



Colman House , Clynderwen, SA66 7QL

**Offers In Excess Of £700,000**

\*A Livestock Farm extending to 73 acres or thereabouts

\* 4 Bedroom Semi-Detached Farmhouse

\* Range of Buildings

\* Productive Land



### Situation

Colman House is situated within the rural settlement of Llangolman, which lies in the heart of the Pembrokeshire countryside between the villages of Efailwen, Glandy Cross, Maenclochog, which between them provide a reasonable range of local services.

All the major towns of the area lie within relatively easy reach and offering an extensive array of facilities and amenities.

Land in the locality is predominantly used for dairy and livestock farming being an area of productive farmland.

### Description

Extending to 30.85 hectares (76.19 acres) or thereabouts, Colman House is a stock farm that includes a semi detached residence together with a range of buildings, more particularly described as follows.

### THE RESIDENCE

The residence comprises a semi detached property that is traditionally constructed in the main, although there is a flat roof to the rear extension. The property briefly comprises the following accommodation.

#### Sitting Room 25'7" x 12'5" (7.8 x 3.8)

Having front door with direct access from the highway together with a tiled fireplace that provides a focal point. There are 2 radiators and a spiral staircase leading to the first floor.

#### Kitchen 6'6" x 12'3" (2 x 3.75)

Plus alcove with stainless steel single drainer sink unit.

#### Rear Hallway

With door to the rear and separate WC.

#### Living Room 11'9" x 11'1" (3.6m x 3.4)

With oil fired Rayburn that provides hot water.

#### Bedroom 1 12'5" x 10'9" (3.8 x 3.3)

With tongue and groove clad ceiling.

#### Bedroom 2 9'0" x 12'5" (2.75 x 3.8)

With radiator and tongue and groove clad ceiling.

#### Bedroom 3 10'11" x 9'10" (3.35 x 3)

With radiator and tongue and groove clad ceiling.

#### Bedroom 4 9'4" x 12'1" (2.85 x 3.70)

With radiator.

### Bathroom

With part tiled walls and suite comprising bath, WC, wash basin. Radiator.

### Externally

To the rear of the property is a lawned garden.

### THE BUILDINGS



There is a range of buildings to the rear of the residence, and these include:

Traditional stone range- these are traditionally constructed of solid stone walls under a corrugated asbestos roof and are used for agricultural storage and feed store.

### Store Shed



Block built with corrugated iron roof and used for calf housing opening onto a feed yard.

### General Purpose 4 Bay Shed

Used for cattle housing, crop storage.

### Machinery Shed with Lean -To Cubicles



a steel portal framed building with clad elevations and roof.

### Silage Clamp

Within a steel portal frame with infill rendered block walls and cement fibre or corrugated asbestos roof.

The buildings are generally around a compacted stone or concreted yard and there is a former slurry pit.

### THE LAND



The Land extends to 73 acres or thereabouts and is a parcel of land that is typical of the area being level or gently sloping in nature and divided into useful sized easily worked enclosures. The majority of the land is accessed from the farmstead, although there is an unadopted lane providing somewhat limited access to the land on the eastern part of the holding. This area also includes a derelict farmhouse which is beyond economic repair.

The land, is ideally suited as pasture, although we understand that some fields have been used arable purposes in the past. The fields are divided within natural hedgerows and fencing and may be considered to be reasonably stock proof. The majority of the land has access to a suitable water supply.

### Services

We understand the property has the benefit of mains water, electricity together with private drainage. There is Calor Gas fired central heating.

### Tenure

We understand the property is Freehold of Tenure

Local Authority - Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire SA61 1TP 01437 764 551

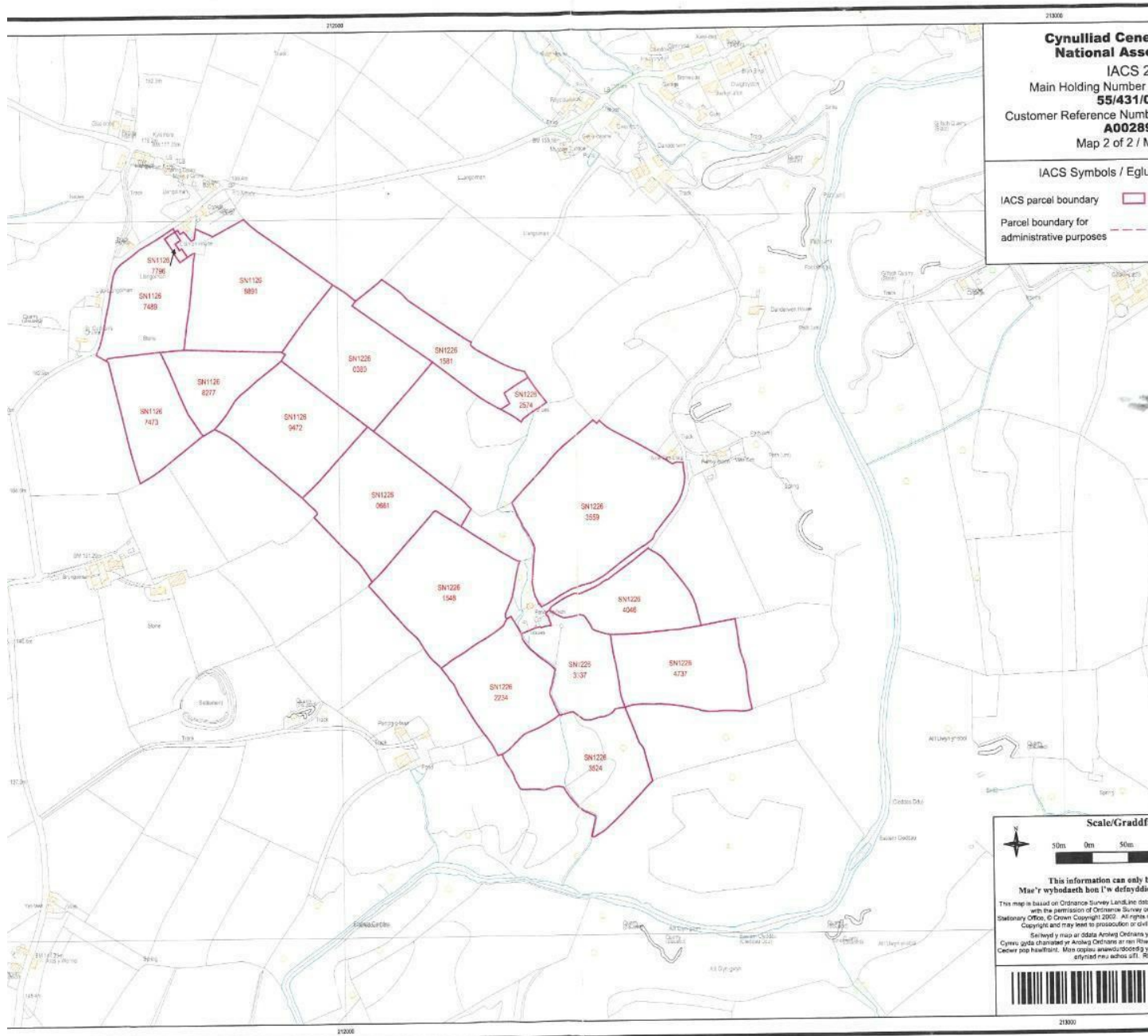
Council Tax Band E

### General Remarks

The sale of Colman House offers an opportunity to purchase a small stock farm in the pleasant surroundings of Mid Pembrokeshire. The farm is located within a belt of highly productive land suited for grazing and cropping together with a range of buildings and a comfortable farm dwelling.

Viewing is recommended.





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National Asse

IACS 2

Main Holding Number:

55/431/0

Customer Reference Num:

A00285

Map 2 of 2 / N

IACS Symbols / Eglu

IACS parcel boundary

Parcel boundary for  
administrative purposes

Scale/Graddf

50m 0m 50m

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