



GROSS INTERNAL AREA
FLOOR 1: 1185 SQ FT, 110 m²; FLOOR 2: 1185 SQ FT, 110 m²
EXCLUDED AREAS: PORCH: 43 SQ FT, 4 m²
TOTAL: 2370 SQ FT, 220 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Old Lan Farmhouse

- Detached 4 Bed Farmhouse + Annexe
- Yoga Studio / Gym/ Wood chalets
- Unique Character Features
- Rural & Countryside Views
- Beautifully Presented Family Home
- Approx. 2.2 Acres
- Self Contained Apartment
- Holiday Let Opportunity
- Woodland Area / Pond / Fire-Pit
- EPC Rating: D

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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MAYFAIR
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£900,000

We Say...

Property with Annex A rare opportunity to purchase this immaculately presented, detached farmhouse property, boasting approx. 2.2 acres of gardens. The property, which has been finished to a high standard, comprises; a lovely entrance hall with a central staircase, exposed beams, and stone walls, with the living room to your left providing a central log burner and oak flooring with views over the garden and French doors out to the patio area. The open-plan kitchen/diner is to the right, fitted with a range of bespoke units with an island. The kitchen is fitted with an integrated fridge/freezer, a dishwasher, and a wine fridge. In the dining area there is a feature log burner and views over the gardens can be enjoyed from both ends of the room. The first floor of the property boasts the master bedroom with a luxurious en-suite, with a free-standing bath and separate shower with a vanity unit. There are three further bedrooms, one with an en-suite and a separate family bathroom.

Within the grounds, there is a self-contained treatment room/office space with a kitchen and WC to the rear, an ideal space for remote working. Above the treatment room, there is a self-contained studio apartment which is open plan, with a kitchenette, en-suite, and views over the countryside. There are two one bed wooden lodges which would be ideal for additional accommodation, and also benefit from a great income potential. They have the added benefit of an exception from The Woodlands Champions Club.

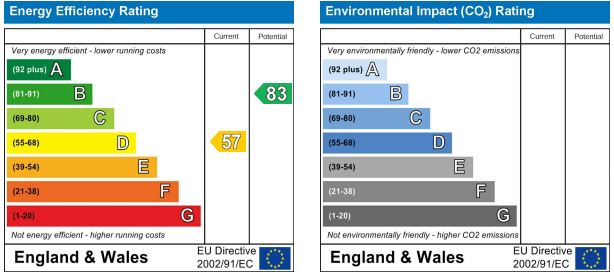
The grounds spread across approx. 2.2 acres, with a variety of trees and hidden treasures, such as an outdoor firepit with wrap-around seating. The yoga studio/gym provides an excellent space that lends itself to business use. The current vendors run a popular yoga retreat on the grounds but the property and land lends itself to a variety of uses, even if used as a lovely family home in the countryside of Pembrokeshire.



GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
 TENURE: We are advised Freehold
 SERVICES: We have not checked or tested any of the services or appliances at the property.
 COUNCIL TAX: Band ' E '
 HEATING: Oil Central Heating

MD / LLT / 08 / 23/OK
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LOCATION

The property is located on the Pembrokeshire/ Carmarthenshire border within easy reach of the market town of Narberth and Whitland. Located on the Pembrokeshire/ Carmarthenshire borders yet within a few minutes drive of Efailwen which offers good local amenities and a primary school. The larger towns of Narberth and Whitland are within a 10 minute drive. This superb property must be viewed to fully appreciate the quality

DIRECTIONS

From Narberth, head north on the A478 towards Cardigan for approx 5 miles to Efailwen, once you reach the end of the village turn right. Follow the road then at the crossroads turn right and follow this road for approx. 1.5 miles, then take the second right hand turn. Follow this road for approx. half a mile and the property will be found on your right. What3words ///suckle.hangs.tadpol

AERIAL VIEW



