



Lower End Town Farm , Narberth, SA67 8UJ

Asking Price £2,100,000

A highly desirable 178 acre livestock farm situated in a convenient location on the Pembrokeshire/Carmarthenshire border having considerable residential appeal including a character four bedroom principal residence and three bedroom annexe. Various agricultural buildings to include modern sheds and traditionally constructed buildings that have conversion potential subject to planning. The land extends to some 178 acres of productive and well established pasture. The property is to be offered for sale as a whole or in lots.

SITUATION

Lampeter Velfrey lies in the east Pembrokeshire countryside within an area of highly regarded early, productive land, suitable for grazing, cropping or arable purposes, being inherently fertile.

The village has a strong sense of community and within the village lies the 13th century Grade II listed church of St Peter. Lampeter Velfrey lies within easy reach of the A40 which links to the M4, and is some 3 miles or so from the small towns of Narberth and Whitland. Between them they offer a good range of local services and facilities that cater for most everyday requirements including doctors' surgeries, primary schools. In addition, there is a comprehensive school in Whitland and a train station in both towns, etc. Further afield lie the market towns of Haverfordwest and Carmarthen which provide a greater range of amenities including supermarkets, shopping centres, hospitals etc. Also within easy reach is the superb scenery of the renowned Pembrokeshire coastline being approximately 6 miles to the nearest beach.

Lower End Town is situated within a thriving community in rural Pembrokeshire having tremendous links to local livestock markets in both Whitland and Crymych.

DIRECTIONS

From the centre of Whitland follow signs posted for Tavernspite. Follow this road for approximately 0.4 miles where you will turn right onto Velfrey road, signposted for Lampeter Velfrey. From here follow this road for some 3 miles where Lower End Town will be situated on your right hand side.

DESCRIPTION

Lower End Town is a livestock farm that extends to 178 acres or thereabouts and includes a principal residence of traditional construction along with a secondary dwelling, being suitable for multi generational living or as a principal residence and letting cottage. The original dwelling dates back to at least the 17th century and was fully renovated in the mid-1990s. Furthermore, there is a range of traditional outbuildings that we feel may have the potential for conversion, subject to the necessary consents being obtained. Together with a range of modern agricultural buildings to include cattle shed, multi-purpose shed and a pole barn, the property is described more particularly as follows (approx. dimensions only):

ACCOMMODATION

Lower End Town has the benefit of a large traditionally built farmhouse which is currently as two dwellings and are described in more detail as follows.



MAIN HOUSE

The main house of the holding is a character property typical of a dwelling of this age and construction and will provide tremendous accommodation. Further, there is a private access to the dwelling with ample parking.

HALLWAY

Enter through the front door to a wide hallway with stairs to the first floor, and doorways to sitting room and dining room with small snug under the stairs used as an office.

SITTING ROOM 15'0" x 14'7" (4.59 x 4.47)



With window to the fore, high ceilings, and a focal point of a working cast iron fireplace with tile surround and slate hearth.

DINING ROOM 14'11" x 14'8" (4.55 x 4.48)



With window to the fore and high ceilings, wall lights and radiator.

KITCHEN/ UTILITY 29'7" x 8'11" (9.03 x 2.72)



With steps leading from the hallway to a large kitchen/utility room. Within the kitchen are fitted base units with Belfast sink and slate worktops along with a fitted double electric oven and integrated gas hobs. Further, the kitchen benefits from a dishwasher point. Within the utility portion is a Belfast sink with storage and work surface, washing machine point and oil-fired combi boiler. Further is a cloakroom with W.C. and sink.

PORCH 7'10" x 5'2" (2.41 x 1.59)

Enter through 15 pane glass door from the kitchen and having access to the garden.

HALF LANDING

With loft access and access to bedrooms 3 and 4 and bathroom.

LANDING



With access to separate loft and bedrooms 1 and 2.

BEDROOM 1 14'11" max x 14'9" max (4.56 max x 4.51 max)



With window to the fore and radiator having the benefit of an en-suite with large shower cubicle, W.C. sink and extractor.

BEDROOM 2 14'11" max x 14'10" max (4.56 max x 4.53 max)



With window to the fore and radiator having the benefit of an en-suite with shower cubicle, W.C. sink and extractor.

BEDROOM 3 13'5" x 8'11" (4.11 x 2.73)

Double room with dual aspect and radiator.

BEDROOM 4 14'5" x 8'8" (4.41 x 2.66)

With window to the rear and radiator. Currently there is access to the farmhouse via steps to the landing.

BATHROOM 11'5" max x 5'6" (3.48 max x 1.68)

With W.C. sink unit, bath with shower over. Window to the rear and radiator with the benefit of an airing cupboard with radiator fitted.

GARDEN

The property benefits from a large private lawned garden to the fore along with a small rear garden and private car parking area.

FARMHOUSE



A three-bedroom residence with the benefit of a large farmhouse kitchen diner, utility room, large sitting room and family bathroom.

KITCHEN/DINER 18'5" max x 16'8" max (5.63 max x 5.09 max)



A traditional farmhouse kitchen having the benefit of a single drainer sink unit, and dishwasher point. There are fitted base units with complimentary work surfaces and shelving for further storage. Further is a large alcove which houses the oil-fired boiler. In addition, there is a radiator in the dining room.



UTILITY ROOM 8'10" x 5'8" max (2.7 x 1.75 max)

Steps from the dining room lead to the utility room which benefits from fitted wall units, sink and washing machine point and cloakroom with W.C. The utility room has a back door leading to the rear garden.

SITTING ROOM 14'6" x 13'8" (4.43 x 4.18)



With a step leading from the dining room. A double aspect room with the benefit of a log burning stove with a feature wood mantelpiece and a radiator. Stairs rising to the first floor.

LANDING

With loft access and access to principal accommodation and airing cupboard with hot water tank.

BEDROOM 1 15'11" x 8'7" (4.86 x 2.62)



With double aspect and high ceilings with the benefit of a radiator.

BEDROOM 2 12'5" x 9'7" (3.79 x 2.94)



With double glazed window to the fore and radiator.

BEDROOM 3 12'5" x 7'7" (3.79 x 2.33)



Benefitting from double aspect with built in shelving and radiator.

BATHROOM 7'4" x 7'3" (2.25 x 2.21)

With lino flooring and painted walls with tiles over the bath. Bath with electric shower over, W.C., vanity unit, towel rail style radiator and extractor fan.

GARDEN

The residence benefits from a paved patio area to the fore and lawned garden to the rear. To the fore is a hardstanding area suitable for car parking.



THE OUTBUILDINGS



The holding benefits from a range of outbuildings suitable for a variety of applications including traditional range and modern agricultural buildings.

TRADITIONAL RANGE



A range of buildings consisting of stone-built barns under slate roofs being former cowsheds and are now used for general storage. We feel that these buildings have the potential for conversion subject of course to the necessary planning consent being obtained.

CATTLE SHED 120' x 40' (36.58m x 12.19m)



Being open fronted with 5' cantilever roof covering a concreted feed passage, feed barriers to the front and boarded to three sides having a stone floor. The shed also benefits from an independent electrical supply.

MULTI-PURPOSE SHED 60' x 40' (18.29m x 12.19m)



Having cement fibre sheet roof and being open to all sides with partial boarding to two elevations providing shelter. It is a shed that is versatile and may be used for a range of applications.

POLE BARN 45' x 45' (13.72m x 13.72m)

A versatile and well-ventilated shed having box profile roof.



THE LAND



A plan is attached for identification purposes only. The land extends to 178 acres or thereabouts of mainly level or gently sloping land of which we would estimate some 175 acres are clean and productive land with the remainder being improvable grazing and yard area.

The land is currently a traditional permanent pasture ley consisting of a variety of species including clover and traditional grass species providing a diverse and versatile ley suitable for both grazing and cropping.

The land benefits from exceptionally grown hedgerows which provides shelter for livestock along with an abundance of mature, deciduous trees to enhance the visual aesthetic of the holding.

The land is conveniently located to the farmstead and is predominantly gently sloping with the parcels being divided into well sized, easily worked blocks that are readily accessible.

The farm is well fenced being stock-proof with these fences being in good condition. Water is available in the fields and is provided by a combination of water troughs and the streams and river that cross the land. The land benefits from roadside access to many fields with others being easily reached internally with a large amount of inter-connecting gateways.

The land is well suited for grazing, cropping and arable applications being a productive block that experiences a mild climate.



STRAW AND FODDER

If required there may be the option to purchase the straw and fodder that is stored on the farm to aid with the incoming farming practice.

SERVICES

Mains water, drainage and electricity are connected. Some of the fields are connected to mains water.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

Gas pipeline.

Electricity poles.

A Right of way in favour of Lower End Town for secondary access to land over a railway track by way of a level crossing.

TENURE

Freehold with vacant possession upon completion.

BASIC PAYMENTS

We understand that the land has been used to claim for basic payments but no entitlements form part of the sale. Entitlements can be purchased by separate negotiation.

SHOOTING AND FISHING

The rights are in-hand.

LOCAL AUTHORITY

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, Tel. 01437 764551

JOINT AGENCY

The sale of Lower End Town is a joint agency with Savills' Daniel Rees, DRees@savills.com

GENERAL REMARKS

Lower End Town is highly recommended to purchasers looking for a versatile agricultural unit that occupies a rural setting in Pembrokeshire having exceptional links to the wider community. The property includes a residence of character and is well sized and well-proportioned offering plenty of accommodation for a large family or perhaps a lettings business. Further, there is the potential to convert further outbuildings subject to consent.

The buildings are typical of a progressive farmstead development being well suited for livestock farming operations. The land lies within a block of highly regarded,

productive land being well suited for grazing, cropping and arable applications.

The property is to be offered for sale as a whole or in lots.

Viewing is recommended.

LAND SCHEDULE

| | | | HECTARES | ACRES |
|----|--------|------|--------------|---------------|
| 1 | SN1514 | 7258 | 3.20 | 7.90 |
| 2 | SN1514 | 8071 | 3.41 | 8.42 |
| 3 | SN1514 | 9874 | 6.06 | 14.97 |
| 4 | SN1514 | 7990 | 2.61 | 6.45 |
| 5 | SN1515 | 9605 | 3.59 | 8.87 |
| 6 | SN1615 | 901 | 2.37 | 5.85 |
| 7 | SN1615 | 821 | 4.58 | 11.31 |
| 8 | SN1515 | 8112 | 5.31 | 13.12 |
| 9 | SN1515 | 3524 | 6.26 | 15.46 |
| 10 | SN1515 | 5029 | 3.38 | 8.35 |
| 11 | SN1515 | 5423 | 0.10 | 0.25 |
| 12 | SN1515 | 6830 | 6.13 | 15.14 |
| 13 | SN1515 | 8738 | 4.30 | 10.62 |
| 14 | SN1615 | 444 | 4.79 | 11.83 |
| 15 | SN1514 | 6350 | 0.56 | 1.38 |
| 16 | SN1514 | 6343 | 0.13 | 0.32 |
| 17 | SN1614 | 2251 | 4.75 | 11.73 |
| 18 | SN1614 | 2960 | 0.52 | 1.28 |
| 19 | SN1514 | 7039 | 1.73 | 4.27 |
| 20 | SN1514 | 8444 | 3.07 | 7.58 |
| 21 | SN1614 | 158 | 0.30 | 0.74 |
| 22 | SN1614 | 347 | 4.75 | 11.73 |
| 23 | SN1514 | 6748 | 0.04 | 0.10 |
| | | | 71.94 | 177.69 |



Floor Plan



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 | | 47 | 64 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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