



Total area: approx. 159.7 sq. metres (1719.1 sq. feet)

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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Trewen Upper Eweston Farm, Penycwm, Haverfordwest, Pembrokeshire, SA62 6JY

- **Detached Countryside Residence**
- **Three / Four Bedrooms**
- **State of the art office building with high speed ethernet service (approx 2,700 sqft)**
- **LPG Gas Central Heating**
- **EPC RATING: E**
- **Character Features**
- **Countryside Views**
- **Approx 95 Acres of Pastureland and Woodland**
- **Views of the Coast at Newgale**

Offers Around £895,000



Property House, 12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

Email: finest@westwalesproperties.co.uk
Telephone: 0345 094 3006



We Say...

Welcome to Trewen Upper Eweston Farm, which is situated in the picturesque village of Penycwm, Haverfordwest. This property with the land offers a unique opportunity for those seeking a peaceful countryside lifestyle, the views that surround the farmhouse are far-reaching, offering a tranquil environment.

The properties are nestled in a delightful rural location within approximately 95 acres of pasture and woodland that includes a large lake alongside the woodland at the lower part of the land accessed from a country lane along which are several other farm properties.

The Farm House comprises of porch, hallway, wc, study, sitting room, garden room, kitchen/breakfast room, utility. First floor bedroom with interlinked dressing room, two further bedrooms and bathroom.

Externally a gated entrance gives access to a separate driveway and parking for the farmhouse, continuing to the extensive parking area immediately alongside the studio. From here one can glimpse the coast at Newgale and enjoy a panoramic view of the property’s land, extending past the farmhouse gardens, the pond, and pasture land, to the bordering woodland below.

There is an opportunity to operate a business from your home with the professional suite of offices. The studio/office, comprises of space for up to 10 workstations, a meeting room, staff room, kitchen, storage area, and benefits from internet connectivity; a BT Ethernet service Fibre connection with unlimited bandwidth is available. (It’s an exclusive single-property connection) There is also a starlink system set up on the property and a commercial generator ensuring an uninterrupted power supply. This is a rare and appealing opportunity for someone wanting to benefit from a change of lifestyle in the relaxed environment of rural Pembrokeshire.

The land is generating an income via a hands-off approach working with a neighbouring farmer who uses the land for grazing and silage, with the opportunity for further commercial development if desired. The woodland ensures a constant supply of logs for the Rayburn range and the wood burner.

Newgale is one of the best-known Blue Flag beaches in West Wales, with its three miles of beautiful sand, pebbled bank, and wonderful surf. The village lies midway between the county town of Haverfordwest and the Cathedral City of St Davids.

Haverfordwest has a wide range of amenities, including a mainline train station, hospital, sixth-form college, schools, cinemas, and leisure facilities. The village of Roch, just a couple of miles away, has a junior school, church, and pub, whilst St Davids and Solva both have a wide array of cafes, restaurants, shops, and art galleries.

The stunning scenery of the Pembrokeshire Coast National Park provides endless opportunities for walking and enjoying the flora and fauna of the area, whilst a myriad of sporting activities can be enjoyed either on the beach, sea, or golf course.



DIRECTIONS

DIRECTIONS: From Haverfordwest, take the A487 towards St Davids, passing through Pelcomb Cross, Simpson Cross, and through Roch. Just before the end of the village, fork right behind the Victoria Inn Pub, past the Junior School, and follow the road down Roch Hill for 1 mile, where the property will be found on the left-hand side. WhatThreeWords: axed.snowballs.supply

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Private Drainage, Mains Electric, Mains Water
HEATING: LPG Gas Central Heating
TAX: Band F

We would respectfully ask you to call our office before you view this property internally or externally

SSG/SSG/05/24/Draft

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AERIAL VIEW



