AND SITUATION

Approximate Distances:

Crymych 3.5 miles • Newcastle Emlyn 7 miles • Cardigan 8.5 miles

A rurally situated four bedroom former farmhouse set in approx. 12 acres, with a superb range of outbuildings and equestrian facilities, in beautiful countryside with fine views.

In the Agent's opinion the property will be of particular appeal to those with private equestrian interests, and we understand that there is hacking available in the local area on common land and numerous country lanes, with more open riding within a short boxing distance on the Preseli Hills and beach riding at Poppit Sands.

The property lies about 1.5 miles from the village of Tegryn and there is a range of local shops and a school in nearby Crymych. Wider ranges of facilities are provided by Newcastle Emlyn and the popular coastal town of Cardigan.

THE RESIDENCE

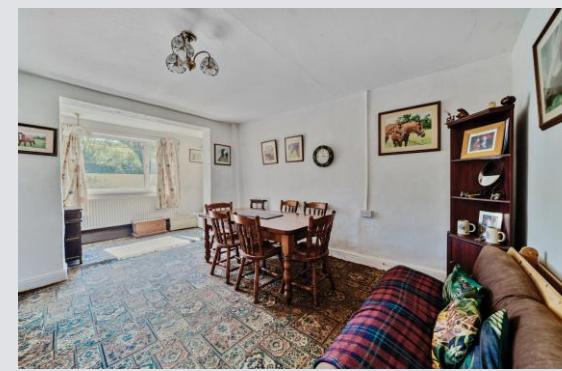
A detached former farmhouse believed to have been built by an Italian prisoner of war following World War Two. There is LPG gas-fired central heating and the windows are double glazed. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** through the front door, opens into a **Reception Hall** with stairs rising to the **First Floor** and a door to the right opening into the **Sitting Room** which has an LPG fire.

A door to the left leads into the **Dining Room**, which in turn opens through to the **Kitchen**, which is fitted with a range of wall and base units with laminate worksurfaces, incorporating a 1½ bowl sink with drainer and mixer tap, plumbing for dishwasher, electric cooker point, oil-fired Rayburn, understairs pantry and a tiled floor.

There is a ground floor **Study** with exposed ceiling beams, an L-shaped **Utility Room** with plumbing for a washing machine, a **Cloakroom** with WC, and a **Conservatory** with views over the gardens and outbuildings.

There are **Four Bedrooms** on the **First Floor**, plus a **Family Bathroom** fitted with a panelled bath with mains shower over, WC, wash hand basin, part tiled walls and floor, and heated towel rail.



OUTSIDE, OUTBUILDINGS & LAND

The property is set in open countryside and is approached off a small country lane through a private entrance, which leads to an enclosed front concrete parking area with a block retaining wall. From this parking area there is access to a **Garage** 15'9 x 15'8 (4.8m x 4.7m) with block walls and double timber doors, housing the LPG gas-fired boiler.

Second Garage 17'6 x 11'5 (5.3m x 3.5m) block walls with timber door, light and power supplies.

The driveway then leads around to the rear of the residence, where there is an **Enclosed Courtyard** with a lawn.

The **Main Outbuildings and Equestrian Facilities** are as follows with approximate sizes:

Former Dairy 15'4 x 8'3 (4.7m x 2.5m) block walls with corrugated roof, light and power supplies

Traditional Style Barn 29' x 17'6 (8.8m x 5.3m) block walls with corrugated roof, concrete base, light and power supplies, divided internally to provide Four Kennels with galvanised gates.

Former Piggery

Further Traditional Style Barn 58'2 x 18'8 (17.7m x 5.8m) block walls with corrugated roof, concrete base, light and power supplies, scope for conversion to alternative uses, subject to the necessary permissions.

Covered Yard 78' x 24' (24m x 7.3m) timber framed with box profile roof and concrete base

Covered Stable Yard timber framed with block walls and Yorkshire boarding, box profile roof, light power and water supplies, incorporating:

Four Internal Loose Boxes 14'4 x 11'5 (4.4m x 3.5m), 15' x 14'3 (4.6m x 4.4m), 14'7 x 9'10 (4.5m x 3m), 15' x 9'10 (4.6m x 3m) & **Tack Room** 11'4 x 7' (3.4m x 2.2m)

Further Barn 55' x 45' (16.8m x 13.7m) steel portal frame with box profile cladding and roof, sand floor

American Style Barn 75' x 36' (22.9m x 10.9m) steel portal frame with block walls, concrete base, light power and water supplies, incorporating:

Four Loose Boxes each 13'7 x 12' (4.1m x 3.6m)

Two Foaling Boxes each 18' x 12'6 (5.5m x 3.8m)

Further Loose Box 12'6 x 12'2 (3.8m x 3.7m)

Adjoining Lean-to 60' x 15' (18.4m x 4.6m) open fronted, water trough

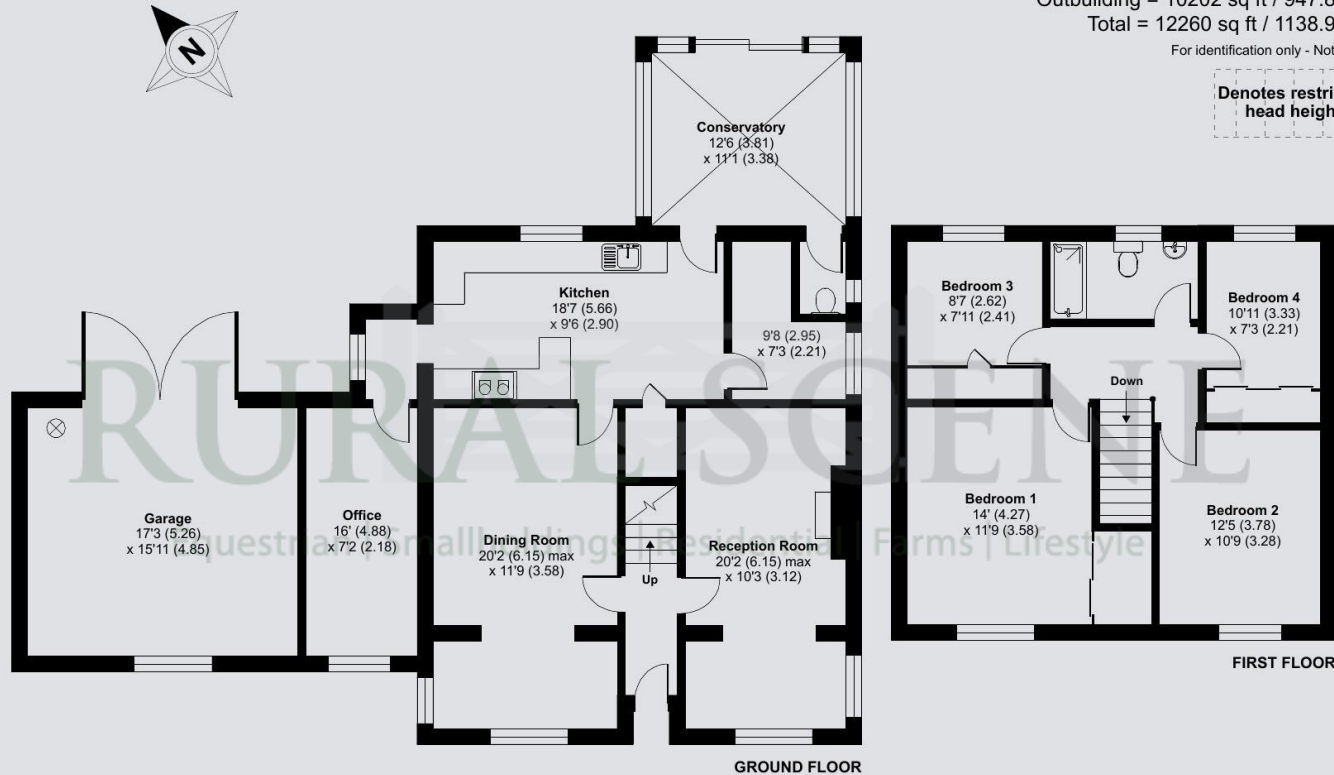
A separate vehicular access from the lane leads around the rear of the barns to a **Lower Yard** with gates leading out each side to the paddocks and on to the **Manège** c. 40m x 20 post and railed with sand and rubber surface

The **Land** adjoins in **Three Excellent Paddocks** of very gently sloping pasture, currently enclosed with wire fencing. There are mature hedges and water troughs in each paddock.

IN ALL APPROX. 12 ACRES
(About 4.9 Hectares)

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VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

PEMBROKESHIRE COUNTY COUNCIL
 Tel: 01437 764551

SERVICES

MAINS ELECTRICITY, PRIVATE WATER, PRIVATE DRAINAGE,
 LPG GAS FIRED CENTRAL HEATING, TELEPHONE and
 BROADBAND (connected and available subject to normal
 transfer regulations)

TENURE Freehold ENERGY RATING D COUNCIL TAX E

DIRECTIONS

From St Clears follow signs to Llangynin, go through the
 village and turn right towards Blaenwaun and Tegryn, passing
 the Butchers Arms pub on the right. Henffordd will be found
 approx. 1.2 miles beyond, on the right-hand side.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
 Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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Rural Scene have visited HENFFORDD but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.



RURAL SCENE
 Equestrian | Smallholdings | Residential | Farms | Lifestyle