



Llanreithan Mill, Mathry, Haverfordwest, Pembrokeshire, SA62 5LG

Price Guide £650,000

- * A delightfully situated and privately positioned south facing 24 ½ Acre Residential Smallholding.
- * Spacious Detached 2 storey Farmhouse Residence which has been extended into the adjoining Outbuildings.
- * Character 2 Reception, Kitchen, Conservatory, Utility, Bathroom/Sep WC and 3 Bedroom accommodation.
 - * Hardwood Double and Single Glazed Windows. LP Gas Central Heating. Loft Insulation.
- * Range of Buildings including a Stone Former Mill, a small Stone Barn, Pony Stables/Store Sheds and Garages.
- * 24.35 Acres of Organic Land which could easily be cleared to provide clean south facing Pasture Land.
- * Ideal for Family or early Retirement purposes. Inspection strongly advised. EPC Rating G

SITUATION

Llanreithan Mill stands in the heart of Pembrokeshire and enjoys a delightful private south facing location some 2½ miles or so south east of the village of Croesgoch and some 3 miles or so south west of the popular hilltop village of Mathry.

Croesgoch being close by, has the benefit of a Primary School, Agricultural Stores, Art Gallery, a Chapel, Repair Garage and a Public House/Post Office.

Within a short drive is the popular hilltop village of Mathry which benefits a Church, a Public House, a former Chapel (now converted to a Dwelling), a Community/Village Hall and an Antique Shop with former Cafe/Tea Room.

The well known Market Town of Fishguard is some 9 miles or so north east and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities. The North Pembrokeshire Coastline at Porthgain is within 4 miles or so and also close by are the other well known sandy beaches and coves at Aberfelin, Abercastle, Pwllcrochan, The Parrog, Traeth Llyfn, Abereiddy, Whitesands Bay, Porthclais, Carfai, Solva and Newgale.

The County and Market Town of Haverfordwest is some 12 miles or so south east and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities which briefly include Comprehensive and Primary Schools, Church, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, Supermarkets, a Post Office, Library, Petrol Filling Stations, Repair Garages, Builders Merchants, a Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links from Haverfordwest along the Main A40 to 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.

The well known Cathedral City of St Davids is within 6 miles or so and also within a similar distance is the picturesque Harbour Village of Solva.

DIRECTIONS

From Fishguard, take the Main A487 Road south west for some 9 miles and in the village of Croesgoch, turn left onto the B4331 Road signposted to Haverfordwest. Continue on this road for 2 miles or so passing the 2 turnings on the right signposted to Treffynnon and Three Quarters of a Mile or so further on and upon reaching a 90° bend, proceed straight on. Continue on this road for 150 yards or so and follow the road 90° to the right. Proceed on this road for 250 yards or so and the turning to Llanreithan Mill is the first on your left. A 400 yard hardsurfaced lane leads

down to the Property. A "For Sale" Board is erected at the roadside entrance.

Alternatively from Haverfordwest, take the B4331 Road north west for some 11 miles or so and upon reaching a "T" junction, turn right and bear left. Continue on this road for 400 yards or so and follow the road 90° to the left. Continue on this road for in excess of three quarters of a mile and upon reaching a 90° turn to the right, turn left. Proceed on this road for a 150 yards and follow the road 90° to the right and 250 yards or so further on, the turning to Llanreithan Mill is on your left. A 400 yard hardsurfaced lane leads down to the Property.

DESCRIPTION

Llanreithan Mill Farmhouse comprises a Detached 2 storey building of solid stone construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

Hardwood Entrance Door to:-



Kitchen



18'2" x 13'1" (5.54m x 3.99m)
(maximum measurement). With a Terracotta tile floor, Inglenook fireplace with concealed light and 1 power point housing a Alpha Oil fired Cooking/Heating Range (in need of attention), open beam ceiling, understairs storage cupboard, double panelled radiator, single glazed sash window, 2 ceiling lights, 2 ceiling spotlights, telephone point, 9 power points, double glazed door to Conservatory, door to Kitchen and door to:-

Parlour/Bedroom 3



13'1" x 11'10" (3.99m x 3.61m)

With a Terracotta tile floor, single glazed sash window, open beam ceiling, alcove with wall shelves, ceiling light, Cast Iron open fireplace with a Pine surround, built in glass fronted display cupboard, double panelled radiator and 8 power points.

Conservatory



20'9" x 13'2" (6.32m x 4.01m)

Being Hardwood painted double glazed with Travertine tile floor with electric underfloor heating, natural stone wall, double glazed French door to rear Garden, 8 power points and a Hardwood half glazed Stable Door to:-

Sitting/Television Room



18'2" x 14'3" (5.54m x 4.34m)

With a Terracotta tile floor, exposed "A" frames, Velux window, 4 ceiling spotlights, 4 Hardwood double glazed windows, Jotul Woodburning Stove, double panelled radiator, TV point, 6 power points, door to Utility Room and opening to:-

Lounge/Games Room/Bedroom 4



21'5" x 14'3" (6.53m x 4.34m)

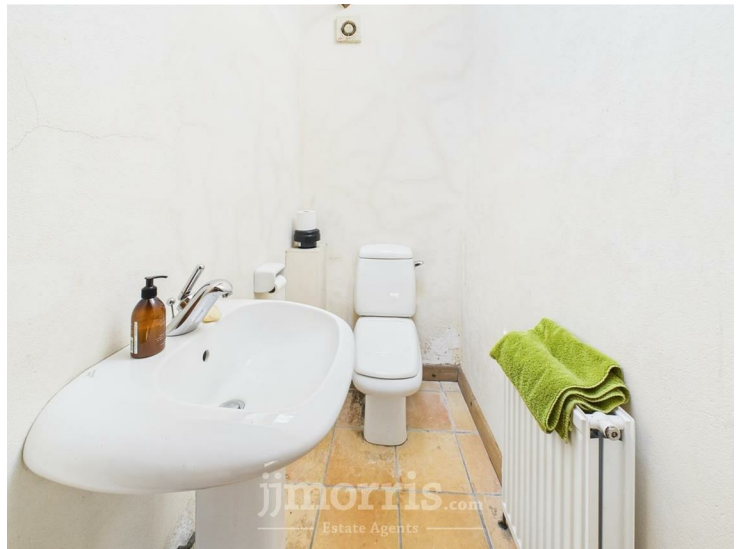
(maximum). With a Terracotta tile floor, 2 double panelled radiators, exposed "A" frames, ceiling light and a ceiling light point, Hardwood double glazed window, door to Separate WC and a stair ladder to a:-

Crog Loft

8'3" x 7'9" (2.51m x 2.36m)

(maximum). With Velux window.

Separate WC



5'10" x 3'7" (1.78m x 1.09m)

With a Terracotta tile floor, double panelled radiator, suite of Wash Hand Basin and WC, Velux window, Manrose extractor fan, toilet roll holder and wall light.

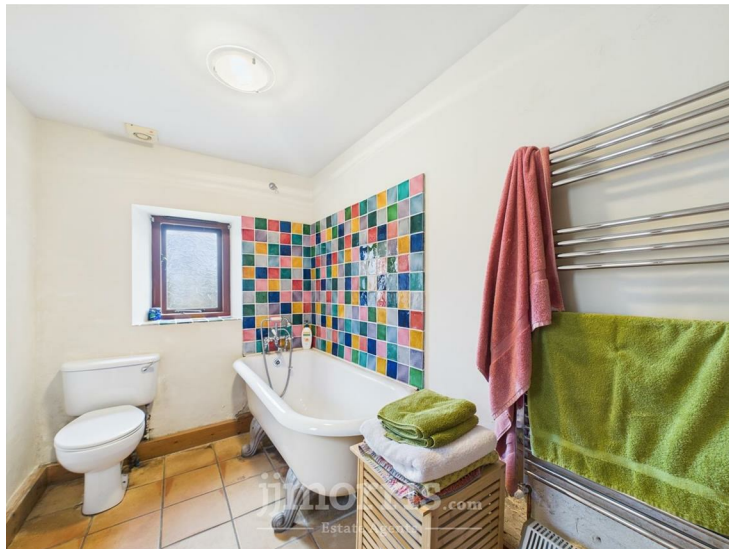
A door from the Television/Games Room/Bedroom gives access to a:-

Utility Room



19'3" x 7'6" (5.87m x 2.29m)
(maximum). With a Terracotta tile floor, double Belfast sink with hot and cold, Slate worktop, plumbing for dishwasher and washing machine, fridge recess, 2 strip lights, half glazed Hardwood door to exterior, appliance points, 10 power points, electricity consumer unit, Hardwood double glazed window, wall shelf, staircase to First Floor and Pine door to:-

Bathroom



10'2" x 6'1" (3.10m x 1.85m)
With a Terracotta tile floor, 2 Hardwood double glazed windows, white suite of Roll Top Bath with Shower attachment, Wash Hand Basin and WC, part tile surround, Chrome heated towel rail/radiator, Manrose extractor fan, ceiling light, wall mirror, wall light and a toilet roll holder.

First Floor

Landing



6'6" x 4'7" (1.98m x 1.40m)
With Pine floorboards, Hardwood single glazed window, 1 power point and doors to Bedroom 2 and:-

Bedroom 1



13'2" x 12'0" (4.01m x 3.66m)
With Pine floorboards, 2 Hardwood windows (One double glazed and one single glazed), ceiling light, exposed beams, double panelled radiator and 6 power points.

Bedroom 2



13'2" x 11'10" (4.01m x 3.61m)
With Pine floorboards, 2 Hardwood windows (One double glazed and one single glazed), exposed beams, access to an Insulated Loft, ceiling light, double panelled radiator, 6 power points and a Airing/Boiler Cupboard with a Baxi L.P. Gas wall mounted Boiler (heating domestic hot water and firing central heating).

Externally

The Property stands in large Gardens and Grounds which are mainly grassed at the fore with Mature Trees and Shrubs. There are also a range of Buildings as follows:-

The Mill

13'6" x 12'0" (4.11m x 3.66m)

Of stone construction with a corrugated cement fibre roof.

Former Dairy/Tool Shed

9'0" x 8'0" (2.74m x 2.44m)

Of concrete block construction with a corrugated cement fibre roof with electric light and 4 power points.

Garage

12'0" x 8'0" (3.66m x 2.44m)

Of Angle Iron and Corrugated Cement Fibre/Asbestos construction.

Oil Tank.

Garage 2

18'0" x 8'0" (5.49m x 2.44m)

Of concrete block construction with a corrugated iron roof and double wooden doors.

Hartley Botantic Greenhouse

Stone Barn

24'0" x 10'0" (7.32m x 3.05m)

(approximate overall measurement). Of stone construction with a corrugated iron roof.

2 Pony Stables/Store Sheds

26'0" x 9'0" overall (7.92m x 2.74m overall)

With each Stable/Shed measuring 13'0" x 9'0" approx (3.96m x 2.74m). Of concrete block construction with a corrugated cement fibre roof.

2 Outside Water Taps and 2 Outside Electric Lights.

There is a concrete path surround to 2 sides of the Farmhouse.

In all, the Property stands in 24.35 Acres or thereabouts of Land of which there is approximately 20 Acres or thereabouts of potentially clean south facing Pasture/Arable Land. The Land is currently overgrown and has been left Organic, although it could easily be cleared to provide clean south facing Pasture Land. In addition, there are a few Acres of Woodland and also overgrown Garden areas. It enjoys a delightful, private south facing location and is accessed over a 400 yard Single Farm Track off the Council Road.

The approximate boundaries of the Property are edged in red on the attached copy of The Land Registry Plan which is Not to Scale as it has been reduced. The Roadway coloured orange on the Plan does not form part of the Property although there are full Vehicular and Pedestrian Access Rights of Ways over this area of Land. A Public Footpath bisects the Property between points 'A', 'B', 'C' and 'D' on the same Plan.

SERVICES

Mains Water and Electricity are connected. Drainage to a

Septic Tank. L.P. Gas Central Heating. Hardwood Double Glazed and Single Glazed Windows. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

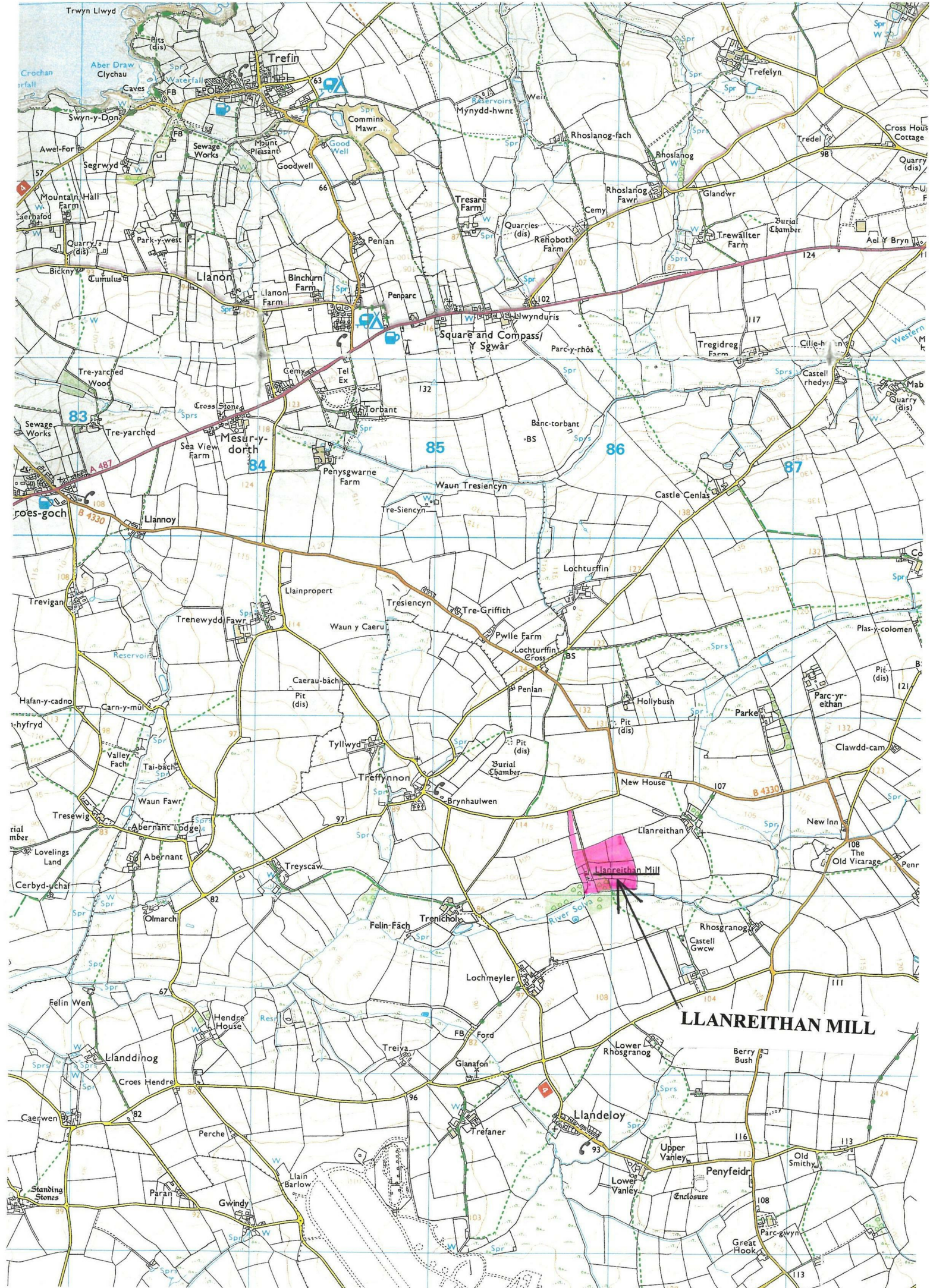
Freehold with Vacant Possession upon Completion.

REMARKS

Llanreithan Mill is a delightfully situated south facing 24.35 Acre Residential Holding which stands within 5 miles or so of the North Pembrokeshire Coastline at Porthgain. The Property is situated between Croesgoch and Hayscastle and is accessed over a 400 yard Single Hardsurfaced Track off the Council Road. The Farmhouse has been modernised and extended over the last 30 years and has the benefit of L.P. Gas Central Heating, Hardwood Double and Single Glazed Windows and Roof Insulation. The Land has been left Organic and of the total Acreage, there is potentially at least 20 Acres of clean, south facing Pasture Land. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

Footpaths

A Footpath Right of Way bisects the Property between points 'A', 'B', 'C' and 'D' on the Plan.



LLANREITHAN MILL

H.M. LAND REGISTRY

TITLE NUMBER

WA669704

ORDNANCE SURVEY
PLAN REFERENCE

SM 8528 - SM 8628
SM 8527 - SM 8627

Scale
1/ 2500

COUNTY **DYFED**

~~DISTRICT PRESELI PEMBROKESHIRE~~

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NOTE: AREAS ON THIS PLAN ARE EXPRESSED
IN ACRES AND HECTARES

ADMINISTRATIVE AREA

PEMBROKESHIRE
SIR BENFRO





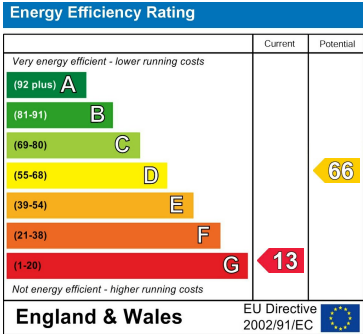
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - E

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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