



CARDIGAN
BAY
PROPERTIES

EST 2021

letwen, Glandwr, Whitland, SA34 0UE

Offers in the region of £750,000





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- 16.21 acre smallholding in West Wales
- Three bedrooms
- Range of agricultural buildings and sheds
- Extensive gravelled yard and parking
- Scope for updating and improvement
- Traditional farmhouse in rural setting
- Former milking parlour
- Grazing pasture land
- Countryside views throughout
- EPC Rating : E

About The Property

Looking for a traditional West Wales smallholding with useful farm buildings, grazing land and scope for modernisation? This 16.21-acre property near Glandwr combines a character farmhouse, a range of agricultural buildings including a former milking parlour, and rolling pasture land with far-reaching rural views across the Pembrokeshire countryside.

Set in a rural position within easy reach of Cardigan Bay and the North Pembrokeshire coast, this former working farm offers a fantastic opportunity for anyone looking for an equestrian setup, livestock holding, lifestyle move or a property with genuine agricultural potential. The setting feels wonderfully tucked away, with open countryside in every direction, while still being accessible to nearby villages and market towns.

The farmhouse itself has a traditional feel throughout and offers generous accommodation with plenty of character features still in place. From the gravelled yard, the property opens into a hallway leading through to the main living areas. The living room is a good-sized space centred around a wood burner set on a hearth, giving the room a cosy focal point. A separate dining room connects through to the conservatory/sunroom at the rear, where wide glazing frames the surrounding greenery and countryside views beautifully.

The kitchen has a more traditional farmhouse style with fitted units, stone detailing and a solid fuel Rayburn, adding plenty of character. A useful utility room sits just off the kitchen, providing extra storage and practical day-to-day space, along with access out towards the yard and buildings. Also on the ground floor is a bathroom with shower, basin and WC.

Upstairs, the landing leads to three bedrooms, all enjoying pleasant outlooks over the surrounding land and countryside. Exposed beams and cottage-style proportions add to the character upstairs, while an additional storage room provides useful flexibility for storage, hobby use or potential office space.

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Continued

While the farmhouse would benefit from updating and modernisation in areas, it already offers a solid base with plenty of charm and the sort of layout that could easily be adapted over time to suit a buyer's own style and needs.

Outside is where this property really starts to stand out. The extensive gravelled yard provides ample parking and turning space for multiple vehicles, trailers or agricultural machinery. Alongside the house sits a substantial range of traditional and agricultural outbuildings, including former cattle housing, a milking parlour and sizeable covered storage barns. These buildings provide a huge amount of flexibility for

farming use, livestock, workshops, machinery storage or hobby farming ventures.

The land extends to approximately 16.21 acres in total and is mainly arranged as grazing pasture, split into manageable enclosures bordered by mature hedging and trees. The views from the land are particularly impressive, stretching out across rolling West Wales countryside. The acreage and setup would suit buyers looking for a smallholding lifestyle, equestrian interests or anyone wanting space for animals and rural living.

The surrounding area is well known for its scenic countryside and easy access

to both Pembrokeshire and Ceredigion coastlines. Nearby Glandwr offers a rural village setting, while larger centres including Crymych, Cardigan and Newcastle Emlyn provide shops, schools, cafes and everyday amenities. The coastline of Cardigan Bay and the beaches of West Wales are also within comfortable driving distance, making this a location that balances country living with access to the coast.

Properties with this combination of acreage, usable buildings and traditional farmhouse accommodation rarely come available in this part of West Wales, particularly with so much scope for future improvement and lifestyle potential.

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.

Utility
8'6" x 14'11"

Hall
7'11" x 6'5"

Kitchen
14'7" x 9'8"

Bathroom
6'0" x 12'4"

Pantry/Cellar
5'11" x 5'11"

Dining Room
12'11" x 9'6"

Hallway

Sunroom
9'0" x 7'11"

Lounge
12'8" x 13'4"

Landing
6'4" x 6'10"

Storage Room
3'0" x 12'4"

Bedroom 1
12'8" x 11'11"

Bedroom 2 / Childs Room
5'7" x 6'11"

Bedroom 3
12'11" x 9'4"

Outbuilding Range

Milking Parlour
27'7" x 18'4"

Room
13'8" x 17'11"

Room
21'9" x 16'3"

Room
17'10" x 18'4"

Plant Room
8'1" x 13'0"

Shed
43'6" x 8'4"

Shed
30'8" x 28'10"

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: E- Pembrokeshire County





Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Private water - spring fed which is filtered by UV filters

HEATING: Raybern is solid fuel in the kitchen, the hot water is heated from an immersion heater (electric), Economy 7 radiators in some rooms, Wood burner in living room

BROADBAND: Not Connected - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: 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/>)

BUILDING SAFETY - The seller has advised that there are asbestos sheets used for the roof of the milking parlour range

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there is a public right of way along the track, the neighbour and quarry owner have the right of way on the top track, and there is a quarry located up the road from this property, which is not in use.

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

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special

Accessibility/Adaptations on this property.

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.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their

identity. Documents required for this will be a valid 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 any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any

of these.

VIEWINGS: By appointment only. Viewing info : The farmhouse needs modernisation. There is a public right of way along the track, the neighbour and quarry owner have the right of way on the top track, there is a quarry, which is not in use is located up the road from this property. There may be an option to purchase an additional 9.5 acres via separate negotiation.

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.

TR/TR/05/26/OK/TR









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DIRECTIONS:

Head out of Cardigan along the A478 heading for Crymych. As you enter the village of Crymych continue on to for 2 miles until you reach the village of Pentre Galar, continue along the road and you will see an open quarry on your left, take the first small left turning before the quarry and continue down this road around a right bend and the entrance lane is down the road on your left denoted by or for sale board, turn down the track and the property is located on your right - What Three Words Reference [///stopstonalchambers](https://www.threewordsreference.com/stopstonalchambers) to track [///hopesendspellings](https://www.threewordsreference.com/hopesendspellings) to house.





Floor 0 Building 1

Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Floor 0 Building 4



Approximate total area^m
438.1 m²
Reduced headroom
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Ruth on 01239562500 or ruth@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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