



Hendre Ganol, Dwrbach, Fishguard, Pembrokeshire SA65 9RR

Guide Price: £495,000

Property Features

- Delightfully situated residential holding set in quiet valley position
- Extending to 24.32 acres in total, to include 15 acres of productive pastureland
- Detached 4-bedroom Welsh farmhouse in need of modernisation
- Countryside views and partial views towards Fishguard Bay
- Several traditional stone barns (in need of repair)
- Offering scope for conversion / re-development (s.t.p.c.)
- 4 miles equidistant between harbour town of Fishguard and village of Letterston
- Ideal renovation / improvement project / lifestyle small holding
- Offered with no forward chain

Property Summary

A delightfully situated residential holding extending to approx. 24.32 acres comprising an improvable traditional 4-bedroom detached farmhouse and traditional stone outbuildings in need of repair, set in a quiet valley position, with no immediate neighbours.



Full Details

Overview

Offered with no forward chain - a delightfully situated residential holding extending to 24.32 acres offering considerable appeal and potential, with no immediate neighbours with commanding views over surrounding countryside and partial views towards Fishguard Bay. The property lies in a rural, yet accessible position being 4 miles equidistant between the harbour town of Fishguard, to the north – east, and the large village of Letterston, to the south – east.

The farmstead comprises a detached 4-bedroom traditional Welsh farmhouse, in need of modernisation, offering significant scope for updating into a modern family home. A courtyard of traditional farm buildings, to include former cowsheds and haybarn, in need repair, offer scope for conversion / re-development, subject to obtaining the necessary planning consents.

The land comprises a mixture of productive pastureland extending to approx. 15 acres contained in three enclosures around the homestead with a further 9.12 acres of woodland and improvable grazing situated on the opposite side of the railway land access via an underpass.

The surrounding area of North Pembrokeshire offers a variety of outdoor and recreational opportunities, with nearby coastal walks along the Pembrokeshire Coastal National Park, bridleways and countryside routes appealing to walkers, riders and those seeking an active outdoor lifestyle. Well-regarded beaches and coastal destinations are also within easy reach, further enhancing the appeal of the location as both a permanent residence and lifestyle investment.

The Farmhouse

Traditional Pembrokeshire stone farmhouse with rendered external elevations under a pitched tiled roof. UPVC windows throughout, and both timber and upvc doors.

Ground Floor

Front Entrance Porch

1.80m x 2.44m (5' 11" x 8' 0") Timber window to side.

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1 Axis Court
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Carmarthen Office

12 Spilman Street
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Tenby Office

Quay Hill
Tenby
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Window to front. Red quarry tiles. Timber door leading into internal hall

Internal Hall

1.93m x 2.76m (6' 4" x 9' 1") Staircase to first floor. Red quarry tiles. Consumer unit and electricity meter

Sitting Room

3.34m x 4.26m (10' 11" x 14' 0") Window to front. Concrete flooring. Exposed stone wall with central electric fireplace with brick surround. Rare

Lounge/Dining Room

4.28m x 4.28m (14' 1" x 14' 1") Window to front. Red quarry tile flooring. Log burning stove with brick fireplace surround. Original timber beams. Radiator. Door leading to kitchen

Kitchen

6.71m x 1.58m (22' 0" x 5' 2") 6.71m x 1.58m (22' 0" x 5' 2") Window to rear. Door to rear. Base and wall units with stainless steel sink and drainer. Space for undercounter fridge. Plumbing for washing machine. Radiator

Under Stairs Cupboard

2.28m x 0.90m (7' 6" x 2' 11")

Utility Room

2.00m x 2.35m (6' 7" x 7' 9") Oil fired boiler. Red quarry tiles. Window to rear. Shelving on wall

First Floor

Bedroom 1

3.55m x 4.31m (11' 8" x 14' 2") Window to front. Carpet and timber flooring. Radiator

Bedroom 2

3.48m x 3.43m (11' 5" x 11' 3") Window to rear. Radiator. Timber flooring. Airing cupboard with shelves. Attic hatch above



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Family Bathroom

2.42m x 1.88m (7' 11" x 6' 2") Three suite bathroom to include W.C., wash hand basin and bathtub with showerhead over. Storage cupboard. Radiator

Bedroom 3

2.91m x 3.18m (9' 7" x 10' 5") Window to rear. Carpet flooring

Bedroom 4

4.08m x 3.29m (13' 5" x 10' 10") Window to front. Carpet flooring. Radiator. Built-in storage cupboard with clothes rail and shelves

Externally

Traditional Farm Buildings

A range of traditional stone outbuildings offering scope for conversion, subject to the necessary planning consents.

Former Cowshed: 4.92m x 7.48m (16' 2" x 24' 6") of traditional stone construction built under a pitch corrugated sheeted roof. Concrete flooring. Used for storage purposes

Dilapidated Former Cowshed

Of traditional stone construction and currently missing the roof

Land

The land comprises a mixture of productive pastureland extending to approx. 15 acres contained in three enclosures around the homestead with a further 9.12 acres of woodland and improvable grazing situated on the opposite side of the railway land access via an underpass.

The land surrounding the farmstead is classified as Grade 3a and 3b, and predominantly freely draining acid loamy soils over rock. The land situated opposite side of the railway is classified as Grade 5 and slowly permeable wet very acid upland soils with a peaty surface.

The land surrounding the farmstead is currently subject to a one-year Farm Business Tenancy (FBT) from 5



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January 2026 expiring on 15 January 2027.

Further Information

Tenure

We understand the property is held on a freehold basis. The land surrounding the farmstead is currently subject to a one-year Farm Business Tenancy (FBT) from 5 January 2026 expiring on 15 January 2027, with vacant possession for the land as of this date.

Services

We understand that the property benefits from mains electricity, mains water, private drainage and oil fired central heating. None of the services have been tested.

Energy Performance Certificate

EPC Rating TBC

Council Tax Band

We understand that the Pembrokeshire County Council Tax Band is D - approx. £2,166 for 2026/2027.

Wayleaves, Easements and Rights of Way

The property is sold to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

We understand that a public footpath referenced PP34/5 transverse the property from north to south.

Planning

Please direct all planning related enquiries to Pembrokeshire County Council Planning Department. County Hall, Haverfordwest, Pembrokeshire, SA61 1TP
Telephone: 01437 775361
Email: planning.support.team@pembrokeshire.gov.uk

Local Authority

Pembrokeshire County Council
County Hall, Haverfordwest, Pembrokeshire, SA61 1TP
Telephone: 01437 764551

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Hendre Ganol
Entrance Lane

Viewing

Strictly by appointment with the sole selling agents, Rees Richards & Blyth. Please contact us on 01834 526126 or email property@reesrichards.co.uk for further information.

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