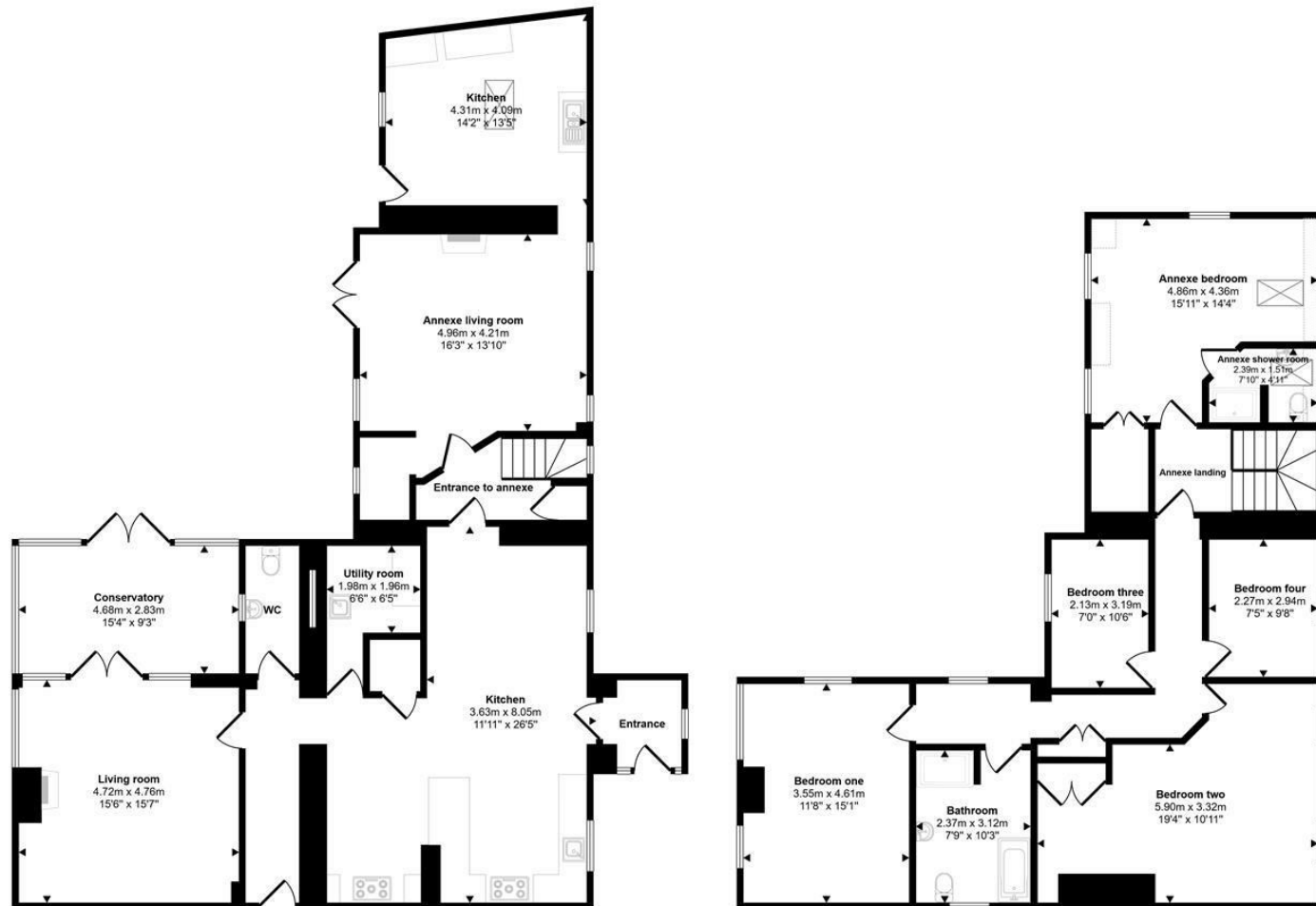


Approx Gross Internal Area  
257 sq m / 2764 sq ft



Ground Floor  
Approx 150 sq m / 1612 sq ft

First Floor  
Approx 107 sq m / 1152 sq ft

Denotes head height below 1.5m

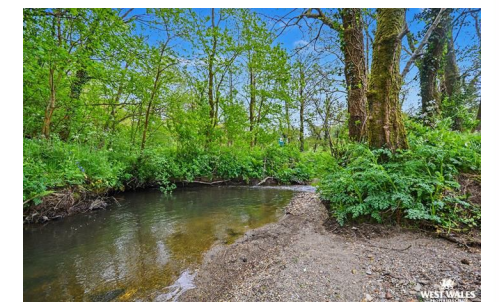
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

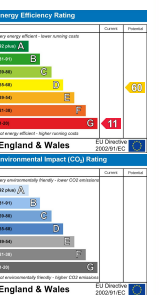


### Isfryn Pontyglasier, Crymych, Pembrokeshire, SA41 3SA

- Beautifully Presented House
- Approximately 7 Acres of Land
- Approximately 7.2 Miles To Newport
- Stable Block & Useful Sheds
- Oil Central Heating
- Five Bedrooms
- Glamping Area
- River Boundary
- Income Potential
- EPC Rating: G

Offers In The Region Of £850,000

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**The Agent that goes the Extra Mile**



# We Say...

A beautifully presented country property nestled in the rural village of Pontyglasier, ideally located just 9 miles from the market town of Cardigan, approximately 3–4 miles from Crymch, and 7.2 miles from the popular coastal town of Newport. Bursting with character and charm, this exceptional property also offers fantastic income potential with its glamping business, all set within approximately 7 acres of grazing land.

The well-presented accommodation briefly comprises an entrance porch featuring a half-glazed stable door and traditional quarry tiled flooring. From here, you are welcomed into the impressive open-plan kitchen and dining room, a wonderful sociable space ideal for family gatherings and entertaining. The country-style kitchen is fitted with matching wall and base units, a breakfast bar, and an alcove with exposed wooden beam housing the Aga. A ladder staircase leads to part of the first floor, enhancing the home's unique character. Thumb-latch doors lead through to a useful utility room with space for a washing machine and tumble dryer, a Belfast sink, and a separate storage cupboard.

To the rear of the property is a further side entrance opening into a hallway, along with a ground floor WC featuring half-panelled walls and a wash hand basin. The charming living room boasts a block-built fireplace with log-burning stove and floor-to-ceiling windows, creating a bright and inviting atmosphere. A door leads through to the sun room, where natural light floods in and provides access to the side patio area.

The first floor offers five bedrooms, three of which are doubles and one benefits from an ensuite shower room. The impressive principal bedroom benefits from a vaulted ceiling and floor-to-ceiling windows that perfectly frame the stunning countryside views across the surrounding land. Completing the accommodation is a beautifully appointed family bathroom featuring a freestanding roll-top bath and separate shower enclosure.

Attached to the main house is an area currently used as a B&B, accessible either from the rear of the property or via interconnecting doors from both the dining area and first-floor hallway. Ideal for multigenerational living or as an additional income opportunity. Here there is a further reception room and a kitchenette.

Externally, the property sits within approximately 7 acres including beautifully maintained grounds both to the front and the rear of the house, and pasture divided into four separate paddocks previously used for equestrian purposes, enjoying far-reaching countryside views towards the stunning Preseli Hills. A particularly attractive feature of the property is the established glamping and holiday accommodation area, comprising three charming shepherd's huts currently operated as holiday lets, offering extra income potential. Supporting facilities include a dedicated camping kitchen, WC amenities, and one hut further benefits from a wood-fired hot tub, creating a truly idyllic rural retreat for guests. The land is bordered by the picturesque Afon Bannon, a principal tributary of the River Nevern, providing a wonderfully tranquil setting rich with mature trees, established shrubs, and seasonal carpets of bluebells.

To the front of the property is a beautifully enclosed cottage-style garden, thoughtfully landscaped with an abundance of mature flower beds, established planting, and several charming seating areas ideal for outdoor entertaining and relaxation. The garden also benefits from a greenhouse, raised vegetable beds, a practical log store, and a useful timber shed. The attractive frontage and bridge approach create an almost walled-garden feel, enhancing the sense of character.

To the rear, a delightful patio terrace enjoys elevated views overlooking the river and features a pergola and hot tub, providing the perfect space to unwind and enjoy the surroundings. Currently utilised as an outdoor area for guests staying in the attached Airbnb accommodation, this space can equally be enjoyed as part of the main residence, with direct access available from the sun room. Further benefits include ample off-road parking for multiple vehicles, a stable block, and a caravan positioned to the rear of the property.

The village of Pontyglasier is located approximately 3.5 miles to Crymch, which is situated to the east of the Preseli Mountains and sits astride the A478, the road that connects Tenby with Cardigan. The village offers amenities such as a primary and secondary school, local family run shops, cafes, takeaways, rugby club, petrol filling station, leisure centre, Spar supermarket and more. The surrounding area is very popular with walkers being so close to the Preseli Mountains and is within the Pembrokeshire Coast National Park. The larger town of Cardigan is only 8.3 miles north, while Haverfordwest is approximately 20 miles southwest.



## DIRECTIONS

Head out of Cardigan on the A487 towards Fishguard. In Eglwyswrw turn left at Brian Llewelyn garage for Haverfordwest. Continue along this road into Crosswell and at the cross roads turn left. Follow this road for a mile. The property is located in Pontyglasier on the left hand side, just before the bridge. What three words - ///factor.cubic.somewhere

## GENERAL INFORMATION

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'F' Pembrokeshire County Council

ref:LW/AMS/05/26/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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## LOCATION AERIAL VIEW

