



West End Llawhaden, Narberth, SA67 8EA

Offers In Excess Of £1,300,000

* 123 acre livestock farm, occupying a delightful yet convenient rural setting.

* ½ mile of the A40 between Narberth and Haverfordwest

* Deceptively spacious 3 bedroom farmhouse.

* Useful buildings

* Productive land, suitable for grazing and cropping.

Situation

West End occupies quite a convenient rural setting within half a mile or so of the A40 between the towns of Narberth and Haverfordwest, which offer a wide range of services and facilities that cater for most everyday requirements.

The coastal resorts of Tenby and Saundersfoot on the South Pembrokeshire coastline also lie within easy reach. Local services include a garage and convenience store at Robeston Wathen and a primary school at Wiston.

Agriculturally, this is an area that is renowned as being a belt of highly productive early land with farms in the locality being used as livestock and dairy farms alongside arable use.

Description

West End briefly comprises a stock farm extending to 123 acres or thereabouts, including a dwelling, various farm buildings, which are located in the centre of the holding and are approached by a compacted stone farm lane

THE FARMHOUSE



The farmhouse occupies a central position on the holding and comprises a detached traditionally constructed dwelling that briefly comprises the following accommodation

Ground Floor

uPVC double glazed door opens into a:

Living Room 20'0" x 8'6" (6.10 x 2.60)

Which has 2 uPVC windows to the rear. There is an oil fired Rayburn that provides hot water and central heating together with a limited range of storage cupboards.

Kitchen 8'8" x 7'4" (2.65 x 2.25)

With a range of base and wall mounted units.

Sitting Room 11'11" x 17'8" (3.65 x 5.40)

With 2 uPVC double glazed windows to the fore and a focal point of a wood burner.

Inner Lobby

with stairs to first floor

First Floor Landing

With radiator

Bedroom 1 8'0" x 6'10" (2.45 x 2.10)

With uPVC double glazed window to the fore.

Bedroom 2 11'11" x 10'2" (3.65 x 3.10)

With uPVC double glazed window to the fore.

Bedroom 3 9'4" x 10'9" (2.85 x 3.30)

With uPVC double glazed window to the fore

Bathroom

With radiator, part tiled walls and suite comprising bath, WC and Wash Basin, together with a shower cubicle.

Externally

The property stands within its own gardens and grounds, and there is ample car-parking and turning areas.

THE BUILDINGS

These are situated quite close to the residence and include:-

2 Steel Portal Frame Buildings clad with corrugated iron under either a cement fibre or corrugated iron roof and adjoining one, extending to 145' x 80' to 44m x 27m approximately overall. This building provides cattle housing, crop and machinery storage. 2 bay open fronted steel portal frame Shed with corrugated iron and box profile clad elevations under a box profile clad roof used for machinery storage.

Block Built Former Cow Shed under corrugated iron or asbestos roof, used for general storage.

Services

We understand the property has the benefit of private water, mains electricity together with private drainage. There is partial oil-fired central heating and uPVC double glazing.

THE LAND



The land extends to 49.48 hectares, 122.21 acres or thereabouts and is a parcel of land that is typical of the area. There is approximately 7.64 hectares (18.87 acres) of woodland and scrub land. The pasture land is generally level or gently sloping in nature and is a productive parcel of pasture land that is divided into useful sized easily worked enclosures within a reasonably stock proof boundary fence. The fields are defined within a combination of natural hedgerows and internal fences with

internal access being via a series of interconnecting gateways. The land is all conveniently located to the farmstead, with the access to a suitable water supply and the areas of woodland provide a degree of natural shelter.

Tenure

Freehold of Tenure.

Local Authority - Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire SA61 1TP
Council Tax Band E £2,280.67

Access

West End is accessed via a compacted stone lane off the adopted highway. The first part of the lane which crosses a small stream is shared with an adjoining property, and we understand West End has the benefit of a full right of way over this area. There are various public rights of way crossing the holding.

General Remarks

The sale of West End offers a rare opportunity in this location to purchase a sound livestock farm set within a belt of highly productive early land that is renowned for its capacity. The farm is conveniently located to the towns of Haverfordwest and Narberth and lies within half mile or the A40 and includes a well proportioned farmhouse. The farm is ideally suited as a livestock farm with the land being down to pasture, although some areas grew cereals in the past.

Viewing is highly recommended.

Main Building



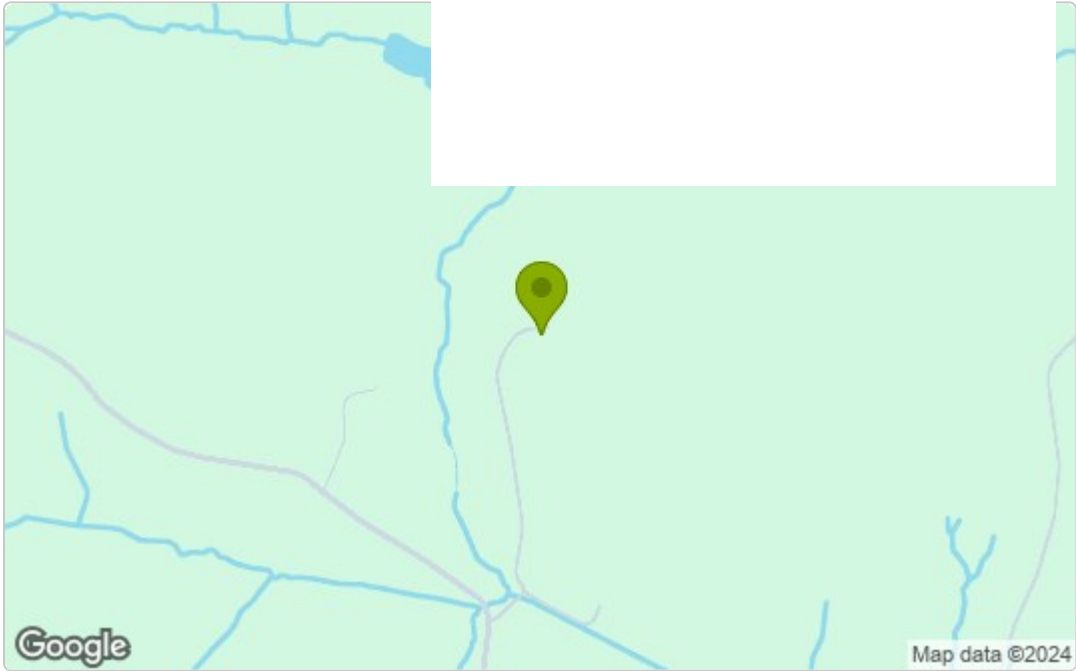
Block built former cowshed



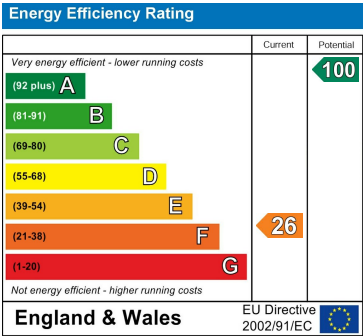
Floor Plan



Area Map



Energy Efficiency Graph



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.

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

