



PENTRE FARM

NEWCHAPEL | BONCATH | PEMBROKESHIRE







PENTRE FARM

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PENTRE FARM OFFERS A SPECTACULAR DEVELOPMENT OPPORTUNITY WITH AN EXTENSIVE COMPLEX OF GRADE II LISTED BARN, STABLES AND CATTLE SHEDS SUBJECT TO TWO PLANNING CONSENTS WHICH WEREN'T PROGRESSED AND HAVE NOW LAPSED, WITH EXISTING DERELICT FIVE-BEDROOM FARMHOUSE AND RECENTLY REFURBISHED THREE-BEDROOM COACH HOUSE, KNOWN AS PENTRE FARM COTTAGE, SET IN GROUNDS OF 18.16 ACRES WITH PASTURE FIELDS TO THE NORTH AND SOUTH. PENTRE FARM WOULD CERTAINLY APPEAL TO BOTH RESIDENTIAL AND LEISURE PROPERTY DEVELOPERS AS WELL AS INVESTMENT PURCHASERS.

- Spectacular location, within 10 minutes' drive of Cardigan •
- Private position close to the villages of Newchapel and Boncath •
- Superb well-presented 3-bedroom cottage known as Pentre Farm Cottage •
 - Extensive derelict five-bedroom farmhouse known as Pentre Farmhouse •
- Extensive courtyard complex of 11 Grade II listed barns (GIA 1,715 m² (18,460 sqft)) with lapsed planning consent for conversion •
 - Immaculate lawns and grounds •
 - Two ring fenced field enclosures of Permanent Pasture •
 - Spring fed private water supply •
 - Offering fantastic development potential •
- Extending in total to approximately 18.16 acres (7.35 hectares) •

Newchapel 1.4 miles • Abercych 2 miles • Boncath 2.7 miles
 Cilgerran 2.8 miles • Cardigan 6.2 miles • Fishguard 19.7 miles
 Narberth 20 miles • Carmarthen 21.5 miles Aberaeron 23.6 miles
 Lampeter 26.7 miles • Haverfordwest 27.7 miles • Llanelli 37.7 miles
 Aberystwyth 39.5 miles • Swansea 49.7 miles • Cardiff 92.2 miles
 Bristol 127 miles • Cardiff Airport 89.4 miles • Bristol Airport 132 miles
 (All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
 Your attention is drawn to the Important Notice on the last page of the text.

LOCATION & SITUATION

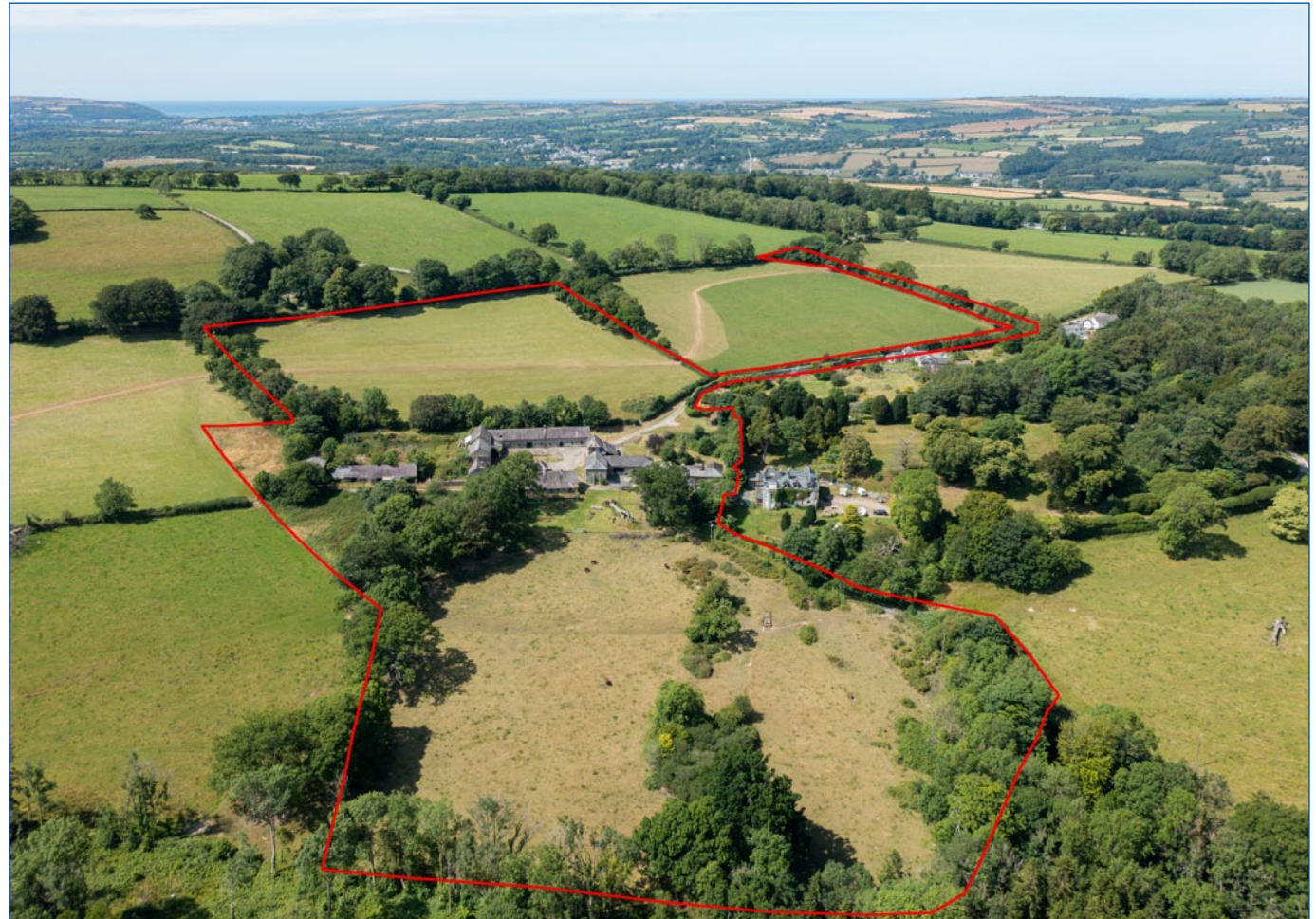
Pentre Farm is surrounded by glorious Pembrokeshire countryside positioned a short distance north of the villages of Boncath and Newchapel. The nearest public house to Pentre Farm is The Ffynnone Arms, at Newchapel offering beverages, dining and live music. The Nag's Head Inn at Abercych offers beverages, food and accommodation. For nature lovers the hidden gem that is the picturesque Ffynnone Waterfall is just a 2.4 mile drive from Pentre Farm. For history enthusiasts, the spectacular 13th century Cilgerran Castle is a must. With its two great round towers overlooking the river Teifi, Cilgerran is one of the most spectacularly sited castles in Wales.

Positioned at the tripoint of the counties of Pembrokeshire, Carmarthenshire and Ceredigion, Pentre Farm is located just 6.2 miles from Cardigan, a historic town known as the gateway to the Teifi Valley and the Ceredigion and Pembrokeshire Coastal Paths and within easy access of the main road links to the A487, A484 and A478 road networks. The towns of Carmarthen, Haverfordwest and Llanelli and the city of Swansea are all within 90 minutes' drive and connections to main line trains, reaching London Paddington in under 3 hours, can be found at the railway station in Swansea.

Cardigan just 6.2 miles from the property is a thriving town with many high street boutique shops and the historic Guildhall Market housing no less than fifty shops and a cafe. Cardigan Castle, overlooking the river Teifi in the centre of Cardigan, offers award winning afternoon teas and hosts a range of summer concerts and annual events. The town also has a Tesco superstore and outstanding rated primary and secondary schools. Cardigan Golf Club, a scenic clifftop course, is just north of the town. Poppit Sands Beach in the picturesque Cardigan Bay is a popular surfing spot boasting clean sea and good surf.

The thriving market town of Haverfordwest is located 27.7 miles from the property. As well as being the administrative hub of the county, it boasts excellent independent and state schools for all year groups, a range of upmarket shops and amenities and an abundance of tourist attractions, including castles, country houses and of course the Pembrokeshire coastal national park and beaches beyond.

Already established popular holiday destinations, Pembrokeshire and Ceredigion host some of the best outdoors and tourism activities in the United Kingdom. Providing an abundance of historic sites and castles, country houses, excellent award-winning restaurants and pubs, a wealth of outdoor activities from theme parks and go karting tracks to outriding and fishing with miles of truly spectacular unspoiled coastline and beaches, there is fantastic opportunity to cater for this demand.



PENTRE FARM COTTAGE

Fully renovated in 2012 and re-roofed and repointed in 2016, Pentre Farm Cottage provides a Grade II listed stylish characterful three-bedroom residence with modern interior and historic character.

Externally, the property is of a traditional stone construction with dressed rubblestone elevations under a pitched slate tiled roof. The property benefits from gas fired central heating and a woodburning stove.

Accessed from a gated walled courtyard to the front of the property, the wooden front door opens into a bright and modern open plan sitting and dining room with boarded floor, painted timber panelled walls and partially panelled feature ceiling and a look through fireplace with woodburning stove. There are two recessed alcoves on either side of the room as well as a fully enclosed under stairs cupboard providing ample storage space. To the right of this is the sitting room with boarded floor, painted timber panelled walls, dual aspect windows to the side and front and look through fireplace with woodburning stove.

From the dining area steps lead down to the contemporary kitchen with composite wall and base units, subway tiled walls, composite worktop, integrated appliances, metal sink and gas hob.

Parallel to the kitchen and also accessed from the dining room is a utility space which houses the washing and drying machines. To the right of this is a downstairs shower room with subway tiled walls, shower cubicle, wc, wash basin and heated towel rail with linoleum floor and single aspect window to the side.

From the utility area, cabin steps lead up to a mezzanine space which could be used as an additional bedroom or office.

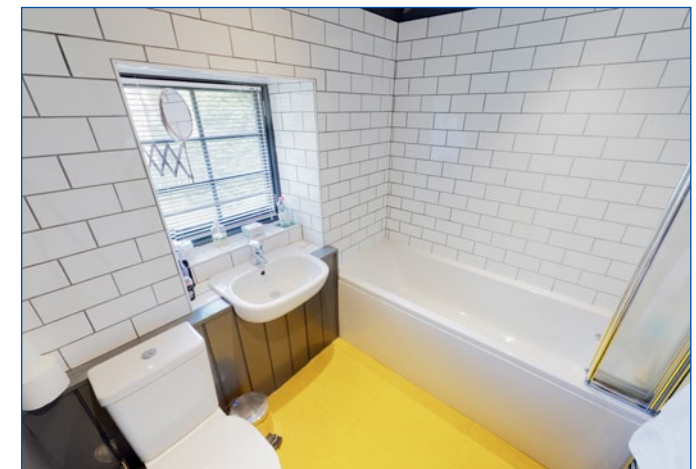
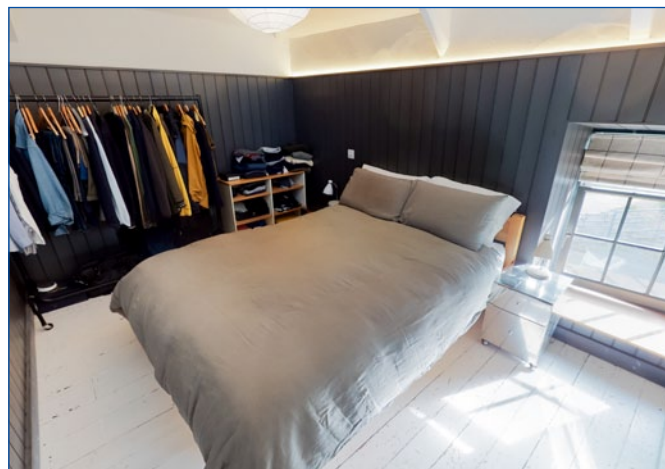
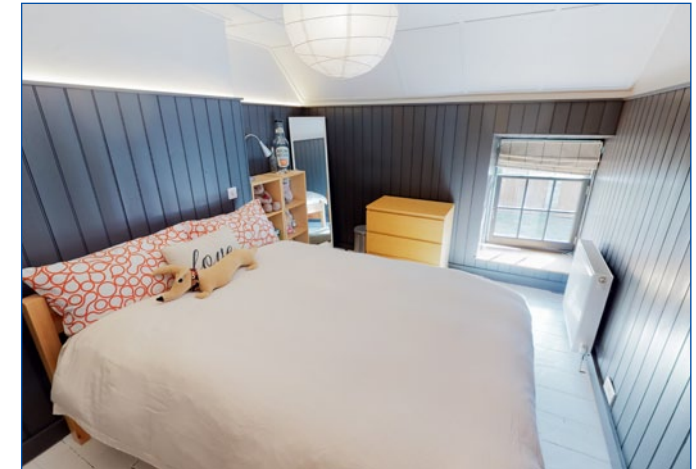
On the left-hand side of the dining area, stairs lead up to the 1st floor landing which provides access to the first of the three double bedrooms which is currently being used as a sewing room with boarded floor, painted timber panelled walls and window to the front.

Beyond this also on the right-hand side are the second and third double bedrooms which are more spacious than the first, both with boarded floors, painted timber panelled walls and windows to the front.

At the end of the landing is the family bathroom with subway tiled walls, linoleum floor, bath with overhead shower, wc, wash basin, heated towel rail and window to the side.

The overall accommodation is modern, bright, spacious, and well thought out, creating a fantastic contrast with the cottage's traditional external features and character.

Externally, Pentre Farm Cottage currently benefits from using one of the barns as a double garage opening into the yard. Beyond the yard to the south is a formal lawned garden area with countryside views.





PENTRE FARMHOUSE

Attached to the rear of Pentre Farm Cottage is Pentre Farmhouse, an extensive 19th century Grade II listed five-bedroom residence with a gross internal area of 304 sqm/ 3,272 sqft, in need of full renovation.

Externally, the property is of a traditional stone construction with dressed rubblestone elevations under a pitched slate tiled roof. Two externally accessed rooms are fully attached and integral to the farmhouse, with the salting room featuring fantastic ornate slate drying sinks. This room would have been a historic kitchen area and would make a fantastic utility space. The other room is known as the smoke house as it would have been historically used for this. The smoke house and servant's quarters above provide a useful space providing any purchaser with multiple options.

The property has not been occupied for a considerable amount of time so internally is in a state of disrepair, however, the internal accommodation is extensive. From the front of the property the front door opens into an entrance hall which provides access to an extensive drawing room with dual windows to the side and fireplace. Opposite the drawing room is a downstairs bathroom with window to the side and external door. At the end of the hallway beyond it is the extensive kitchen with dual windows to the side and old solid fuel Rayburn with exposed beam ceiling. Accessed from the right-hand side of the kitchen is the dining room with single aspect window to the side. Also accessed from the kitchen is a family sitting room with window to the side and stove.

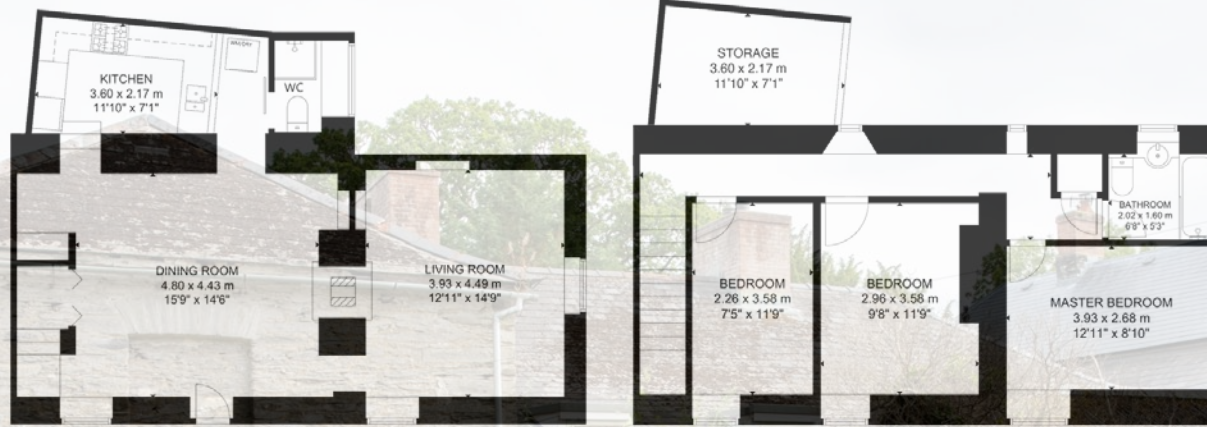
Stairs from the hallway lead up to the 1st floor with four double bedrooms, a principal bedroom and a family bathroom with space for bath, shower wc and wash basin.

Where the farmhouse attaches to the Cottage a ground floor external door to the side of the property opens to a hall area with stairs leading up to an extensive attic space. This has potential to either be incorporated into Pentre Farm Cottage, or the Farmhouse, or could even provide a useful annex subject to obtaining the necessary planning consents.

Certainly, Pentre Farmhouse offers a fantastic development opportunity to completely renovate an extensive 19 century residential dwelling in a similar manner to Pentre Farm Cottage with scope to modernise the interior whilst maintaining the historic character and charm of the property.

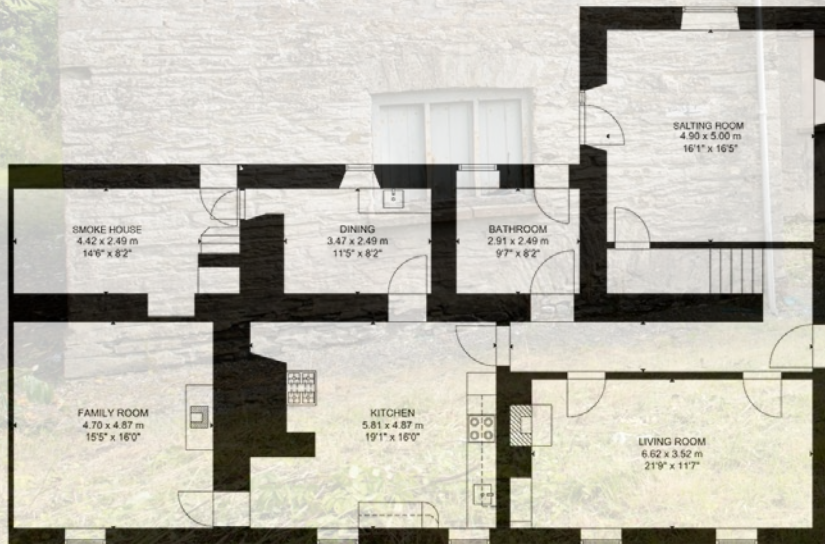


PENTRE FARM COTTAGE AND PENTRE FARMHOUSE FLOORPLANS

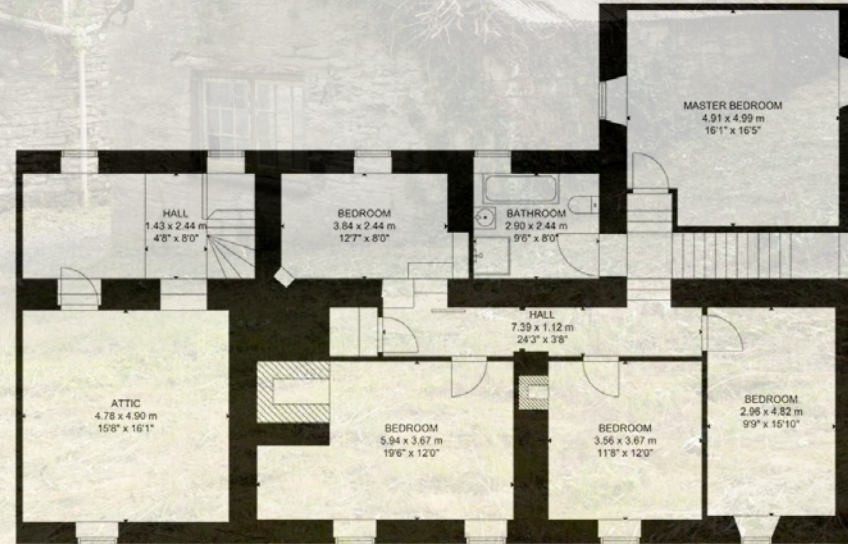


GROUND FLOOR

FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
 TOTAL: 429m²/4617

3 BED: GROUND FLOOR: 67m²/721 sq ft, FIRST FLOOR: 58m²/624 sq ft
 5 BED: GROUND FLOOR: 179m²/1,927 sq ft, FIRST FLOOR: 125m²/1,345 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

COURTYARD BARN, OUTBUILDINGS AND LAND

At the end of the farm track is a spectacular extensive courtyard complex of Grade II listed traditional stone barns and outbuildings including barns, coach houses, cowhouses, stables and a dovecote. The majority of which encircle the old pumphouse which sits in the centre of the principal courtyard. The high volume of traditional buildings at Pentre Farm offers a rare and sought-after development opportunity.

Continuing through the courtyard there is a parking area and the remains of the old walled garden pool to the south-west with lawned garden area belonging to Pentre Farm Cottage and Pentre Farmhouse.

There are 11 barns in total (9 structures) which are predominantly dressed rubblestone elevations under Welsh slate rooves with ornate detailing, the majority of which are in good condition. The courtyard itself is laid to concrete. The barns have all been subject to two planning consents, one for residential and one for leisure, neither of which were progressed. More information on these consents is provided in the planning section in this brochure.

Positioned to the west of the traditional barns is a four bay steel portal framed general purpose agricultural building providing useful storage space.

The land at Pentre Farm is predominantly set over two field enclosures positioned to the north and south of the courtyard, buildings and their respective curtilages. The land to the south extending to approximately 5.6 acres (2.27 Hectares) is a rectangular gently sloping field enclosure of permanent pasture all capable of being grazed or mown for fodder. In addition to the 5.6 acres the field is flanked on the eastern side by a 0.11 acre strip of woodland providing useful shelter. The southern boundary of the land abuts the third party owned Gallt Sena wood.

The land to the north is a rectangular predominantly level field enclosure of permanent pasture extending to approximately 7.42 acres (3 hectares) all capable of being grazed or mown for fodder. The field benefits from a gated roadside access to the north which could provide a useful alternative access to the courtyard.

The collection of buildings, courtyard and land offer a fantastic opportunity for any purchaser to develop out a premium site for either residential or leisure in a private countryside location with historic character.

The total gross internal area of the barns extends to approximately 1,715 m² (18,460 sqft).



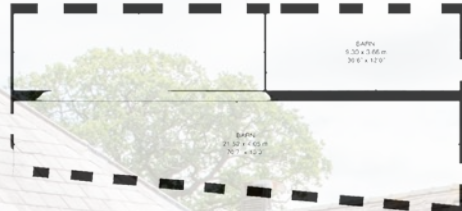
BARN FLOORPLANS



BARN 6
29.66 x 5.13 m
98'0" x 16'10"
153m²/1,650 sq ft APPROX.



BARN 7
8.36 x 18.10 m
27'6" x 59'5"
152 m² /1,633 sq ft APPROX



BARN 3
178 m²/1,912 sq ft APPROX.



BARN 1
66m²/705 sq ft APPROX.



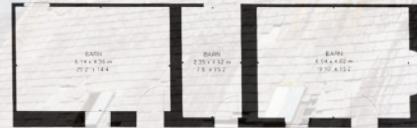
ROOM
4.90 x 4.70 m
16'1" x 15'5"
ROOM
2.83 x 4.85 m
9'3" x 15'11"
ROOM
2.96 x 4.84 m
9'9" x 15'11"



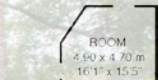
STORAGE
4.28 x 6.20 m
14'0" x 20'4"
GARAGE
2.85 x 6.20 m
9'4" x 20'4"



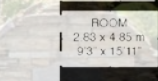
BARN 9
9.13 x 3.93 m
29'11" x 12'11"
35 m²/381 sq ft APPROX.



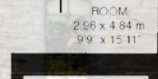
BARN 8
4.60 x 4.87 m
15'3" x 16'0"
23m²/244 sq ft APPROX.



ROOM
4.60 x 4.70 m
16'1" x 15'5"



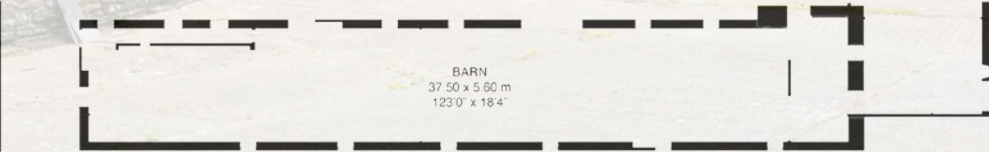
ROOM
2.83 x 4.85 m
9'3" x 15'11"



ROOM
2.56 x 4.84 m
9'9" x 15'11"



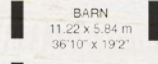
BARN 2 GROUND FLOOR
284m²/3,057 sq ft APPROX.



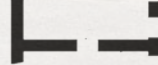
BARN 4 AND 5 GROUND FLOOR
TOTAL: 424 m²/4,564 sq ft APPROX.
BARN 4 GROUND FLOOR: 210 m²/2,260 sq ft, BARN 5 GROUND FLOOR: 214 m²/2,303 sq ft



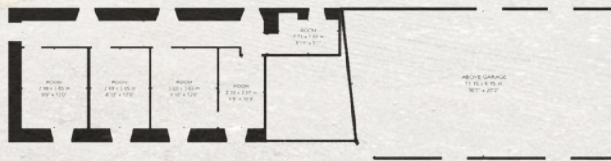
PORCH
4.38 x 2.79 m
14'4" x 9'2"



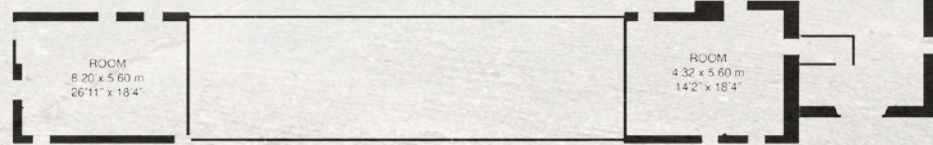
BARN
5.69 x 12.49 m
18'8" x 41'0"



BARN
11.22 x 5.84 m
36'10" x 19'2"



BARN 2 FIRST FLOOR
140m²/1,507 sq ft APPROX.



BARN 4 AND 5 FIRST FLOOR
TOTAL: 260 m²/2,799 sq ft APPROX.
BARN 4 FIRST FLOOR: 70 m²/753 sq ft, BARN 5 FIRST FLOOR: 190 m²/2,040 sq ft

TOTAL AREA: 1715 m² /18,452 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



PLANNING

The Grade II listed barns and outbuildings at Pentre Farm have been subject to two planning consents, both of which were not progressed and have now lapsed.

The first of the two consents was granted in June 2005 by Pembrokeshire County Council for the "Barn conversion of redundant listed outbuildings" allowing for the conversion of the existing historic barns and outbuildings into eleven individual residential dwellings under planning reference 04/0263/PA.

The approved residential planning consent was then superseded when the vendor reapplied to Pembrokeshire County Council and was granted planning approval on 22nd May 2009 for the "Conversion of existing Grade II Listed Farmhouses, Barns, Stables, Cow Houses, Kennels etc. to a Luxury Hotel complex." Under planning reference 07/1535/PA.

Referred to as "Pentre Green Leisure Development", the consent allowed for a comprehensive and well-planned, costed and phased scheme providing thirteen holiday lodges, a bar and restaurant with function rooms and suites as well as a pool and gym with spa treatment rooms.

Whilst both the original residential planning consent and the more recent hotel complex planning consent have now lapsed, they do set a precedent and provide confidence to any purchaser that either a residential scheme or a leisure scheme would be acceptable to Pembrokeshire County Council subject to obtaining the necessary planning consents.

Certainly given the abundance of tourism opportunities in both the immediate and medium vicinity and the counties of Pembrokeshire and Ceredigion, demand for a premium leisure development to the scale of that proposed in the "Pentre Green Leisure Development" would likely be welcomed by Pembrokeshire County Council.



KEY INFORMATION

Services: Pentre Farm Cottage benefits from mains electricity, a spring fed private water supply and tanked LPG gas fired/electric central heating. Foul drainage is via a septic tank.

Wayleaves, Easements and Rights of Way: The property is offered with all existing wayleaves, easements and all public and private rights of way and other such rights, whether these are specifically referred to in these particulars or not. A Public Right of Way crosses the farm, following the track and passing through the courtyard in a south-westerly direction.

Fixtures and Fittings: Only those items specifically mentioned in these particulars will be included in the sale, the remainder are excluded from the sale, however, may be available by separate negotiation.

Council Tax Band: D

Local Authority: Pembrokeshire County Council. Telephone 01437 764551.

Viewings: Strictly by appointment with the selling agents on set viewing days.

Directions: From the A487 at Cardigan take the A484 in the direction of Carmarthen. After 2.7 miles at Llechryd take the right hand turn off the A484 proceeding over the river towards Cilgerran. After approximately 1.1 miles at the crossroads turn left towards Carreg Wen. Proceed east. After passing St David's Church on your left-hand side take the next right, signposted Capel Newydd. Continue for 0.4 miles then take the first left hand turn. After approximately 0.1 mile you will reach a crossroads. Take the right hand turn to Pentre Farm leading to the property.

Postcode: SA37 0ET

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	17	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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