



Lot 1 - Lower End Town Farm , Narberth, SA67 8UJ

**Guide Price £750,000**

A highly desirable 9 acre residential smallholding 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.

NB : Further land of up to 180 acres is available by negotiation.

## 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

LOT 1 - Lower End Town is a highly desirable residential smallholding that extends to 9 acres or thereabouts which includes a character four bedroom 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 gaining the necessary consents. Together with a range of modern agricultural buildings to include cattle shed, multi-purpose shed and a pole barn, this delightful smallholding is described in more detail (approx. dimensions only):

## ACCOMMODATION

Lower End Town has the benefit of a large traditionally built farmhouse which is currently used 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.

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

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

## THE LAND

The land extends to 9 acres or thereabouts and comprises a level block of pasture, with roadside access suitable for smallholding or equestrian use. A land plan is attached for identification purposes only.

NB: There is the option to purchase more land if required, as per the plan below.

Lot 2: Approx 37 acres

Lot 3: Approx 68 acres.

Lot 4: Approx 61 acres.

## 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.

## TENURE

Freehold with vacant possession upon completion.

## 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 delightful residential smallholding in a lovely rural setting in the Pembrokeshire countryside. The residence offers an abundance of character features and is well-proportioned being ideally suited for family occupation and also has great letting potential. Furthermore, there is potential to convert the traditional outbuildings subject to gaining the necessary consent. To fully appreciate the quality of this smallholding an early inspection is strongly advised.

## LOTING

The farm is for sale as a whole with 177 acres. Guide Price

£2,100,000.

It is also available in four Lots:

Lot 1: Main farmyard with houses, barns, outbuildings and adjoining field. In all, set in about 9 acres. Guide Price £800,000.

Lot 2: (Across the council road to south). Barn, outbuilding and adjoining farmland. In all, about 37 acres. Guide Price £400,000.

Lot 3: Adjoining farmland to lot 1, to the south of the railway line. In all, about 68 acres. Guide Price £550,000.

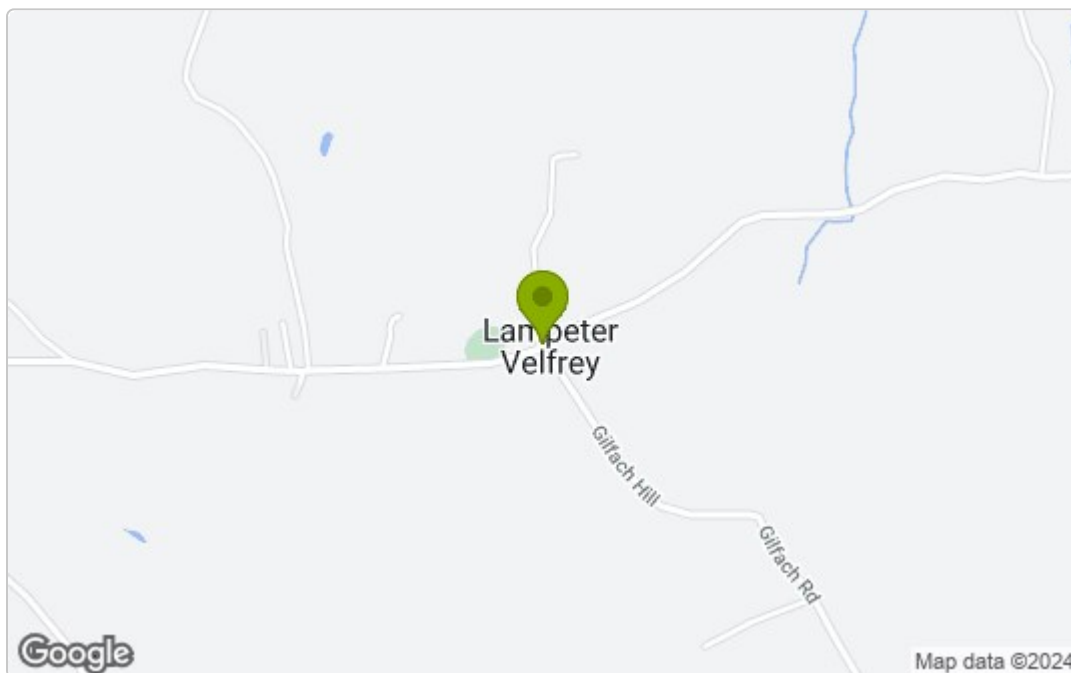
Lot 4: Farmland to the north of the railway line. In all, about 61 acres. Guide Price £430,000.

# 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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  | 47                      | 64        |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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