



4 BEDROOM DETACHED HOUSE FOR SALE IN NEWCASTLE EMLYN

Offers in excess of **£550,000**



REF: 4741911

PROPERTY FEATURES

- Beautifully positioned 4 bedroom country residence set within approx. 8 acres
- Highly versatile lifestyle property with equestrian and smallholding potential
- Valuable outbuilding with excellent scope for income, business or conversion (STP)
- Spacious accommodation including large living room with wood (multi-fuel) burner
- Level land ideal for grazing, ménage, or self-sufficiency (vegetables, crops, polytunnels)
- Stock-fenced and dog-secure boundaries with hardstanding for trailer or horsebox
- Peaceful rural setting with far-reaching views towards the Preseli Hills
- Conveniently located near Newcastle Emlyn with easy access to Poppit Sands and the Cardigan Bay coastline

Set within approximately 8 acres of unspoilt West Wales countryside, Panthwdog is a beautifully positioned and highly versatile country residence offering a rare combination of lifestyle, land, and income potential. Enjoying a peaceful and private setting within the welcoming rural hamlet of Tanglwst, near Capel Iwan, the property is surrounded by rolling farmland and far-reaching views, while remaining within easy reach of both the Cardigan Bay coastline and the popular market town of Newcastle Emlyn.

The setting is truly special, with an abundance of wildlife creating a constantly evolving natural backdrop. From spectacular murmurations of starlings at dawn and dusk to regular sightings of buzzards, red kites, skylarks and stonechats, the area is rich in birdlife. Seasonal changes further enhance the connection to nature, while far-reaching views towards the Preseli Hills and some truly remarkable sunsets add to the appeal, creating a peaceful yet connected rural community atmosphere.

The accommodation is spacious and well-balanced, arranged over two floors and ideally suited to modern living. A welcoming entrance leads to a selection of well-proportioned reception rooms, including a particularly generous main living room featuring a warm and inviting wood (multi-fuel) burner, creating a cosy focal point for the home. Each room enjoys attractive countryside views and provides excellent spaces for both everyday living and entertaining. The kitchen forms the heart of the home, offering a practical and sociable environment with ample room for dining, flowing naturally into a relaxing sun room that connects beautifully to the garden. A generous utility room and a ground floor bathroom add further practicality for day-to-day living.

Upstairs, the property continues to impress with four comfortable bedrooms and a well-appointed family bathroom, offering flexible accommodation for residents, guests, or home working. Many of the rooms enjoy delightful rural outlooks, reinforcing the calm and restful atmosphere throughout.

Externally, the land and equestrian facilities are a particular highlight. The property is well-suited for equestrian use, smallholding, or those seeking a lifestyle property with land. The stables are well-built and thoughtfully positioned, providing excellent protection from the elements and comfortably accommodating larger horses as well as ponies — a notable advantage for discerning equestrian buyers. The surrounding paddocks offer good grazing, while the level areas of land provide excellent potential not only for equestrian use, including the possible installation of a ménage, but also for those seeking a more self-sufficient lifestyle, with space for vegetable growing, crops, fruit cultivation, or polytunnels.

Practicality is further enhanced by hardstanding beneath the grassed area near the Nissan hut, offering convenient parking for a horsebox or trailer. The entire boundary is stock-fenced and dog-secure, providing peace of mind for both livestock and pets.

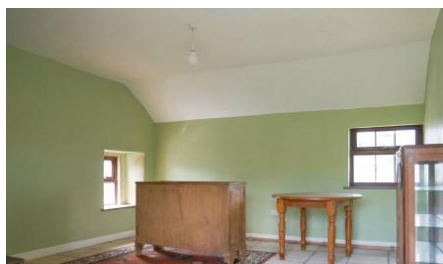
The former cowshed (a substantial outbuilding), previously updated and used for a small ceramics business, represents a particularly valuable asset to the property. Offering generous space and excellent versatility, it provides outstanding potential for a wide range of uses. These may include conversion to a holiday let or income-generating accommodation, a dedicated workshop or studio, or even ancillary or multi-generational living space. Subject to the necessary planning consents, this building significantly enhances the overall appeal and flexibility of Panthwdog, making it an ideal opportunity for those seeking a home with both lifestyle and business potential.

Despite its peaceful rural position, the property remains highly accessible. The nearby market town of Newcastle Emlyn offers a range of independent shops, cafés, and everyday amenities, while the stunning coastline of Cardigan Bay — including the renowned beaches and coastal paths of Poppit Sands — is within easy reach.

Panthwdog represents a rare opportunity to acquire a beautifully positioned country home with land, combining equestrian potential, lifestyle appeal, and natural beauty in one of West Wales' most desirable rural settings.

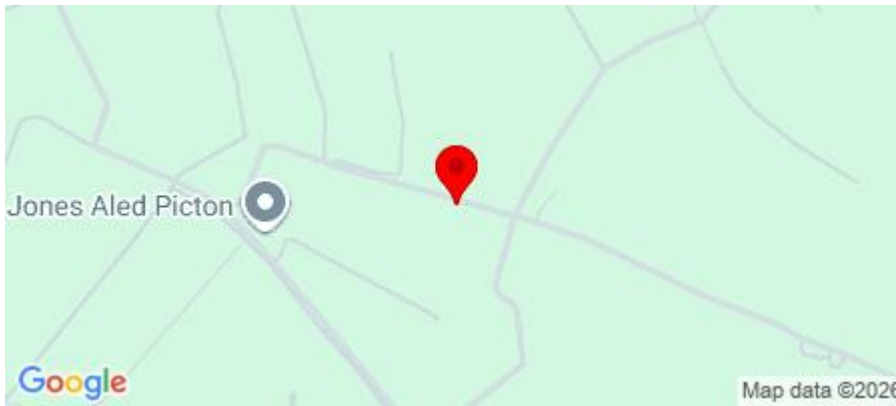
PROPERTY PHOTOS







LOCATION

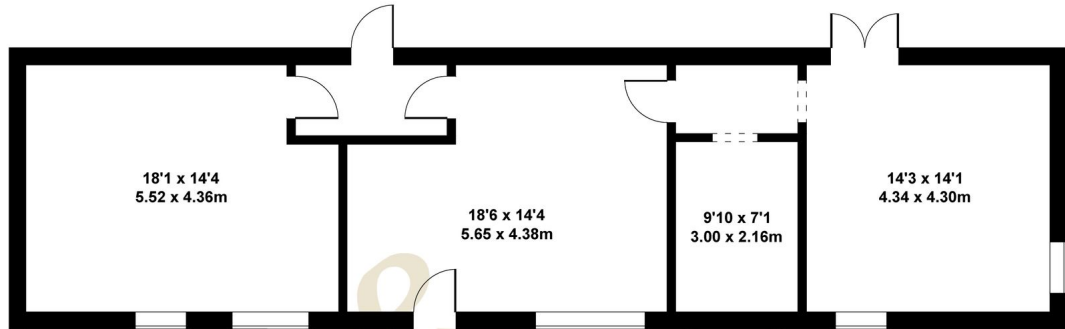


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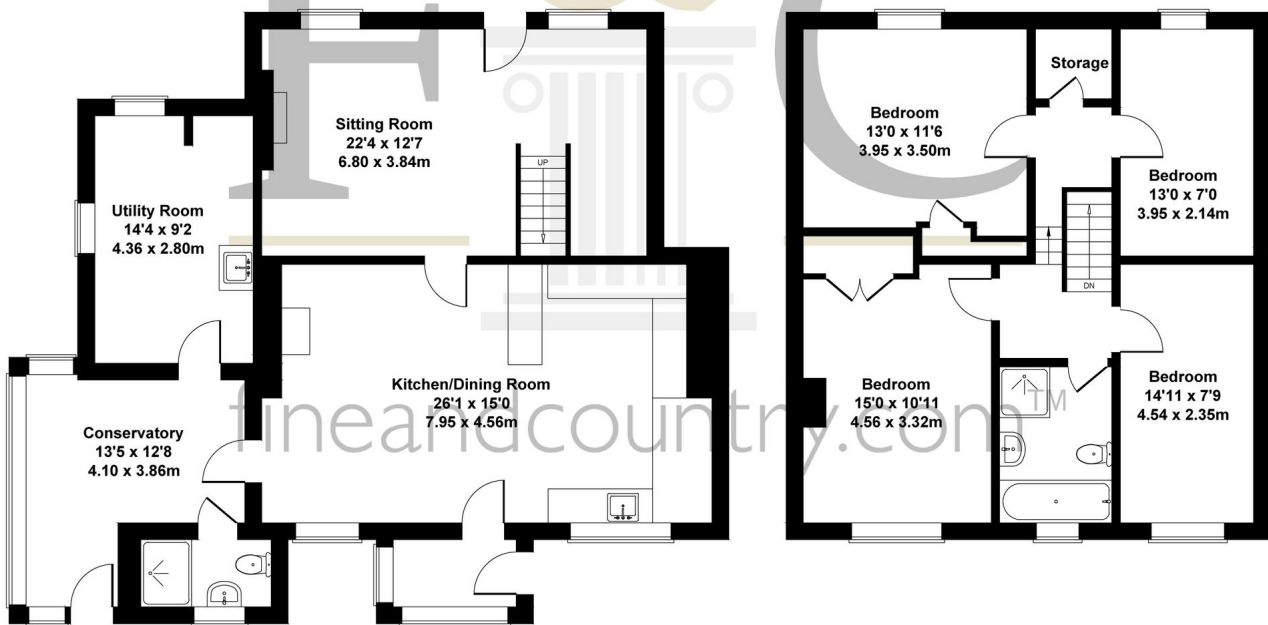
FLOORPLANS

Panthwdog, Capel Iwan, Newcastle Emlyn, SA38 9NJ

Approximate Gross Internal Area
2637 sq ft - 245 sq m



TRADITIONAL BARN



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.

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