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Penbanc, Glanrhyd – SA43 3PG

£995,000 Freehold

This charming smallholding features a beautifully presented three bedroom farmhouse alongside a detached two bedroom cottage, both granted full residential use.

Set within approximately 42 acres, the land comprises mainly productive grazing fields complemented by a section of mature native woodland and a natural stream, adding to the property's character. The holding benefits from extensive, versatile outbuildings and barns, well-suited for livestock, machinery, or a range of agricultural purposes.

In addition, a traditional stone outbuilding offers exciting potential for conversion, subject to the necessary consents.

Council Tax band: E

Tenure: Freehold



Situation

The property enjoys an enviable setting within the Pembrokeshire Coast National Park, tucked away along a quiet country lane around five miles from the historic market town of Cardigan and a similar distance from the picturesque coastal village of Newport. Just three miles away lies the stunning Pembrokeshire coastline and the nearest beach at Ceibwr Bay, with countless other sandy beaches and secluded coves to explore nearby. Newport offers a beautiful stretch of sandy shoreline and a popular golf course, as does Poppit Sands. Cardigan itself provides a superb mix of independent shops, larger retailers, schools, dining options, and recreational facilities, including a golf course. The location is also convenient for commuting to Fishguard, Narberth, Newcastle Emlyn, and Haverfordwest, while the M4 motorway begins at Carmarthen, roughly an hour's drive away.

Accommodation

Double glazed front door opens into:

Boot Room/Utility

Split by a dividing wall but sharing the same double glazed roof with Belfast sink unit, part tiled walls, cupboard housing utility plumbing for washing machine and space for dryer, fitted worktop and cupboards, space for under counter white goods, double glazed windows and doors to:



Cloakroom

WC, pedestal wash hand basin, frosted double glazed window.

Kitchen/Diner

Featuring tiled flooring throughout, the room includes a solid fuel Rayburn, which not only provides a delightful heat source and cooking facility but also services a single radiator in the upstairs bathroom. There is ample space for a dining table and chairs, complemented by radiators and underfloor heating for added comfort. The kitchen area is fitted with a comprehensive range of storage units topped with elegant granite work surfaces. Additional features include an exposed beam ceiling, an integrated dishwasher, and a built-in larder cupboard. There is space for a cooker complete with an extractor hood and splashback, while natural light floods in through double-glazed windows to the front, side, and rear. An oak latched door provides access to:

Living Room

Boasting a stunning inglenook fireplace with a wood-burning stove, this room is full of character, enhanced by a feature wall with exposed stone accents. The flooring combines slate and oak for a timeless appeal, complemented by recessed ceiling downlights. Natural light streams through a side-facing double-glazed window and a rear double-glazed sash window, alongside an external door to the garden. Stairs lead to the first floor, while a built-in storage cupboard provides practicality. A traditional oak latched door opens to:





Dining Room

An appealing fireplace with exposed stone accents creates a charming focal point, incorporating a wood-burning stove and flanked by two side alcoves. The character continues with an exposed beam ceiling, complemented by a radiator and a rear-facing double-glazed sash window.

FIRST FLOOR

Landing

Velux roof window, built-in airing cupboard with hot water cylinder, feature exposed stonework, doors open to:

Master Bedroom

Dressing Area

Walk-in wardrobe and cupboard, double glazed window to rear, opening continues through to:

Bedroom

Feature stained glass internal window to landing, double glazed window to front, radiator, exposed ceiling beams, door opens to:

Ensuite

The bathroom features a stylish suite including a classic claw-foot roll-top bath with mixer shower over, WC, and a wash hand basin set on a wooden countertop with mixer tap. Additional touches include a radiator and heated towel rail, exposed ceiling beams, recessed lighting, and a rear-facing double-glazed sash window.





Bedroom Two

'L' shaped with an inglenook chimney breast storage cupboard, double glazed window to front, radiator.

Bedroom Three

Double glazed window to side, radiator, built-in wardrobe.

Shower Room

The shower room is fitted with a generous shower enclosure featuring a sliding door, complemented by a vanity unit with worktop and inset wash hand basin, along with a WC. Finishing touches include a heated towel radiator, fully tiled walls and flooring, and a side-facing double-glazed window providing natural light.

Penbanc Bach (The Cottage)

Front door opens to:

Entrance Hall

Part tiled floor leading on to wooden flooring, vaulted ceiling and exposed beams, feature part exposed stone wall detailing, radiator, doors to bedroom and bathroom, opening leading on to:





Kitchen/Diner

An impressive open-plan kitchen and living area designed to blend character with modern comfort. This beautifully presented space features a striking vaulted ceiling with exposed oak beams and Velux roof windows, flooding the room with natural light. The kitchen is fitted with a stylish range of shaker-style units, complemented by solid wood worktops and attractive tiled splashbacks. A large picture window to the front frames delightful views while enhancing the light and airy feel. Character details include an exposed stone feature wall, adding rustic charm, alongside a wood floor that runs throughout the space. There is ample room for a dining table and chairs, making this a perfect spot for both everyday living and entertaining. The living area offers a cosy, inviting atmosphere, with thoughtful touches of décor enhancing its appeal.



Living Room

A beautifully light and characterful sitting room, boasting a dramatic vaulted ceiling with exposed timber beams and a feature floor-to-ceiling picture window that frames stunning views of the surrounding woodland. The textured stone-effect walls and wood-burning stove create a warm, rustic feel, perfectly balanced with modern comfort. Additional highlights include wooden flooring, a side-facing window for extra natural light, and space for a range of seating arrangements, making this an inviting spot to relax and unwind.





Bedroom One

Vaulted ceiling with exposed beams, radiator, double glazed window to rear, Velux roof windows.

Bedroom Two

Velux roof window, double glazed windows to front and side, radiator.

Bathroom

A beautifully designed shower room combining traditional charm with contemporary finishes. The space features a large walk-in shower enclosure with striking patterned tiling and a rainfall-style shower, complemented by painted timber panelling for a classic look. A stylish vanity unit with inset wash basin and mixer tap is paired with a WC and an elegant marble-topped wooden cabinet providing additional storage. The room is completed with wood-effect flooring, chrome heated towel rails, recessed ceiling lighting, and a small window bringing in natural light.

Externally - The Cottage

At the rear of the cottage there is a pleasant garden with patio seating area, gravelled and lawn garden areas.





Externally

The property is approached by its own private access track which leads down to a hardstanding yard and provides ample parking and turning space for several vehicles. Motorhome, boat etc., could easily be accommodated here. There are lovely colourful and mature gardens to the rear and side of the main house which are beautifully kept with lawned pathways and bed established with a variety of flowers and shrubs.

The Outbuildings

The majority of the outbuildings are arranged along a large expansive concrete yard with ample room for machinery, livestock, lorries, horse trailers etc. The outbuildings comprise of:

Workshop

Housing the oil tank and with a service pit, power and lighting connected.

Stone Barn

Found directly opposite the house. This is an original outbuilding which has excellent conversion potential subject to planning/consents needed. Power and lighting connected. Currently used as a garage/storage area with double metal doors opening to the front. Stairs lead up to a:

First Floor Area

Power and lighting connected.





Adjoining Dutch Barn

With 2 large areas 66' x 24' and 60' x 22'. There is lighting connected here and the oil tank which serves the cottage.

The Old Dairy

With power and lighting connected. With

Old Feed Store Above

Old Generator Shed

Used for keeping general storage/bins etc.

Multi Purpose Steel Frame Shed

With 3 large areas: 2 measuring 60' x 26' and 1 measuring 60' x 50. Ideal for keeping large machinery.

Cubicle Shed

Steel frame construction with power, lighting and water connected.

Double Dog Kennel

Two Wooden Stables

Two Poultry Sheds

Woodstore

Greenhouse





The Land

The land in total amounts to approximately 42 acres or thereabouts comprising excellent grazing fields and a small section of woodland with natural stream. The fields are well fenced and have been used for general grazing, they enjoy easy gated access for a tractor/quad bike etc. Please refer to the boundary plan for identification.

Utilities & Services

Heating Source: Oil fired central heating. Services: Electric: Mains Water: Private water with filtration system Drainage: Private drainage. Tenure: Freehold and available with vacant possession upon completion. Local Authority: Pembrokeshire County Council Council Tax: Band E Cottage Rateable Value: £2450 What3Words: [///shorts.hedgehog.clapper](https://www.what3words.com/shorts/hedgehog.clapper)



Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.





Broadband Availability

According to the Ofcom website, this property has both standard broadband available, with speeds up to 1mbps upload and 6mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Variable indoor, good outdoor Three - Good indoor and outdoor O2 - Variable indoor, good outdoor Vodafone. - Good (outdoor only) Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.er.



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