



The Smallholding Centre

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SA38 9AS

3 Bed Smallholding

Offers in Region of

£475,000



Parcau, Unmarked Road Cwmhiraeth, Nr Drefach Felindre, SA44 5XJ

Parcau is a character 3 bedroom SMALLHOLDING with just under 7 acres of very good pastureland split into 3 main enclosures with no immediate neighbours and situated in a very quiet valley on the edge of Cwmhiraeth village, itself just a 10 minute drive into the market town of Newcastle Emlyn. In the house there is a large farmhouse style kitchen / dining room, a large lounge with bathroom and utility off, on the first floor there are 3 double bedrooms with the master bedroom again being a good size. Attached to the house is a large workshop / storage building together with a detached dutch barn on the land itself. Set in a beautiful rural position Parcau has lots of further potential and is a classic character smallholding. PLEASE READ THE GENERAL INFORMATION SECTION ON THESE DETAILS BEFORE VIEWING.

Key Features

Smallholding With Just Under 7 Acres

Two Outbuildings

Large Farmhouse Style Kitchen / Diner

Very Good Pastureland In 3 Enclosures

No Immediate Neighbours

On The Edge Of Cwmhiraeth Village

3 Bed Farmhouse With Some Large Rooms

Energy Rating: G

Ground Floor

Accommodation - Entrance via timber-glazed door into:

Porch - With glazed panels, stable-style door giving access to:

Kitchen / Diner - 12' 9" x 24' 9" (3.9m x 7.55m) A large room with three windows to the side and one to the front, a range of wall and base units, 1.5 bowl sink/drain unit, tiled splash back, "Rayburn" solid fuel cooking range (which also serves the central heating), ceramic hob, tiled flooring, exposed beams, radiator, door through to:

Lounge - 14' 0" x 17' 4" (4.27m x 5.3m) Again, a good-sized room with double doors leading out to the front gardens, electric coal-effect fire set in brick fireplace, 3 radiators, staircase to first floor, doors off to bathroom and:

Utility - With stable-style door to outside, space and plumbing for washing machine.

Bathroom - With window to side, panelled bath, low level flush WC, shower area, wash hand basin, radiator panel wall-mounted heater, part-tiled walls.

First Floor

First Floor - Accessed via staircase in lounge and giving access to:

Master Bedroom - 14' 6" x 13' 6" (4.44m x 4.14m) With 3 windows to the front, side and rear, built-in wardrobe, radiator.

Bedroom 2 - 13' 2" x 7' 10" (4.02m x 2.39m) With window to the front, under-eaves storage, built-in wardrobe, radiator.

Bedroom 3 - 17' 4" x 14' 1" (5.3m x 4.31m) into recess.

With window to side, four built-in cupboards/wardrobes, part-sloping ceilings.

Exterior

The Land - The land and gardens amount to just under 7 acres (some 6.44 acres or thereabouts.) with the pastureland split into 3 main enclosures directly accessible from the house and is generally flat to gently sloping - see land plan attached to these details.

Outbuildings - Attached to house there is a large store/workshop and up in the fields a detached dutch barn (see pictures)

General Information - Viewings: Strictly by appointment via the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.

Tenure: Freehold

Services: Mains electricity, mains water, private drainage (septic tank), solid fuel central heating.

Council Tax: Band E, Carmarthenshire County Council.

IMPORTANT ADDITIONAL INFORMATION :

1. As is very common in Wales a footpath runs through this property although our vendors have advised that it is rarely used.
2. A local farmer is currently using the land to graze sheep on but an agreement has been made for him to vacate the land in due course.
3. A small amount of Japanese Knotweed has been found (as of August 2025) on the edge of one of the fields, consequently our clients are getting a specialist knotweed control company to commence a knotweed



Entrance To Parcau



Parcau Name Plaque



Driveway To Property



Side View Of Main House

management plan shortly.

4. The parents of our clients loved living at this location so much that they both decided to be buried on a separate piece of land (now with its own title under title no CYM693475 amounting to some 1.946 acres and not included in the sale) located about 300 ft away from the house. Viewers will be shown the location when viewing. Our clients have said that if further grazing were required on this 1.946 acres then they are happy to discuss a grazing licence with the potential new owners which would then provide around 8.386 acres of grazing land in total.

Directions - From Newcastle Emlyn take the A484 towards Carmarthen. In the village of Pentrecagal, go past the garage and turn right to Drefach Felindre. Stay on this road through Waungilwen and into Drefach Felindre. Turn right in front of the church towards Cwmhiraeth. At the top of the hill, take the 2nd right-hand turn (immediately next to a metal gate with our board attached). Proceed along here for 300m. Just before a cluster of houses, you will see a right turn (with by a footpath sign) literally going back on yourself. Take this track and Parcau is approx 50 metres further along on the left-hand side.

What3Words: [///sporting.chosen.slicing](https://www.what3words.com/sporting.chosen.slicing)

Google Co-ordinates: 52.01880386829135, -4.415135237610764



Close Up View Of House



Large Kitchen / Diner



Another View



Main Lounge



Lounge - View 2



Main Bathroom



Master Bedroom 1



Master Bedroom - View 2



Bedroom 2



Bedroom 3



Paddock 1



Dutch Barn



Attached Workshop / Store Room



House View From Paddock 1



Paddock 2



House From Paddock 2



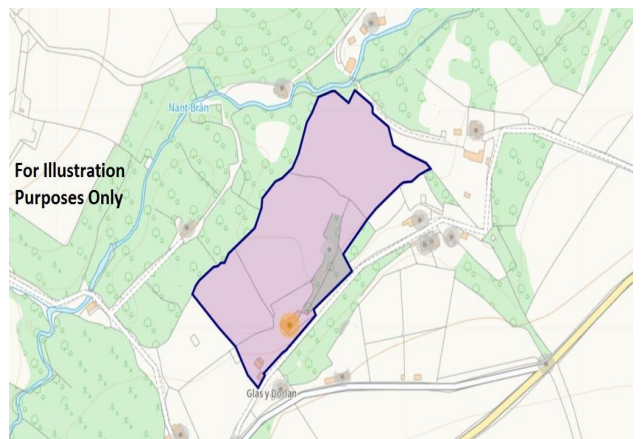
Paddock 3



Paddock 3

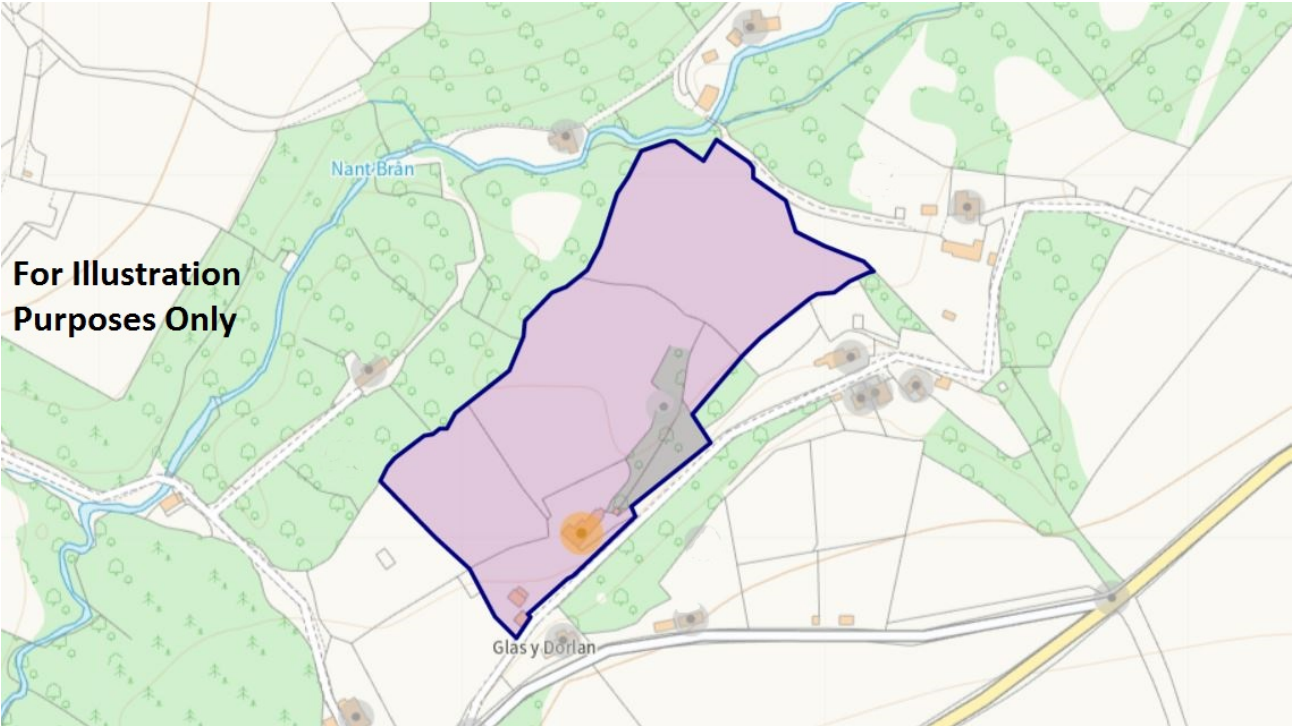


House From Paddock 2



Land Plan c. 6.44 Acres

Floorplans



Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	9 G	