



New Mill New Moat, Clarbeston Road, SA63 4SG

£599,950

- *Charming Historic Longhouse
- *Former Tucking Mill with Planning Consent
- *Barn & 2 Stables With 7 Acres Of Serene, Picturesque Pasture Land
- *Many Original Features Throughout
- *Fishing Rights Over The Afon Syfni River Which Borders The Land
- *Private Electric Gated Access Into Estate
- *No Chain Sale

Description/Externally

Overview:

New Mill is a picturesque Grade II listed Pembrokeshire longhouse, complemented by a former tucking mill (also Grade II listed) and a spacious barn. Set within 7 acres of land, this charming estate boasts an idyllic location beside the Afon Syfni, offering fishing rights along the river.

Pembrokeshire Longhouse:

The longhouse features:

- Two generously sized double bedrooms
- A well-appointed kitchen/dining room
- A cozy lounge with a feature Inglenook fireplace
- A downstairs bathroom
- A hallway leading to a boiler/utility room

Former Tucking Mill:

The converted tucking mill includes:

- Three large double bedrooms
- A fully tiled shower room
- Two mezzanine rooms
- Full planning permission to convert the downstairs space into a living area and kitchen

Barn:

The barn offers:

- Two stables (12' x 12' and 12' x 10')
- Electricity connections

Location and Access:

Situated at the end of a no-through road in a quaint hamlet of three properties, New Mill is accessed through large electric gates. The property is positioned to the right-hand side of the entrance, providing uninterrupted views of the land and river as you drive in.

Fixtures and Fittings:

The Pembrokeshire Longhouse features:

- Oak handmade doors
- Slate flooring on the ground floor
- Oak kitchen cupboards with granite work surfaces
- Electric AGA-style cooker
- Double-glazed sash windows
- Oil underfloor heating and hot water

Surroundings and Environment:

The property is in a serene and secluded spot, yet close to Haverfordwest and Narberth. Nearby attractions include Lys Y Fran reservoir and Scolton Manor, with Clarbeston Road train station just 3 miles away. The land is primarily

pasture with willow and flag iris, attracting a diverse range of wildlife such as red kites, herons, kingfishers, owls, and various birds and butterflies.

Potential Uses:

The land is ideal for livestock, horses, or sheep, and offers potential for a glamping, camping, or caravan holiday retreat. Alternatively, it's perfect for leisurely walks and enjoying nature.

History:

The longhouse, built in the 1700s, has a rich history, while the tucking mill, constructed in the 1800s, was once used for cleaning sheep's wool.

Garden:

The property includes:

- A front garden with mature shrubs, trees, and lawn
- A side garden with apple trees leading down to the river, providing beautiful views of the surrounding countryside

Summary:

New Mill offers a unique blend of peace and tranquility with country living at its finest.

Entrance Hallway

Property entered via wooden stable door, tiles to floor, feature window looking through to lounge, door to kitchen, opening leading through too living room.

Living Room



Double glazed sash window to fore and side, large flagstone slate floor tiles, exposed ceiling beams, under floor heating, beautiful stone feature Inglenook fireplace with oak floating mantelpiece, spotlights, door leading through to back hallway.

Kitchen/Dining Room



Double glazed sash windows to fore and side, feature stone walls, original quarry tiles to floor with under floor heating, exposed ceiling beams, spotlights, a range of solid oak wall and base units to include plate rack and shelving with granite work surface over, tiled splash back, Belfast sink with mixer tap over, black and chrome electric Aga style cooker, archway through to back hallway.

Back Hallway

Door leading out to the rear, double glazed sash window to rear, slate floor tiles with under floor heating, under stairs storage cupboard space, wooden staircase leading to first floor, doors leading off to bathroom and utility/boiler room.

Bathroom



Obscure double glazed sash window to rear, half height wall tiles, tiles to floor with under floor heating, wash hand basin vanity unit, low level w.c, bath with central mixer taps, spotlights.

Utility Room

Double glazed sash window to side, Worcester Oil boiler,

plumbing for washing machine, space for white goods, spotlights.

First Floor Landing

Wooden flooring, exposed ceiling beams, doors leading off to bedrooms.

Bedroom 1



Double glazed sash window to side, feature window overlooking feature fireplace in living room, exposed ceiling beams, wooden floor, radiator.

Bedroom 2



Double glazed sash windows to fore and side, exposed ceiling beams, wooden floor, radiator.

Services

Oil central Heating. Under floor heating on ground floor with radiators on first floor.

Floor Plan



Area Map



Energy Efficiency Graph

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