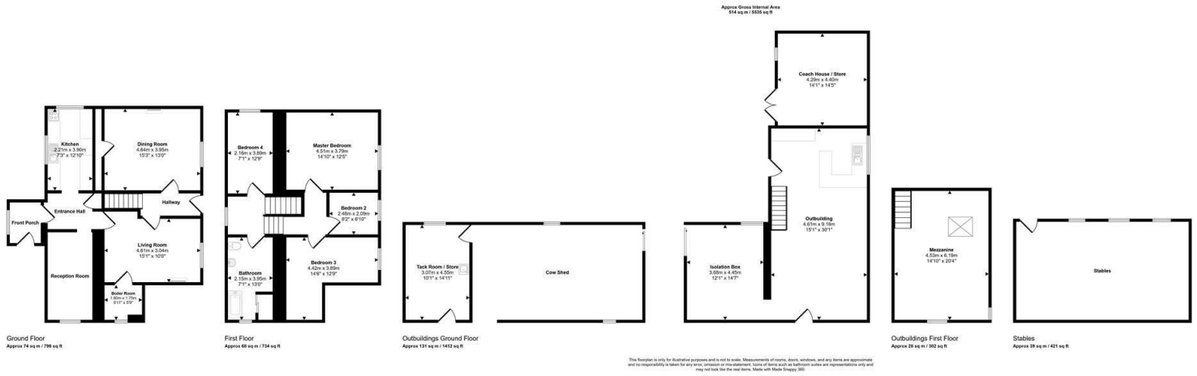


WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

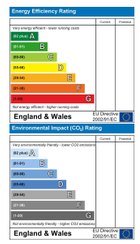
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk

Rhydhowell Farm Boncath, Boncath, Pembrokeshire, SA37 0LA

- **Approx 72 Acre Farm**
- **Grade II Listed**
- **Secluded Setting / Down Long Track**
- **Former Campsite & Nature Trail**
- **Oil Central Heating**
- **4 Bed 18C Character Main Farmhouse**
- **Variety of Stone & Modern Outbuildings**
- **Pasture & Semi-Ancient Woodland**
- **Edge of Preseli Hills - Easy Reach of Coast**
- **EPC Rating: Exempt**



Offers In The Region Of £800,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

The Agent that goes the Extra Mile

Situated down a secluded track in North Pembrokeshire, south of Boncath and on the edge of the Preseli Hills and Pembrokeshire Coast National Park, this historic former farm extends to approximately 72 acres, combining good grazing pasture with around a third of semi-ancient woodland, through which a stream meanders.

Once a working farm supporting sheep, cattle and ponies, the property was also previously established with a caravan and camping site and nature trail, demonstrating the versatility of this substantial rural holding.

At its heart is a Grade II listed farmhouse with traditional stone outbuildings including former Coach House, dating back to around the 1800's and believed to be once part of the extensive historic Ffynone Estate. Grand in its proportions and rich in original character, the four-bedroom, three-reception farmhouse, together with its outbuildings, now requires improvement and investment, offering an exciting and rare opportunity for the next custodians to restore and reimagine this special property to create a truly individual country home and holding.

The farmhouse is entered via a porch into the hallway from the parking area, with a galley kitchen and smaller reception or breakfast room positioned to the rear. To the front, a second entrance is approached from the courtyard garden and leads to the principal reception rooms, comprising a dining room and characterful living room with a log burner set beneath an impressive inglenook fireplace. Upstairs, a split-level landing leads to four bedrooms, three of which are doubles, together with a family bathroom. Whilst the farmhouse requires refurbishment and improvement, it retains a wealth of important original features and period detail, including wide tongue-and-groove timber partition walls, slate floors, original internal doors, exposed beamed ceilings and distinctive horned 12-pane sash windows with slate sills, all contributing to the authentic character of this historic home.

Externally there is a range of diverse and useful stone outbuildings including a Cow shed with tack room / store and isolation box, an attached section which has been used previously as a dining / entertainment area for visiting guests and has a mezzanine area above. A former coach house and stables and two more modern open Dutch barns for hay and equipment storage. Collectively, these versatile outbuildings offer considerable scope for a variety of potential uses, including conversion into holiday accommodation, creative studios, workshops or further ancillary accommodation, subject to obtaining the necessary planning consents.

The farmhouse and outbuildings sit within their own land extending to approximately 72 acres, of which around 22 acres comprise semi-ancient woodland with a stream running through its centre. The remainder is predominantly good, fenced grazing pasture, with interlinking access between the fields, much of which is gently sloping and well drained. The most westerly fields enjoy spectacular panoramic views towards the Preseli Hills.

Closer to the farmhouse, the grounds include a courtyard and the remains of a former established garden with mature specimen trees and shrubs, now largely reclaimed by nature and waiting to be uncovered and brought back to life. A further area to the side of the farmhouse currently accommodates a caravan.

Overall, this secluded rural holding offers a rare and diverse lifestyle opportunity, combining history, natural beauty and considerable potential within a wonderfully peaceful and private setting. Viewing is highly recommended to fully appreciate all that this special property has to offer!

About the Area - Situated in the beautiful countryside of North Pembrokeshire, the property enjoys a peaceful rural setting whilst remaining within easy reach of nearby towns and villages. Crymych offers both primary and secondary schooling along with everyday amenities, while the popular market town of Cardigan provides a wider range of independent shops, cafes and services, together with larger supermarkets. Closer by, the village of Boncath has a local shop, Post Office and Village Hall. For those looking to enjoy the outdoors, the Preseli Hills and Pembrokeshire Coast National Park are within easy reach, while Ffynone Waterfall and Cilgwyn Woods, Newport Sands and both the spectacular North Pembrokeshire and Cardigan Bay coastline are all just a short drive away.

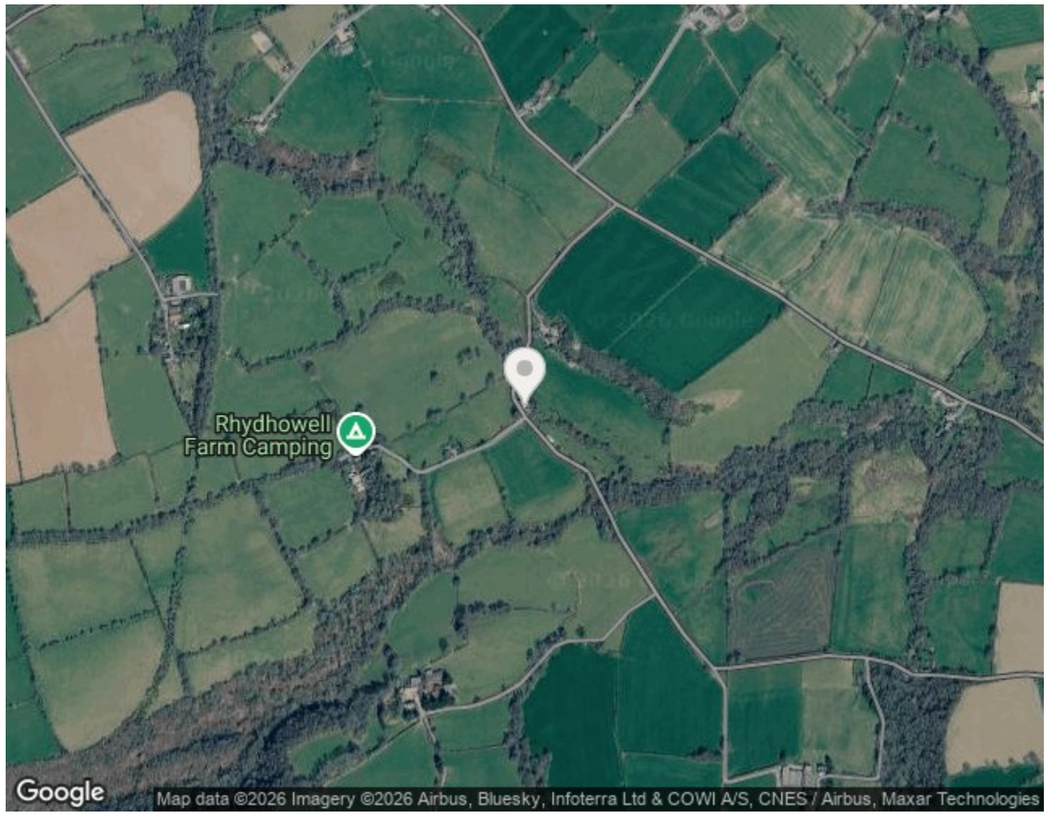
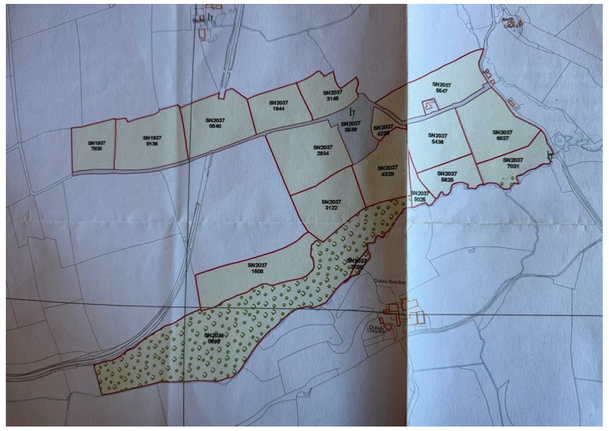
DIRECTIONS

From Cardigan take the A478 towards Tenby, continue along this road through Rhos-Hill until you reach the sign for a left turn to Boncath, continue through the village and after the village shop turn left and then turn right at the mini roundabout signposted to Bwlchygroes. Continue for approx 0.3 miles and turn right signposted Wernddofen Holiday Cottages. Continue for a short distance and take the next right - this is the beginning of the lane to the farm proceed carefully. What 3 Words Reference to beginning of lane from road - ///inefficient.chip.indicates - Noted on Google Maps under "Rhydhowell Farm Camping"

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold (GRADE 2 LISTED)
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E' Pembrokeshire County Council
DRAINAGE: We are advised that this property is served by private drainage.

Ref: LW/LW/10/26/OK_LW

https://www.facebook.com/westwalesproperties/

LOCATION AERIAL VIEW