



# PENSARN FARM

Cwrtnewydd | Ceredigion | SA40 9YN

FINE & COUNTRY

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Fine and Country West Wales is delighted to present Pensarn Farm, a detached three/four-bedroom residence nestled in the serene village of Cwrtnewydd, Ceredigion. This property offers a unique opportunity for business, equestrian, or residential pursuits, enhanced by its extensive land and commercial facilities.

## Property Overview:

**Farmhouse:** A characterful three/four-bedroom residence, thoughtfully refurbished to blend traditional charm with modern comforts.

**Land:** Approximately four acres of versatile land, suitable for equestrian activities, small-scale farming, or leisure.

**Commercial Buildings:** Multiple outbuildings previously utilised for caravan storage, classic car workshops, carpentry, and furniture restoration. These structures offer potential for various business ventures or redevelopment, subject to necessary planning consents.

**Courtyard:** Ample parking space complemented by a three-bay carport featuring a distinctive clock tower.

## Planning Permission:

The property benefits from approved planning permission to expand the farmhouse to six bedrooms and four bathrooms. The proposed enhancements include a spacious kitchen-diner, sunroom, separate dining room, lounge, and utility room, providing an excellent opportunity to tailor the home to specific needs.





Location – Cwrtnewydd:

Cwrtnewydd is a picturesque village situated within the parish of Llanwenog in southern Ceredigion. Located along the B4338 road, it offers convenient access to the towns of Lampeter and Llanybydder. The village is renowned for its rich cultural heritage, being the birthplace of notable Welsh figures such as poet and teacher David Thomas (Dewi Hefin) and operatic tenor Edgar Evans.

Area Highlights:

**Natural Beauty:** Surrounded by rolling countryside, Cwrtnewydd provides tranquil walks and a peaceful rural lifestyle, ideal for those seeking a retreat from urban life.

**Accessibility:** The village's location ensures a harmonious blend of seclusion and connectivity, with essential amenities and the stunning Cardigan Bay coastline within a short drive.

Key Features:

**No Onward Chain:** Facilitating a swift and uncomplicated purchase process.

**Competitive Pricing:** Reflecting value for a property of this calibre and potential.

**Flexible Viewing:** Keys are held by Fine and Country West Wales, allowing for convenient viewing arrangements.

This property represents a rare opportunity to acquire a versatile smallholding with significant development potential in a sought-after region of West Wales. We invite interested parties to contact us to arrange a viewing and explore the possibilities that Pensarn Farm has to offer.



Video Link:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	37	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		





We specialise in offering the finest countryside, luxury, and special properties in Ceredigion, Pembrokeshire and all across West Wales. Our coverage includes Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay and all the surrounding villages and area.

Our team possesses extensive regional knowledge, providing exceptional service for buying or selling properties. With a deep understanding of local markets, we offer accurate and current advice on trends and opportunities in the West Wales property market.

Renowned for its tranquil, rural, and unspoiled beauty, the region offers a peaceful escape with low crime rates, deserted beaches, and strong family values. We offer a range of country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Fine & Country West Wales, we pride ourselves on our expertise in the luxury property market across Ceredigion. Our aim is to deliver the best results for both buyers and sellers.

If you are selling your home, we provide tailored strategies and free marketing advice to help you achieve the best price. We also offer a Re-Launch Strategy for properties that have been off or on the market for an extended period, all in complete confidence. We are passionate about helping you find your dream home or secure the best price for your property.

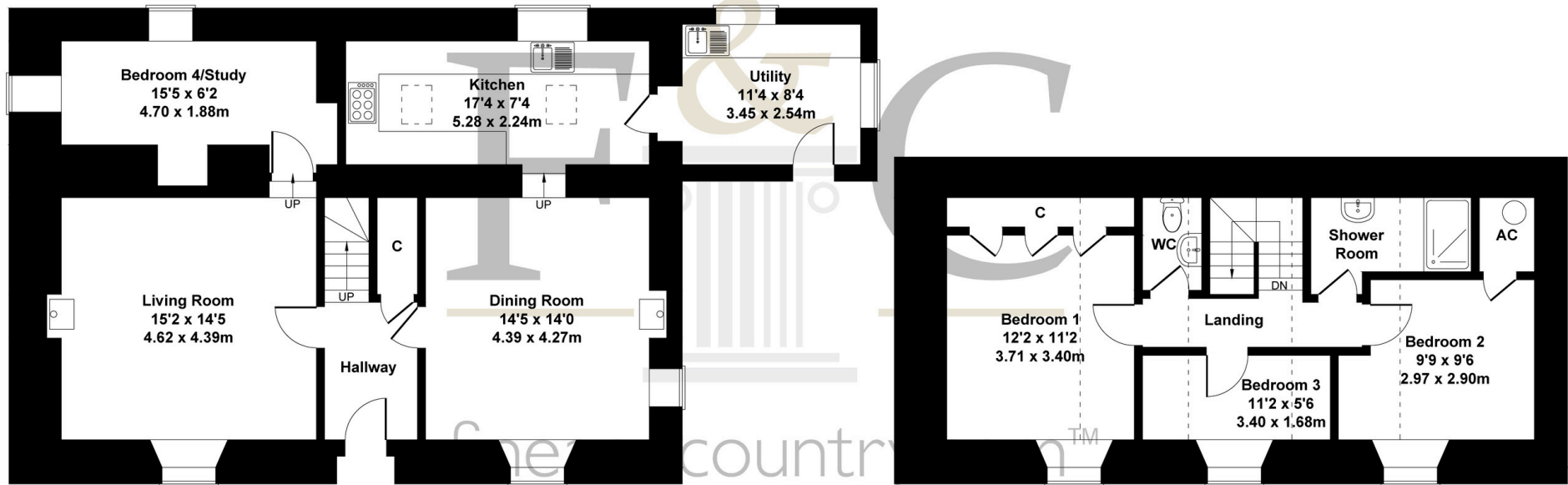
Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or [westwales@fineandcountry.com](mailto:westwales@fineandcountry.com)

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# Pensarn Farm, Cwrtnewydd, Ceredigion SA40 9YN

Approximate Gross Internal Area  
1432 sq ft - 133 sq m



GROUND FLOOR

FIRST FLOOR

## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025





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