



Pant-y-Crwyn, Letterston, Haverfordwest, Pembrokeshire, SA62 5TU

**Price Guide £695,000**

Pant-y-Crwyn is a delightfully situated 17 Acre Residential/Equestrian Holding which stands in a private and idyllic location within easy car driving distance of the County and Market Town of Haverfordwest and the Market Town and Ferry Port of Fishguard. The Property benefits a Detached 3 Bedroom Farmhouse residence, a Self Contained Detached 3 Bedroom Cottage (the result of a Barn Conversion), a useful range of both Modern and Traditional Outbuildings including a Stable Block with 5 boxes, a further Traditional Range with Planning Consent to convert to a Dwelling and some 17 Acres or thereabouts of predominantly clean Pasture Land. Residential/Equestrian Holdings of this nature are few and far between and early inspection is strongly advised.

EPC Main Residence - 'D'. EPC The Cottage - 'F'.



## Situation

Pant-y-Crwyn is a delightfully situated 24 Acres Residential/Equestrian Holding which stands in a private location within a mile or so of the village of Letterston.

Letterston is a popular village which stands between the Market Town of Fishguard (5 miles north) and the County and Market Town of Haverfordwest (10 miles south).

Letterston is a large village which has the benefit of a good range of amenities and facilities including several Shops, a Butcher's Shop/Post Office, Primary School, a Church, Chapel, a Charity Furniture Store, Fish & Chip Shop Restaurant/Take-Away, a Petrol Filling Station/Store, Repair Garage, a Memorial/Community Hall and a Licensed Restaurant/Public House.

The well-known Market Town of Fishguard is close by and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities.

The County and Market Town of Haverfordwest is within a short drive and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Aways, Art Galleries, a Library, Petrol Filling Stations, a Post Office, Repair Garages, a Further Education College, Supermarkets, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

The North Pembrokeshire Coastline at Abercastle is within 6 ½ miles or so and also close by are the other well-known sandy beaches and coves at Aberfelin, Porthgain, Traeth Llyfn, Aberiddy, Abermawr, Aberbach, Pwllcrochan, The Parrog, Pwllgwaelod, Cwm-yr-Eglwys, and Newport Sands.

There are good road links along the Main A40 from Letterston to Haverfordwest and Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

## Directions

From Fishguard take the Main A40 road south for some 5 miles and in the village of Letterston take the turning on the right at the crossroads, signposted to Mathry and St Davids. Continue on this road for a third of a mile or so and adjacent to the Church turn left into Midland Lane. Continue on this road passing the Primary School on your left and proceed down to the end of the land and upon reaching the 'T' junction turn left and continue for 150 yards or so and Pant-y-Crwyn is at the end of the lane.

Alternatively from Haverfordwest take the Main A40 road north for some 10 miles and on the village of Letterston take the turning on the left at the crossroads, signposted to Mathry and St Davids. Follow directions as above.

## Description

Pant-y-Crwyn comprises a detached 2 storey Farmhouse residence of solid stone and cavity concrete block construction with rendered and coloured elevations under a pitched slate and a flat roof. Accommodation is as follows:-

### Stable Door to:-

### Hall



With slate floor, staircase to First Floor, telephone point, 1 power point, smoke detector (not tested) and doors to Living Room and:-

### Sitting Room



14'2" x 10'0" approx (4.32m x 3.05m approx)

With slate floor, double glazed window, radiator, 4 power points, ceiling light and opening to:-

## Conservatory



15'10" x 6'0" (4.83m x 1.83m )

Being uPVC double glazed with a slate floor, double panelled radiator, wall light and 2 power points.

## Living Room



21'2" x 18'0" maximum (6.45m x 5.49m maximum )

With pine floorboards, 3 ceiling lights, double and single panel radiators, Woodburning Stove on a ceramic tiled hearth, 10 power points, TV point, door to Inner Hall and 10 pane glazed double doors to:-

## Kitchen/Dining Room



25'0" x 10'0" approx (7.62m x 3.05m approx )

With a slate floor, 2 double glazed windows, hardwood double glazed French doors to Rear Garden, 12 downlighters, Belfast sink with mixer tap, range of floor cupboards, Brick Inglenook style Fireplace with Oak Beam housing a Rangemaster LP Gas cooker range with 5 ring Hob, Hotplate, 2 Ovens and a Grill, Cooker Hood, built in cupboard housing a Worcester Oil Boiler (heating domestic hot water and firing central heating), radiator and door to:-



## Inner Hall

With slate floor and doors to Living Room and:-



## Shower Room



8'0" x 7'5" (2.44m x 2.26m )

With slate tile floor, uPVC double glazed window, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Shower Cubicle with a Mira Event electric shower, ceiling light, part tile surround, towel ring and toilet roll holder.

A staircase from the Hall gives access to the:-

## First Floor

### Landing



20'3" x 6'6" maximum (6.17m x 1.98m maximum )

With 2 power points, double panelled radiator, Airing Cupboard with copper hot water cylinder and immersion heater, ceiling light and access to an Insulated Loft.

## Bathroom



11'11" x 5'10" (3.63m x 1.78m )

With white suite of panelled Bath, Wash Hand Basin and WC, double glazed window, part tile surround, radiator, shaver light/point, wall mirror, towel ring, toilet roll holder and a double glazed window.

## Bedroom 1



12'0" x 10'4" approx (3.66m x 3.15m approx)

With fitted carpet, radiator, 4 power points, double glazed window and a range of Sharps fitted wardrobes along one wall together with matching dressing table and 2 bedside cabinets.

## Bedroom 2



11'2" x 10'1" (3.40m x 3.07m )

With fitted carpet, double glazed window, radiator, ceiling light and 4 power points.

## Bedroom 3



12'0" x 9'9" maximum (3.66m x 2.97m maximum )

With fitted carpet, radiator, double glazed window, ceiling light, telephone point and 4 power points.

There is a walled forecourt to the Property and to the rear is a large private Lawned Garden which is screened by Conifers and Firs together with Mature Flowering Shrubs. There is also a Concreted Patio at the rear together with a:-

## Utility Shed

15'0" x 11'0" (4.57m x 3.35m )

Of concrete block construction with a corrugated iron roof. It has 2 pedestrian doors. an electricity consumer unit, cold water plumbing for a washing machine and power points.

Within close proximity of the Farmhouse is:-

## THE COTTAGE



The Cottage the result of Barn Conversion and in the main is of solid stone construction with rendered and whitened elevations under a pitched slate roof. Accommodation is as follows:-

## Stable Door to:-

### Hall

With ceramic tile floor, downlighter, Airing Cupboard with a pre lagged copper hot water cylinder and immersion heater and doors to Kitchen, Bathroom and:-

### Bedroom 2

11'4" x 7'0" (3.45m x 2.13m )

With fitted carpet, radiator, double glazed window, 2 built in wardrobes and 2 power points.

### Bathroom



With ceramic tile floor, radiator, white suite of Bath, Wash Hand Basin and WC, part tile surround, shaver light/point, Mira 88 shower over bath, shower curtain and rail, downlighter and a Manrose extractor fan.



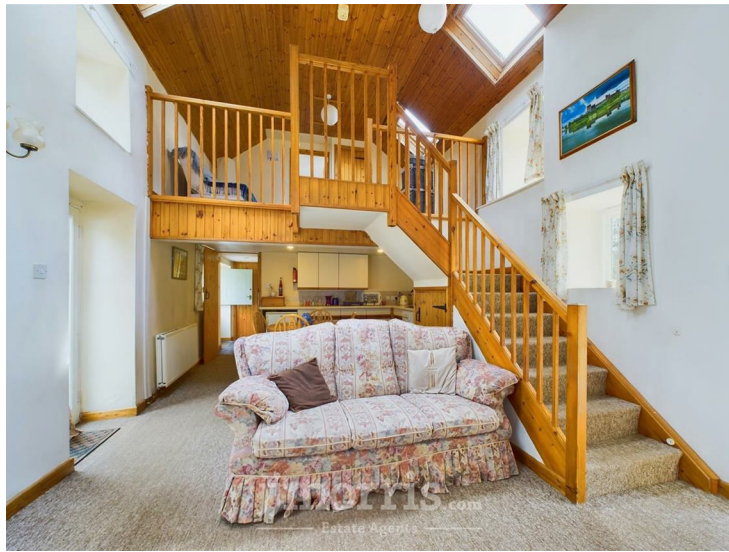
### Kitchen Area



13'4" x 8'3" (4.06m x 2.51m )

With single drainer stainless steel sink unit, range of fitted floor and wall cupboards, built in QA electric Single Oven/Grill, 4 ring Cooker Hob, double panelled radiator, 2 eyeball spotlights, 6 power points, extractor fan and an opening to:-

### Sitting/Dining Room



13'9" x 13'0" maximum (4.19m x 3.96m maximum )

With fitted carpet, understairs cupboard concealing a Worcester Danesmoor 12/14 Oil Boiler (heating domestic hot water and firing central heating), 2 wall lights, double panelled radiator, pine tongue and groove clad ceiling, double glazed French doors to Front Yard and also to Rear Garden, TV point, telephone point, 2 double glazed windows, wiring for telephone, 4 power points and staircase to:-

### Half Landing

With fitted carpet, double glazed window to rear and stairs to:-

### First Floor

### Landing/Sitting Area/Bedroom 3



13'9" x 9'7" approx (4.19m x 2.92m approx)

With fitted carpet, Velux window, smoke detector (not tested), access to Insulated Loft, radiator, built in wardrobe, 2 ceiling lights, telephone point and door to:-

### Bedroom 1



13'11" x 13'2" maximum (4.24m x 4.01m maximum )

With fitted carpet, 2 Velux windows, door to an external staircase, built in wardrobe, electricity consumer unit, radiator, ceiling light and 6 power points.

Directly to the rear of The Cottage is a Patio and Lawned Garden with Flower Beds and a 300 Gallon Oil Tank.

Directly to the fore of the Farmhouse and Cottage is a concrete and hardsurfaced yard which allows for ample Vehicle Parking and Turning Space. Conveniently situated to the Farmhouse and The Cottage are a range of both Traditional and Modern Outbuildings set around the main yard. The Traditional Outbuildings have conversion potential and Detail Planning Consent has been granted for the conversion of the one of the barns to a Dwelling. The Outbuildings are listed as follows:-



### Stables/Livestock Building

26'0" x 14'0" (7.92m x 4.27m)

Which is divided into 2 boxes of concrete block construction with rendered walls under a corrugated iron roof. There is a concreted yard to the fore of the building and adjacent is a:-

### Multipurpose Shed/Garage/Workshop



42'0" x 32'0" approx (12.80m x 9.75m approx )

Of concrete block construction with a pitched corrugated cement fibre roof. It has double doors at one end together with electricity connected. The roof is in need of attention.

### Stone Barn



34'0" x 15'0" approx (10.36m x 4.57m approx)

Which has the benefit of Planning Consent to convert into a Dwelling. Adjoining at one end is a:-

### Lean to Pony Stable

15'0" x 8'6" approx (4.57m x 2.59m approx)

Adjoining the other gable end of the stone barn is a:-

### Store Shed

### Former Cowshed



30'0" x 13'6" approx (9.14m x 4.11m approx )

Of predominantly stone construction with a corrugated iron roof. It is currently divided into 3 Stables/Boxes and has electric lights and power points. Adjoining is a:-

### Stable

14'7" x 12'0" approx (4.45m x 3.66m approx)

Of concrete block and stone construction with a pitched corrugated iron roof.

Adjoining the Former Cowshed at the fore is a:-

### Lean to Former Dairy/Feed Store

10'0" x 6'6" approx (3.05m x 1.98m approx)

Of concrete block construction with a corrugated iron roof.

### Dutch Barn



60'0" x 21'0" approx (18.29m x 6.40m approx )

Of steel stanchion construction with a corrugated iron roof and an adjoining:-

### Lean to Barn/Hay/Implement Shed

60'0" x 30'0" approx (18.29m x 9.14m approx )

Adjoining the Dutch Barn on the eastern gable end is a:-

## Multipurpose Equestrian/Livestock Building



In addition, there is a detached Stone Barn on which Planning Consent has been granted to convert to a Dwelling. The Land in total extends to 17 Acres or thereabouts which is in the main clean Pasture Land. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

60'0" x 26'6" approx (18.29m x 8.08m approx)

Of steel stanchion and concrete block construction with box profile cladding and a corrugated cement fibre roof. It is divided into 5 boxes each measuring 13'0" x 12'0" with concreted floors and a concreted yard to the fore with double wooden door access at the eastern gable end. The building has 5 strip lights and 2 power points.

## The Land

The Land in total extends to 17 Acres or thereabouts in 3 blocks. The main block of Land lies adjacent to The Farmhouse, Cottage and Outbuildings and extends to some 7 ½ Acres or thereabouts which is in the main down to permanent pasture. On the opposite side of the railway line are 3 enclosures which extend to 9 ½ acres or thereabouts. In total Pant-y-Crwyn has 17 Acres or thereabouts of Land.

The boundaries of the Property are edged in red on the attached Plan.

## Services

Mains Electricity connected. Private water supply from a Borehole. There is a water treatment system within the Pump House adjacent to the Modern Outbuildings. Drainage is to a Septic Tank. Telephone, subject to British Telecom Regulations. Broadband Connection. Both Farmhouse and Cottage have the benefit of Oil fired Central Heating. Double Glazing and Loft/Roof Insulation.

## Tenure

Freehold with Vacant Possession upon Completion.

## Remarks

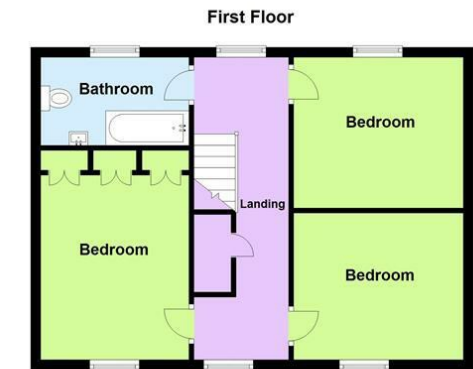
Pant-y-Crwyn is a delightfully situated 17 Acre Residential/Equestrian holding stands in a quiet and private location within a mile or so of the village of Letterston. The Property benefits a Detached 3 Bedroom Farmhouse residence, a 3 Bedroom Cottage, a range of both Traditional and Modern Outbuildings including a Stable Block with 5 boxes, a former Cowshed with 3 boxes, a Hay Barn and an adjoining Lean to Hay/Implement Shed.





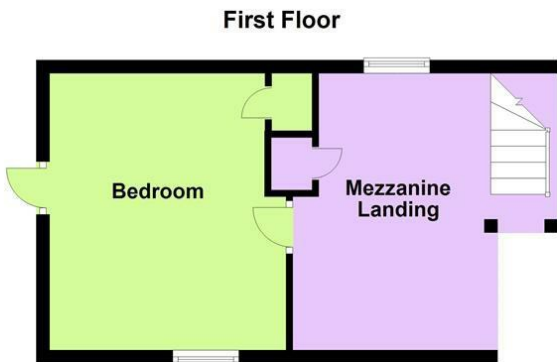
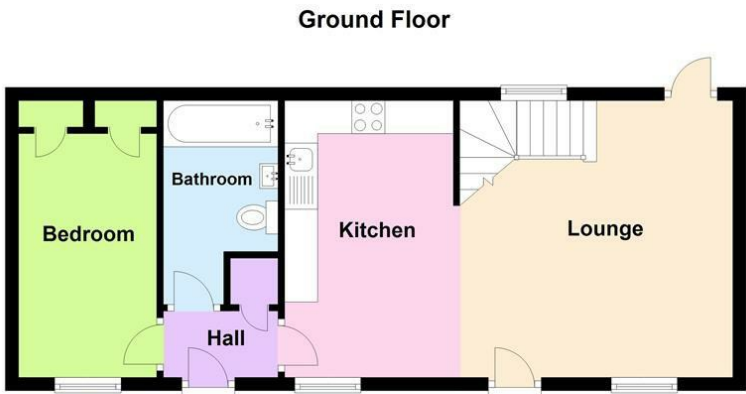


Floor Plan - Pant y Crwyn



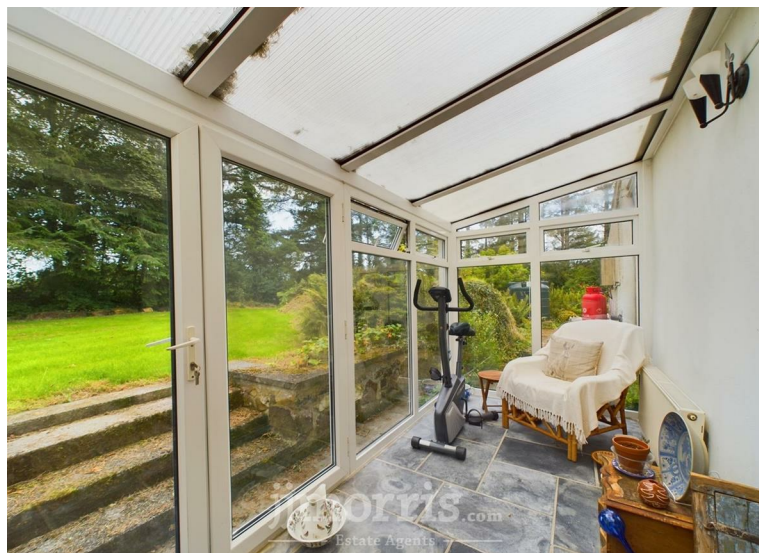
This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

Floor Plan - The Cottage

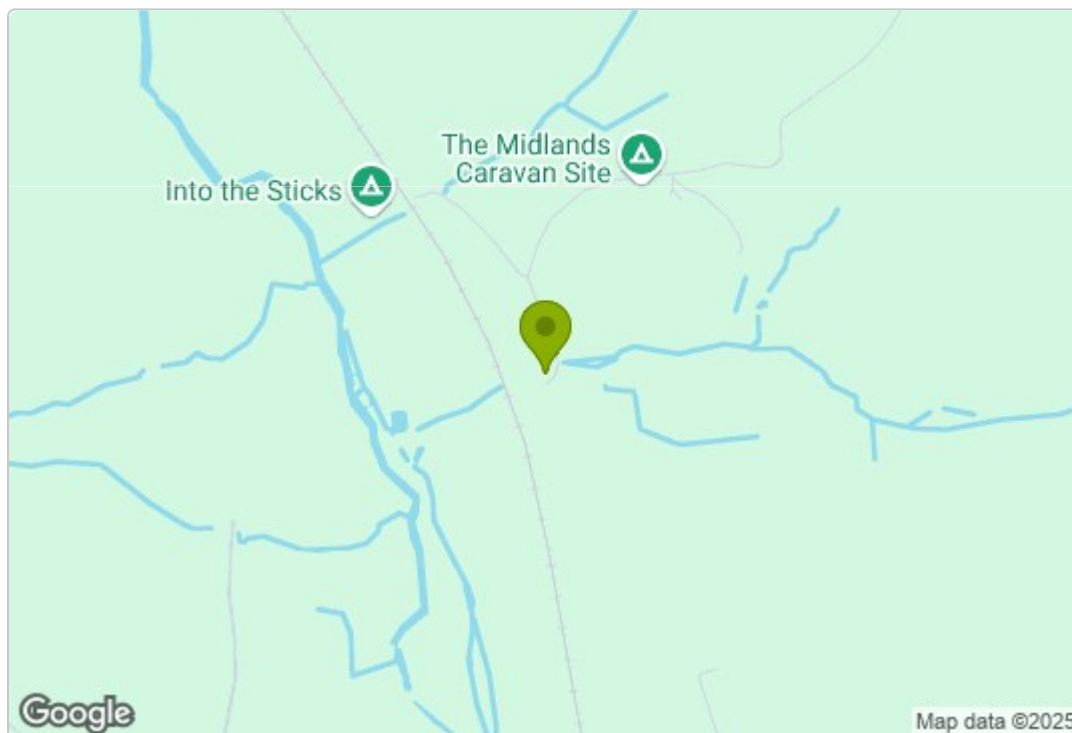


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.





## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 55                      | 74        |
| England & Wales                             | EU Directive 2002/91/EC |           |

## Council Tax Band - F

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com