



Blaengilfach, Penclawdd Road, Llandysul, SA44 5HE

Offers in the region of £900,000



CARDIGAN  
BAY  
PROPERTIES

EST 2021

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# Blaengilfach, Penclawdd Road, Rhos, SA44 5HE

- Former farmhouse with original features and modern updates & around 16.97 acres of grounds
- Detached four-bedroom barn conversion with upside-down living
- Dutch barn used for retreats and workshops/studio
- Polytunnel, vegetable areas, and various outbuildings
- Secluded location with private drive and ample parking
- Attached two-bedroom cottage with open-plan living
- Two/three-bedroom bunkhouse suitable for overflow accommodation or workshops
- Stone barn with conversion potential (subject to planning)
- Grazing land and woodland with river access
- Energy Rating: D - The Main House, G - The Cottage, B - The Barn Conversion

## About The Property

Looking for a secluded multi-property estate in West Wales with woodland, pasture, and scope for creative or income-generating use? This unique, 16.97 acre (approx.) smallholding near Cardigan Bay offers a former farmhouse, two additional homes, a Dutch barn, and a bunkhouse, all set within its own land—ideal for multi-generational living, retreats, or lifestyle ventures.

Tucked away in its own corner of West Wales, within reach of the coastal beauty of Cardigan Bay, this characterful smallholding offers a rare mix of flexibility, charm, and useful space. Made up of a former 3-bedroom farmhouse, an attached 2-bedroom cottage, a 4-bedroom detached barn conversion, a multi-use bunkhouse/workshop and several outbuildings — all sitting in just under 17 acres of a mix of woodland and pasture — this is the kind of property that doesn't come up often. In the past, this setting has drawn people in for meditation, yoga, and creative workshops, with the current owners hosting everything from singing circles to alternative weddings. The setting offers natural beauty and true privacy, a wonderful place for gatherings, reflection and creativity.

### The Main Farmhouse

The heart of the property is the former farmhouse — a solid, characterful 3-bedroom home that blends original features with thoughtful updates. Entered through a practical boot room with slate flooring and plenty of space for coats and boots, the kitchen opens up as a comfortable, social space. Polished concrete floors, a skylight, and a range of bespoke base units with built in dishwasher give it a modern yet grounded feel, and there's ample room for a kitchen table. Space for a range-style LPG cooker to fit neatly in place, and sliding doors take the flow into the lounge. The lounge features wide wood flooring, a multi-fuel stove on a hearth (which heats the hot water and thermal store tank, central heating and underfloor heating in the lounge and kitchen), and original beams, giving it real warmth and depth.

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### Details Continued:

Off here, the study provides a flexible room with garden access — ideal for home working or another quiet spot to relax.

At the back, the rear hall houses the back up LPG gas boiler and has doors to a ground floor bathroom and a light-filled sunroom, great for creative work or simply enjoying a different angle on the garden. Upstairs, there are two well-proportioned doubles — one with a feature fireplace, both with built in storage — and a single room housing the thermal store. The rear garden, though open to the adjoining cottage, could be easily made private and has space for seating, planting, and a greenhouse.

### The Attached Cottage

This two-bedroom cottage adjoins the farmhouse but holds its own as a charming self-contained space. Entry is via a timber stable door into the kitchen, which continues the bespoke feel, with handmade wooden units, a butler sink, and space for a freestanding cooker and washing machine. The open plan layout continues into the living area, with a central staircase to the first floor and a rear door leading to the garden room — a light space with access to its own patio seating area, which links to the garden of the main house. Upstairs

are two bedrooms — a double and a single, both with built-in storage — and a shower room.

This space works well as an independent unit for guests, holiday lets, or other uses.

### The Barn Conversion:

The detached barn has been thoughtfully redesigned for upside-down living, making the most of the elevated views from its upper-floor balcony. Ground floor access opens into a porch and wide hallway, where polished concrete floors with stone inlays guide the way. This floor includes two double bedrooms, two singles, and two bathrooms — one a stylish wet room and the other with a bath and separate shower cubicle. Most walls are finished in lime or Venetian plaster, adding to the natural, earthy feel. There's underfloor heating here, powered by a multi-fuel stove with a back-up electric boiler and solar thermal. Upstairs, oak stairs open into a generous open-plan space. At one end, the lounge is warmed by a multi-fuel stove on a hearth. In the middle, a dining area easily accommodates a large table for gatherings or workshops. At the other end, the kitchen continues the thoughtful approach — built-in base units, space for a LPG range cooker, double sink, and space for undercounter appliances. A stable door leads onto a

raised timber deck where Wisteria climbs around the original stone steps – a soft, sensory touch in the spring and summer.

#### The Bunkhouse & Dutch Barn

##### The Bunkhouse/Workshop

Found off the main driveway, the timber bunkhouse has real flexibility. With a covered veranda to the front, it includes two main sections. One half houses a central room flanked by two spaces – one set up with foldaway bunk beds and a storage area, the other as a workroom. The other half includes a utility-style washroom with sinks, storage, WC and a shower, and another sleeping room with foldaway bunks. Whether used for overflow accommodation for group stays, art workshops, or as a creative studio, it opens up lots of possibilities.

#### The Dutch Barn

This building has been used for wellness and movement classes – from yoga and ecstatic dance to group singing and also as an art studio. Insulated and lined, with double-glazed windows along both sides, it has water, a butler sink with electric hot tap, power and lighting. Two air-to-air heat source units provide reliable warmth year-round, and timber floors add a rustic but functional touch. An old inspection pit beneath the floor has been adapted for extra storage, and the whole structure feels ready to be put to work for future events or classes.

#### Outbuildings and Land:

In addition to the living spaces, there's a traditional stone barn range – currently used for storage and as a workshop but with potential for conversion (subject to planning).

The grounds surrounding the property offer an impressive blend of usable land, mature woodland, and functional outdoor areas, all contained within the estate's own boundaries. A gated entrance from the shared top section of the driveway leads into a broad courtyard that sits at the heart of the site, offering generous space for vehicles, with the drive continuing up to additional parking with carport and an additional timber carport with mezzanine storage to the side of the main house.

The land extends in various directions, providing real scope for those interested in smallholding life, wellness retreats, or just space to breathe. The woodland stretches down the valley, with two gated access points and informal paths winding through a mixture of native trees, including areas rich in bluebells and wild garlic in the spring. The land follows the course of the Nant Bargoed River at the bottom, adding a natural water feature and an element of wildness to the lower boundary. There is work still to be done here after storm damage, but the potential for creating a complete looped woodland walk remains.

A top paddock, accessible near the Dutch barn, is currently stock fenced and ideal for grazing or equestrian use. This field also enjoys far-reaching views across the valley and over the rest of the

property. Tucked into the corner of the land near the main house is a productive area with a polytunnel and former raised beds, ripe for restoration. Fruit trees and raspberry bushes are dotted around, with space to re-establish a kitchen garden or allotment space. Wood stores are placed in practical locations around the site to support use of the woodland for firewood.

There's also a large timber deck area close to the bunkhouse, previously used for weddings and group events. With ample room for gazebos or outdoor seating, this spot looks out toward the woodland and gardens and would suit alfresco gatherings, workshops or seasonal markets. A covered firepit with cedar tiled roof near the main courtyard adds further flexibility for all-weather outdoor use.

Every part of the exterior has been set up with practicality and lifestyle in mind, while still allowing scope for reimagining. Whether it's retreat-based gatherings, small-scale agriculture, or quiet woodland walks, the outdoor space here plays a significant role in the appeal of this West Wales smallholding.

This property offers a unique opportunity to own a versatile estate in West Wales, with potential for multi-generational living, retreats, or lifestyle ventures, all within reach of the stunning Cardigan Bay coastline.

#### The Main House

##### Boot Room

5'10" x 15'5"

##### Kitchen

15'4" x 14'7"

##### Lounge

25'2" x 14'4"

##### Study

11'11" x 14'0"

##### Rear Hall

7'4" x 7'2"

##### Bathroom

7'2" x 10'9"

##### Sunroom

18'7" x 10'3"

##### Landing

##### Bedroom 1

14'9" x 10'7" max (inc wardrobes)

##### Bedroom 2

10'2" x 6'10"

##### Bedroom 3

14'6" x 9'10" max

#### Attached Cottage

##### Kitchen

8'11" x 15'2"





Lounge area  
15'2" x 9'2"

Garden Room  
9'9" x 9'2"

Landing

Bedroom 1  
15'2" x 9'2"

Bedroom 2  
6'3" x 8'6" max

Shower Room  
7'1" x 6'11" max

Barn Conversion

Hall  
13'5" x 6'1" (plus corridor)

Bedroom 1  
8'8" x 15'1"

Bedroom 2  
7'2" x 11'2"

Bedroom 3  
7'2" x 10'8"

Bedroom 4  
15'1" x 14'2" max (l shaped)

Wet Room/Utility  
18'9" x 6'1" max

Bathroom  
13'6" x 6'4"

Open Plan Living  
47'3" x 15'0"

Bunkhouse  
51'6" x 14'1"

Dutch Barn  
34'5" x 21'7"

Stone Barn Range  
47'6" x 16'4"

Car Port  
22'11" x 21'7"

#### INFORMATION ABOUT THE AREA:

The villages of Saron and Rhos benefit from small village pubs such as The Lamb of Rhos, and a petrol station and shop in Saron. The villages are not far from the town of Llandysul, a market town which offers a wide range of shops, education, and local amenities as well as a variety of outdoor activities such as walking, cycling and fishing, the most well know taking advantage of the town's riverside location with its white-water canoeing and national slalom events. Further afield, are the market towns of Newcastle Emlyn and Cardigan, the larger

towns of Carmarthen and Lampeter. The stunning local beaches and coastal paths within the Cardigan Bay coastline of West Wales offer excellent walks and spectacular scenery.

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.

#### IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: F main farmhouse, F barn Conversion, B cottage (attached to main farmhouse) - Carmarthenshire County Council  
TENURE: FREEHOLD

PARKING: Off-Road Parking/ Carport Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains / Solar Electricity

WATER SUPPLY: The property has private water supply (borehole & private spring)

HEATING: Main house solid fuel burning stove for central heating and hot water (with back up Gas (LPG) boiler servicing the hot water and central heating with Thermal Store). Barn Conversion with solid fuel burning stove for central heating and hot water (with solar panels, and back up Electric boiler and thermal store for hot water), Cottage, LPG gas central heating and hot water.

BROADBAND: Connected - TYPE - Superfast / Standard - up to 650mbps Download, FTTP - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Poor Signal, 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 none that they are aware of.

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

RIGHTS & EASEMENTS: The seller has advised that the access off the road is shared with the neighbours in the bungalow at the top of the track and a farmer who accesses their fields. The owners are retaining part of the field and will also have access down this track to that section. There is a public right of way through the yard which, the owners inform us, has been used once in 25 years.

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.

**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 via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. 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.

**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. A section of the top field (around 4 acres) is being retained by the owners, they will arrange to have this fenced prior to the completion of a sale.

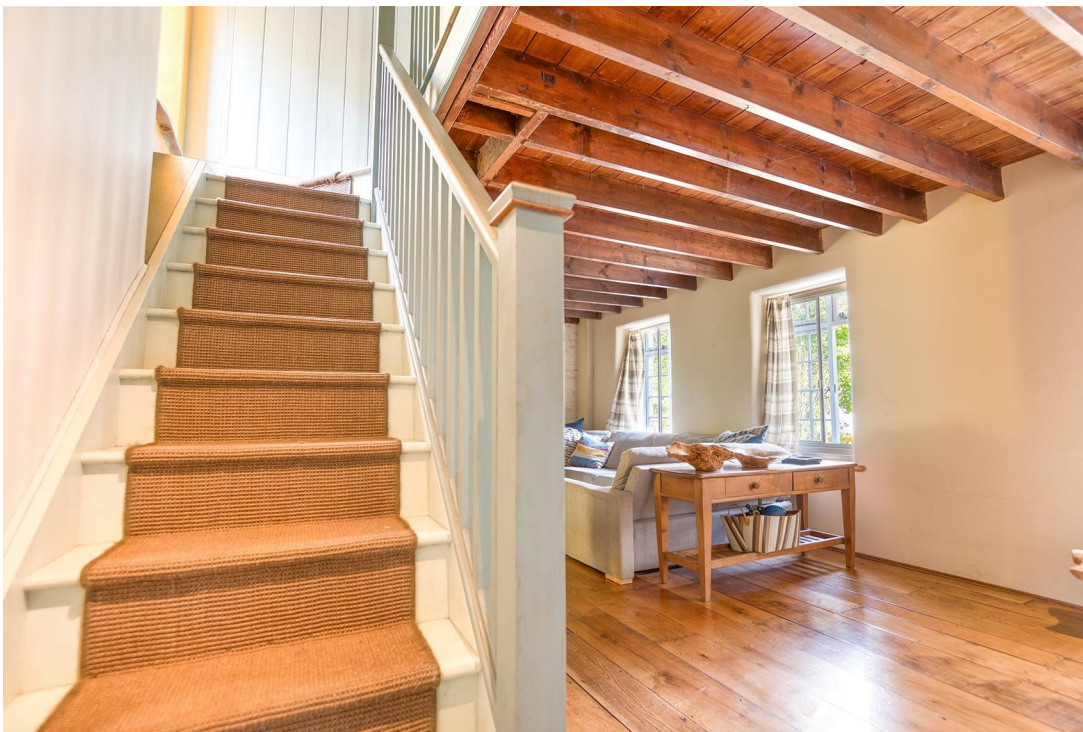
**PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.**

**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.

HW/HW/05/25/OK













**DIRECTIONS:**

Head out of Newcastle Emlyn towards Carmarthen on the A484 and continue until you reach the village of Rhos. Drive through the village, passing the Lamb Inn on your right. As you go into the 20mph speed limit you will see a right turning down a no through road. Turn right here. Follow this road to the end of the row of properties on your right and you will see a right turn down a farm track, passing a bungalow on your left. Follow this track all the way down till the end. What3Words: Top of driveway - [///flushed.riverbank.number](#). Property itself: [///clear.interests.snail](#)

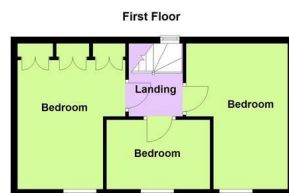




Ground Floor



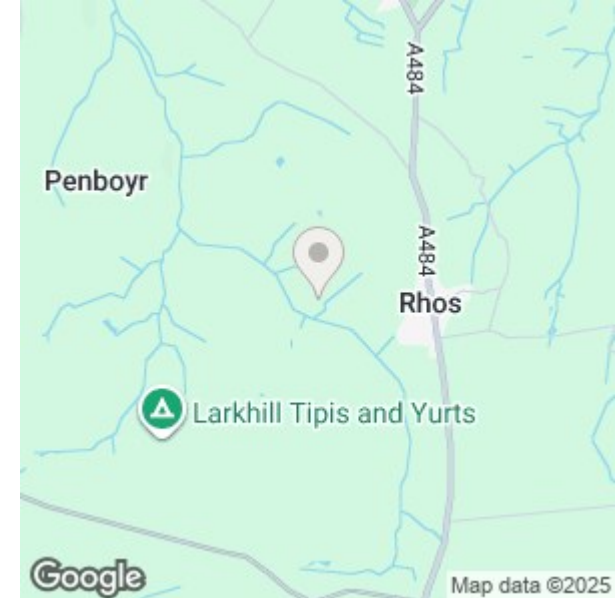
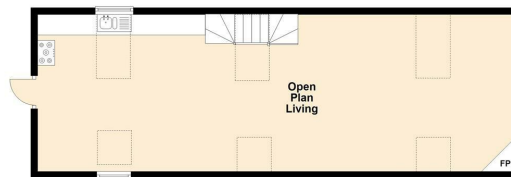
First Floor



Ground Floor



First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>99</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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