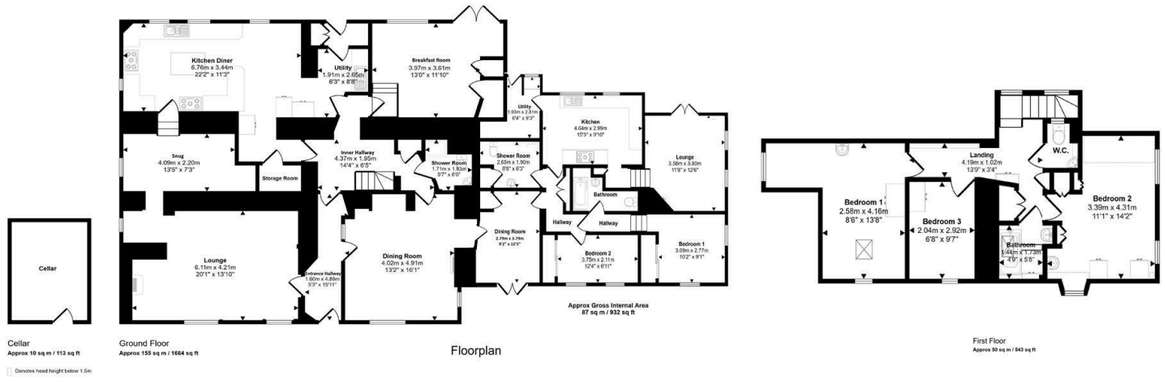


Floorplan

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.

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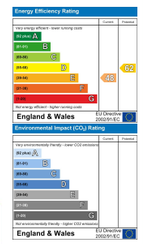






Tregynon Gwaun Valley, Gwaun Valley, Newport, Pembrokeshire, SA65 9TU

- 3 / 4 Bed Traditional Pembrokeshire Longhouse
- Approx 1.6 Acres including Natural Pond
- Multi-generational / Income Potential
- 15 mins from Newport Sands & Coastline
- Oil & Biomass Central Heating
- Attached 2 / 3 Bed Annexe
- Formerly Award Winning Business, B&B, Holiday Let & Restaurant
- No Onward Chain
- Situated in Pembrokeshire National Park
- EPC Rating: E



Price £725,000

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The Agent that goes the Extra Mile

Situated on the edge of the ancient Gwaun Valley within the spectacular Pembrokeshire Coast National Park and overlooked by the striking Carn Ingli Mountain, this traditional Pembrokeshire Longhouse has been lovingly owned and enhanced by the current owners for over 40 years, it previously operated as an award winning Bed & Breakfast, holiday let and restaurant. The main house offers three bedrooms and two reception rooms, along with an attached two-bedroom annexe, making it ideal for a variety of buyers - all of this set within approx. 1.6 acres of beautiful grounds including two natural ponds. Additionally, the property enjoys direct foot access to an extensive network of public footpaths that meander through the Preseli Hills. A route that passes directly through the adjacent Iron Age fort and a 200ft waterfall—the highest in the National Park—while showcasing a rich variety of natural habitats and wildlife. All of this is complemented by a short drive to the coastal town of Newport, along with its many beaches and coves, making this home a truly exceptional lifestyle opportunity.

Internally, the main farmhouse briefly comprises of an inviting entrance hallway providing access to the lounge and dining room the main reception rooms found at the front of the house. The dining room has space for a 8-12 person dining table and is also accessible from the kitchen via the inner hallway and has a door that leads to the annexe. The lounge features an open fireplace set within a stone built inglenook along with traditional wooden beams and two windows over looking the drive this is a cosy space.

An opening leads to a snug room and a glazed door from here leads to the kitchen. A well proportioned room, there are many traditional matching wooden wall and floor cabinets, an island for food prep, a range cooker with a gas hob and two electric ovens and a double sink overlooking the grounds to the rear. With space in the corner for a breakfast table, freestanding fridge and freezer and a practical utility area sectioned off by a partition wall, and a door leading to the rear patio and grounds.

A wine cellar is located just off the rear patio. Back inside the kitchen, a door leads to a breakfast room which could also be used as a downstairs bedroom and the other door from the kitchen leads to the inner hallway where there is a useful airing cupboard, a shower room, the door to the dining room and the staircase to the first floor.

On the first floor a landing provides access to the three bedrooms, two of which are doubles and a bathroom and separate WC. The landing and each bedroom benefit from bespoke wooden cupboards, providing useful built-in storage. All bedrooms also feature traditional A-frame beamed ceilings, enhancing the home's authentic character and charm.

The later built, single-storey attached annexe offers a well-equipped kitchen, a dining room which could serve as a bedroom, a lounge with a woodburner, along with two double bedrooms, a utility room, a shower room, and a family bathroom. It can function as a self-contained property or be opened up to integrate seamlessly with the main house. Access is available from the front parking area, the rear patio and garden, or via the dining room of the main farmhouse.

Externally, the property is accessed via an approximately half-mile-long shared driveway, offering ample parking and a turning circle to the front. The front includes a turfed enclosure whilst the rest of the grounds are predominantly level and mainly laid to lawn, interspersed with a variety of paved walkways.

To the rear, there is a partially covered patio and a small feature pond. In addition, two larger naturalised ponds—rich in wildlife and bordered by mature trees—are situated towards the lower boundary. A public footpath runs along this boundary, set well away from the house, providing direct access from the garden to miles of well-maintained walking routes within the Pembrokeshire Coast National Park and up to Carn Ingli (Mountain of Angels), and the Preseli Hills.

Set amidst unspoilt countryside teeming with wildlife, rich in diverse flora and framed by a sense of ancient history, this property offers a truly special escape and an exceptional lifestyle opportunity — early viewing is highly recommended!







DIRECTIONS

From Cardigan take the A487 towards Newport and Fishguard. Approaching the outskirts of Newport, turn left on to a minor road at the large brown road sign towards 'Penlan Uchaf Gardens'. At the top of this road turn left towards Cilgwyn and Cwm Gwaun. Stay on this road until you come to a 'T' junction (approx. 2 1/2 miles) just past the micro Bluestone Brewery on the right. Turn left at the 'T' junction towards Maenclochog and then almost immediately fork right up a steep hill. You will see a 'Brown Tourism' signpost to Gellifawr at this junction. Proceed for about 2 miles going past Gellifawr, taking the first turning on the right, proceed for about 1.4miles past the Pentresillt Farm, take the right hand turn with a sign for 'Penralltdu' and take the immediate right to Tregynon Cottages. At the fork continue straight on to the property. What3words Reference to beginning of drive - ///stated.riots.woodstove///

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 'TBC' Pembrokeshire
DRAINAGE: We are advised that this property is served by private drainage.
WATER: We are advised that this property is served by private water supply

Ref: LW/AMS/03/26/OK_LW

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LOCATION AERIAL VIEW

























