



North Nolton Farm , Haverfordwest, SA62 3NW

**Offers In The Region Of £1,750,000**

A highly desirable coastal livestock/arable farm, situated within the Pembrokeshire Coast National Park, having considerable residential appeal including a farmhouse of character, together with a three bedroom letting cottage, outbuildings and a productive parcel of land, extending to 182 acres, with some 155 acres clean or thereabouts, part of which enjoys superb coastal views over St. Brides bay.

NB: A further parcel of approx. 95 acres is available by further negotiation if required.

## SITUATION:

The small hamlet of Nolton lies within a quarter of a mile or so of the highly sought after coastal village of Nolton Haven, one of the more picturesque beach villages on the scenic Pembrokeshire coastline and being some 6 miles or so west of the Market Town of Haverfordwest.

Local services can be found in the nearby villages of Broad Haven, Roch and Simpson Cross and these include Primary Schools, Convenience Stores etc., although Haverfordwest, as the principal administrative centre for the area benefits from an extensive range of facilities and amenities.

Agriculturally this area is renowned as being an early block of highly productive, high yielding land, suitable for grazing or arable purposes with surrounding land use being a mix of arable and livestock farms. The area is also a very popular year round holiday destination with visitors continually attracted to the unspoilt coastline that forms Britain's only coastal National Park.

The location of North Nolton ideally suited for purchasers looking for a sound agricultural unit that has the potential to perhaps diversify into a tourism enterprise subject of course to the necessary planning consents being obtained.

## DIRECTIONS:

From our Haverfordwest Office take the A487 towards St. Davids and in Simpson Cross turn left for Nolton Haven. Proceed on this road for approximately 2 miles and at the crossroads turn right towards Nolton Haven. North Nolton is situated approximately a mile further on on the right hand side.

## DESCRIPTION:

North Nolton is a livestock/arable farm that extends to 280 acres or thereabouts in total and including a principal residence that is traditionally constructed and has a wealth of character, together with a 3 bedroom letting cottage and a further range of outbuildings that include a traditional range, that we feel has the potential for conversion to further cottage accommodation, subject of course to the necessary consents being obtained.

The principal residence comprises:-

### Entrance Hall:

With doors to living room and utility room and secondary staircase rising to the first floor.

### Living Room: 14'5" x 12'0" (4.4 x 3.67)

Including a focal point of a 'Stanley' cooker that provides hot water and fires several radiators, together with exposed stone walls, double aspect windows and airing cupboard.

### Kitchen: 12'7" x 7'11" (3.85 x 2.42)

With open beamed ceiling, part tongue and groove clad walls and a range of fitted base units with complementary work surfaces over that incorporate a sink unit, together

with an electric hob with extractor hood over, and work surfaces with further storage in matching wall mounted units. Part tiled walls. Connecting door to utility room.

### Office: 15'1" x 7'2" (4.6 x 2.2)

With radiator, wall lights, mains stairs rising to the first floor and external door.

### Sitting Room: 28'3" x 14'9" (8.62 x 4.5)

Situated to the front of the property and having 2x uPVC double glazed windows and uPVC double glazed door to the fore, open beamed ceiling, wall lights, feature stone wall with fireplace, 2x radiators and a store cupboard.

### Utility Room: 14'5" x 7'7" (4.39m x 2.31m)

Equipped with a stainless steel single drainer sink unit, open beamed ceiling, together with a range of fitted base units with complimentary work surfaces over and further storage in matching wall mounted units. Open beamed ceiling.

### Bathroom:

Having part tiled walls and tiled floor. Corner bath, wash hand basin, W.C., 'Expelair', towel rail style radiator.

### Outhouse:

With power points – a useful storage area.

First Floor:

### Landing:

With loft access.

### Bedroom 1: 14'11" x 10'7" (4.56 x 3.25)

With uPVC double glazed window to the fore and wash hand basin.

### Bedroom 2: 6'8" x 7'2" (2.04 x 2.2)

With uPVC double glazed window to the fore.

### Bedroom 3: 10'8" x 14'7" (3.27 x 4.45)

With uPVC double glazed window to the fore and radiator.

### Bathroom:

With sloping ceiling and suite comprising bath with 'Mira' shower over, W.C. and wash hand basin.

### Bedroom 4: 12'3" x 10'9" (3.75 x 3.3)

With built in wardrobes with louvre doors and connecting door to rear landing.

### Bedroom 5: 8'8" x 9'4" (2.65 x 2.85)

With wash hand basin and built in wardrobe.

### Bedroom 6: 7'10" x 12'4" (2.4 x 3.76)

Adjoining the main residence is a holiday letting cottage known as 'Stone Lodge'.

A uPVC double glazed door opens into:

### Kitchen/Dining Rom: 12'0" x 12'4" (3.66 x 3.77)

Heated by a night storage heater and again equipped with a range of base units with complementary work surfaces over that incorporate a 1½ bowl stainless sink unit together

with electric hob with extractor over and oven. Further storage in matching wall mounted units, together with recessed ceiling lights.

### **Sitting Room: 17'7" x 13'5" (5.36 x 4.10)**

With feature stone walling, 2x uPVC double glazed windows to the fore, fireplace and night storage heater.

### **Inner Hall:**

With uPVC double glazed door to the fore, loft access, night storage heater and airing cupboard.

### **Bedroom 1: 10'11" x 9'10" (3.35 x 3)**

With uPVC double glazed window to the fore, night storage heater, built in wardrobe and wash hand basin.

### **Bedroom 2: 10'11" x 7'6" (3.35 x 2.3)**

With uPVC double glazed window to the rear and built in wardrobe.

### **Bedroom 3: 11'3" x 8'3" (3.45 x 2.54)**

With 'Dimplex' heater, together with wash hand basin, uPVC double glazed window to the rear.

### **Bathroom:**

Bathroom – With fully tiled walls and floor, together with a W.C., wash basin and bath with 'Redring' shower over. Wall mounted fan heater. Shaver point.

### **THE OUTBUILDINGS:**

These are predominantly set around concrete yards or hard standing and include:

Open fronted shed – ideally suited as a garage, being of block walls under a corrugated asbestos roof.

### **Stone Range:**



A traditionally instructed Stone Range – being a former cowshed under a box profile or corrugated asbestos roof that is now used for general storage but we feel has the potential for residential conversion subject of course to the necessary planning consents being obtained.

### **'Simplex' silo.**

### **General Purpose Shed: 60 x 40 (18.29m x 12.19m)**

Plus 15 x 30 lean-to of steel portal frame construction with infill block walls under a corrugated asbestos roof.

### **Former 6/12 Herringbone Parlour & Dairy:**

### **Cubicle Shed: 108'0" x 45'0" approx. (32.92m x 13.72m approx.)**

Of steel portal frame construction with corrugated iron cladding with bull pen adjoining.

### **Block wall Slurry Pit.**

### **Earth bank Silage Pits: 196'10" x 131'2" & 295'3" x 131'2" (60 x 40 & 90 x 40)**

### **Six Bay Hay Shed:**



And lean-to of steel portal frame construction with corrugate iron cladding.

### **General Purpose Building: 75' x 30' (22.86m x 9.14m)**

Steel portal framed building with infill block walls with box profile cladding over all under a corrugated asbestos roof with an adjoining

### **Toilet Block: 30' x 15' (9.14m x 4.57m)** standing in a small paddock

### **THE LAND:**



A plan is attached for identification purposes only. The land extends to 182 acres or thereabouts of mainly level or gently sloping land of which we would estimate some 155 acres is clean and productive land with the remainder being sloping woodland or improvable grazing areas.

NB: A further 95 acres is available as Lot 2.

The land is all conveniently located to the farmstead and is predominantly south facing being divided into useful sized easily worked enclosures that are easily accessed from the farmstead or off minor highways and lanes.



The land is ideally suited for grazing or arable purposes being an early and productive belt of land that experiences a mild climate due to the warming waters of the Gulf stream. The land is ideally suited for a rotation of cropping, grazing and arable crops.



#### SERVICES:

Mains water and electricity are connected, drainage is to a private means.

#### TENURE:

Freehold with vacant possession upon completion.

#### BASIC PAYMENTS:

No Basic Payments are included in the sale.

#### LOCAL AUTHORITY:

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

Pembrokeshire Coast National Park, Llanion Park, Pembroke Dock, Pembrokeshire, Tel. 01646 624800.

#### COUNCIL TAX BANDING:

Band F.

#### GENERAL REMARKS:

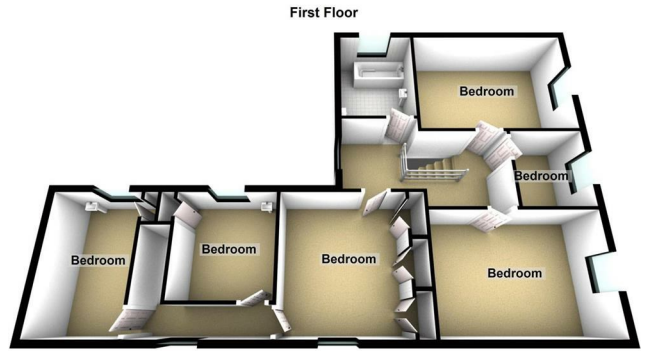
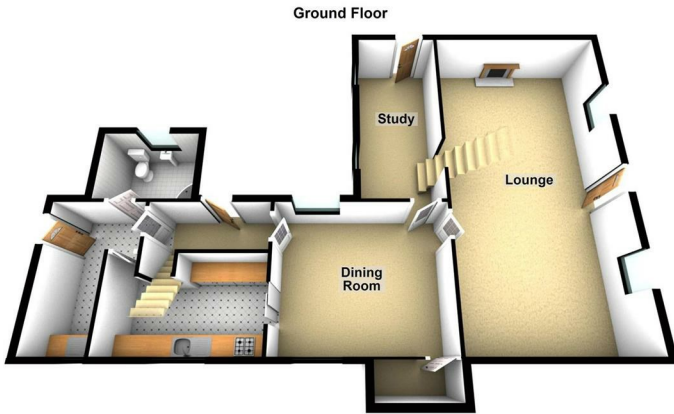
North Nolton is highly recommended to purchasers looking for a versatile agricultural unit that occupies a coastal setting within the Pembrokeshire Coast National Park with some fantastic views over St. Brides Bay from several of the fields. The property includes a residence of considerable character, that offers plenty of accommodation for a large family and perhaps could be re styled to be a Bed and Breakfast or similar if require as there is always a demand for farmhouse Bed and Breakfast in this area. The letting cottage already provides a useful additional income and quite possibly the traditional buildings could be converted to provide further letting cottages, subject to any planning consents being obtained.

The buildings are typical of a progressive farmstead development and were specifically built for dairy use but are equally suited for livestock housing. The land is highly productive agricultural land suitable for grazing or arable purposes and quite possibly parts of the land would be suitable for a diversified income.

Viewing is recommended.

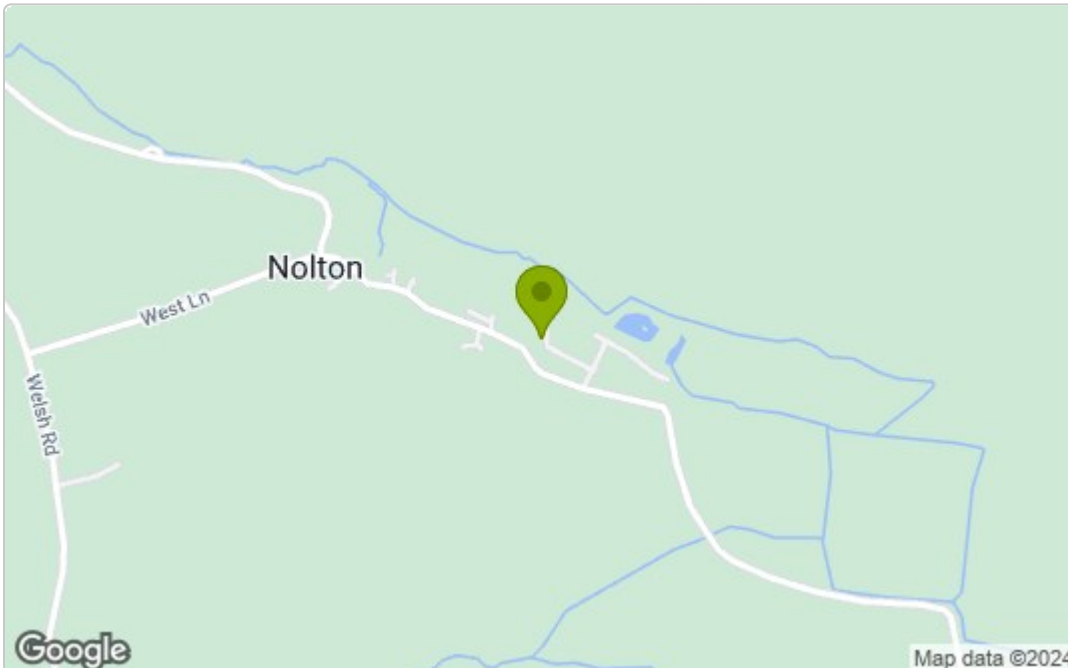
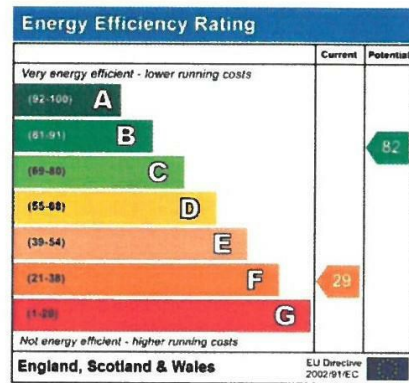
## FLOOR PLANS

### North Nolton Farm

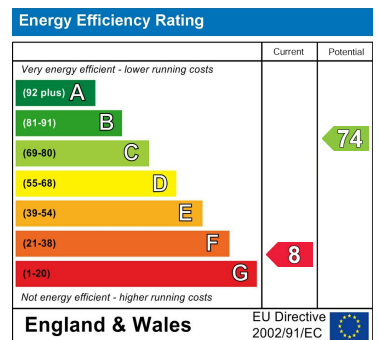


### Stone Lodge

### Stone Lodge - EPC



### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

