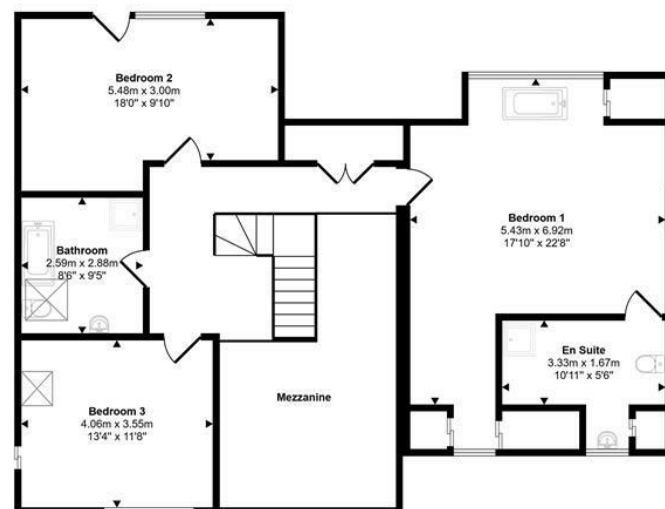


Ground Floor
Approx 165 sq m / 1776 sq ft



First Floor
Approx 100 sq m / 1079 sq ft

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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Llain Farm, Mathry, Haverfordwest, Pembrokeshire, SA62 5JA

- **Smallholding Opportunity**
- **Five Bedroom Farm House Located Down Private Drive**
- **Panoramic Sea And Countryside Views**
- **Immaculately Presented**
- **No Chain**
- **Approximately 18 Acres Of Land**
- **Master Bedroom With Stunning Copper Bath**
- **Multiple Outbuildings including Stable Block. Significant Income Potential**
- **14 Miles From Haverfordwest**
- **EPC Rating: C**

Offers Over £1,100,000



12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
Email: haverfordwest@westwalesproperties.co.uk
Telephone: 01437 762626

We Say...

Stunning Coastal Farmhouse with 18 Acres & Breathtaking Sea & Countryside Views
Set in a spectacular coastal location, this immaculate and contemporary 5-bedroom farmhouse offers unrivalled sea and countryside views from almost every angle. Combining modern elegance with timeless country charm, this exceptional property is finished to the highest standards, featuring beautiful oak finishings and a neutral, stylish décor that enhances the light and space.

The heart of the home is the open-plan kitchen and dining area, designed for both relaxed family living and stylish entertaining. Two spacious reception rooms provide versatility and comfort, while the grand oak staircase leads to a galleried landing, creating a striking focal point. The master suite is a true retreat featuring a magnificent roll-top copper bath positioned beside a vaulted window to take full advantage of the breathtaking views, as well as an en-suite shower room.

Set within approximately 18 acres of well-tended pastureland, the property is ideal for equestrian and agricultural pursuits. It boasts a stable block with five stables and a tack room, along with various farm outbuildings, including haysheds, a cattle shed, a machinery shed, and a former dairy. Outside, the expansive gardens and ample parking complete this stunning countryside haven.

A rare opportunity to own a truly remarkable coastal farmhouse in an unparalleled setting. Viewing is highly recommended!

Mathry is a popular village situated some 2.5 miles from the North Pembrokeshire coastline at Abercastle, 8 miles from the Cathedral City of St Davids, and 5 miles from the harbour and ferry port of Fishguard, on the North Pembrokeshire coast. The village has a tea room, church, and public house, with wider facilities available in St Davids, Fishguard, and the county town of Haverfordwest, some 14 miles to the south.



DIRECTIONS

From the Haverfordwest office proceed out of town in the direction of Fishguard. Follow this road for approximately 8 miles until you reach the village of Letterston. At the crossroads in the centre of the village turn left onto St David's Road, and follow the road out of the village for approximately 2 miles. At the sharp bend, take the left hand fork and follow this road along, where you will find the turning for Llain Farm on your right hand side. What3Words: Mascot/appointed/pushy.

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 Mains Electric, Mains Water, Private Drainage.
HEATING: Oil
TAX: Band E

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

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AERIAL VIEW

