



Rock Farm , Begelly, SA68 0XL

Offers In The Region Of £650,000

A privately located 7 acre country property, comprising a detached 4 bedroom house, a detached 3 bedroom holiday bungalow and numerous outbuildings, all set within truly amazing gardens and grounds. The property is situated down a well maintained private track, in a beautiful rural location, just outside the small village of Begelly in central Pembrokeshire. The land has been lovingly landscaped over many years and the present owner has created a variety of gardens which include a wild flower meadow, a woodland garden and productive vegetable garden with poly tunnel. Anyone who enjoys being outside will love the parkland style grounds on offer. The main house and holiday bungalow are both very well maintained and offer lovely comfortable accommodation, with the bungalow benefitting from holiday rental income. This is an incredibly rare and unique property with lots to see, therefore viewing is greatly encouraged.

Situation

The property is situated in a quiet, secluded location, just outside the village of Begelly, approximately 4 miles north of Tenby on the A478 road, in South Pembrokeshire. Begelly has basic amenities to include a general shop and is on a public bus route. Near by is the larger village of Kilgetty which has a train station, supermarket, further shops/amenities and schooling. The towns of Narberth, Tenby and further away Carmarthen & Haverfordwest are all within comfortable driving distance. South Pembrokeshire is well known and very popular for its outstanding scenery and coastline, with supreme beaches and cliff top walks to be enjoyed.

Rock Farm House

Entrance Hall

Entered via front door. Doors opening to:

Cloak Room

With W.C. and wash hand basin.

Utility



Fitted storage units with worktops, single drainer double sink, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer and further white goods, double glazed window, Grant oil fired boiler serving the domestic hot water and central heating, tiled floor, 4 ring gas hob and extractor hood.

Kitchen



Fitted with wall and base storage cupboards with worktops over, single drainer sink, electric hob and extractor hood, dual aspect double glazed windows, integrated fridge, electric oven and microwave, door to:

Dining Room



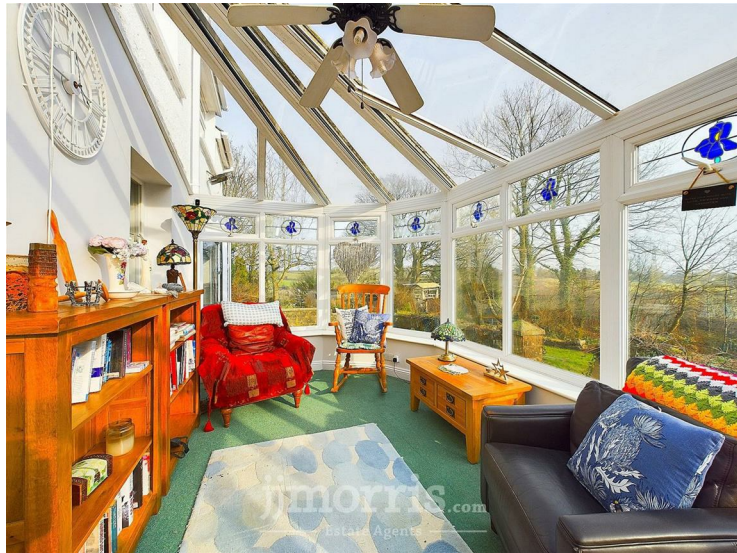
With stairs rising to first floor, beam ceiling, radiator, French doors to conservatory and door to:

Living Room



Fireplace housing a wood burning stove, double glazed window, recessed arched alcoves, radiator.

Conservatory



Wrap around with double glazed windows and external French doors.

First Floor Landing

Doors to all rooms.

Bedroom 1



Comprising a sleeping area and dressing room. Double glazed windows, fitted wardrobes and storage, vanity worktop with sink, radiators.

Bedroom 2



Double glazed window, vanity storage with sink, radiator.

Bedroom 3



double glazed window, radiator, vanity unit with sink.

Bedroom 4

Double glazed window, radiator.

Bathroom



Comprising a bath with shower over, pedestal wash hand basin, W.C, tiled walls, frosted double glazed window, radiator.

The Holiday Letting Bungalow



Planning status for this is holiday letting only.

Entrance

Entered via double glazed French doors.

Lounge/Diner



Vaulted ceiling with exposed beams, roof sky lights, double glazed windows, radiators, doors to:

Kitchen



Fitted wall and base storage units, worktops, single drainer sink, electric cooker, extractor hood, space for white goods, tiled floor, double glazed window, radiator, external double glazed door to side.

Bedroom 1



Double glazed window, radiator.

Bedroom 2



Double glazed window, radiator.

Bedroom 3



A twin room with double glazed window and radiator.

Shower Room



Wet room style with showering area, pedestal wash hand basin, W.C, tiled floor, tiled walls, radiator, double glazed window.

Externally



The surrounding grounds are a huge part of what makes this property so special. There are impressive gardens around nearly every corner with a wide variety of specimen trees, shrubs and plants. The holiday bungalow enjoys its own large garden which is laid to lawn and has a private seating area and parking spaces. The house garden has a sunny patio and seating area, level lawn and pathways leading through acres of parkland style gardens, woodland and cottage gardens, all being wonderfully private, peaceful and tranquil.

The Outbuildings



There are an array of outbuildings and sheds, which include a good size workshop, wood storage sheds and summer house.



Utilities & Services

Heating Source: Oil Central Heating

Services -

Electric: Mains

Water: Private

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax: E

Tenure: Freehold and available with vacant possession upon completion.

Directions

From Narberth, take the A478 road signposted to Tenby and travel for approximately 5 miles until reaching Begelly. Take the first right hand turning onto Broom Lane and follow this road into Thomas Chapel and take the 2nd left hand turning (just as you leave Thomas Chapel and immediately after passing a property called Hill Park). Travel down this road and up the other side, and the

entrance for Rock Farm is found on the left hand side.

What Three Words: [///limes.mission.arose](#)

Broadband Availability

According to the Ofcom website, this property has standard broadband available, with speeds up to 1mbps upload and 16mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - Limited

Three Voice - None & Data - None

O2 Voice - Likely & Data - Limited

Vodafone Voice - Limited & Data - Limited

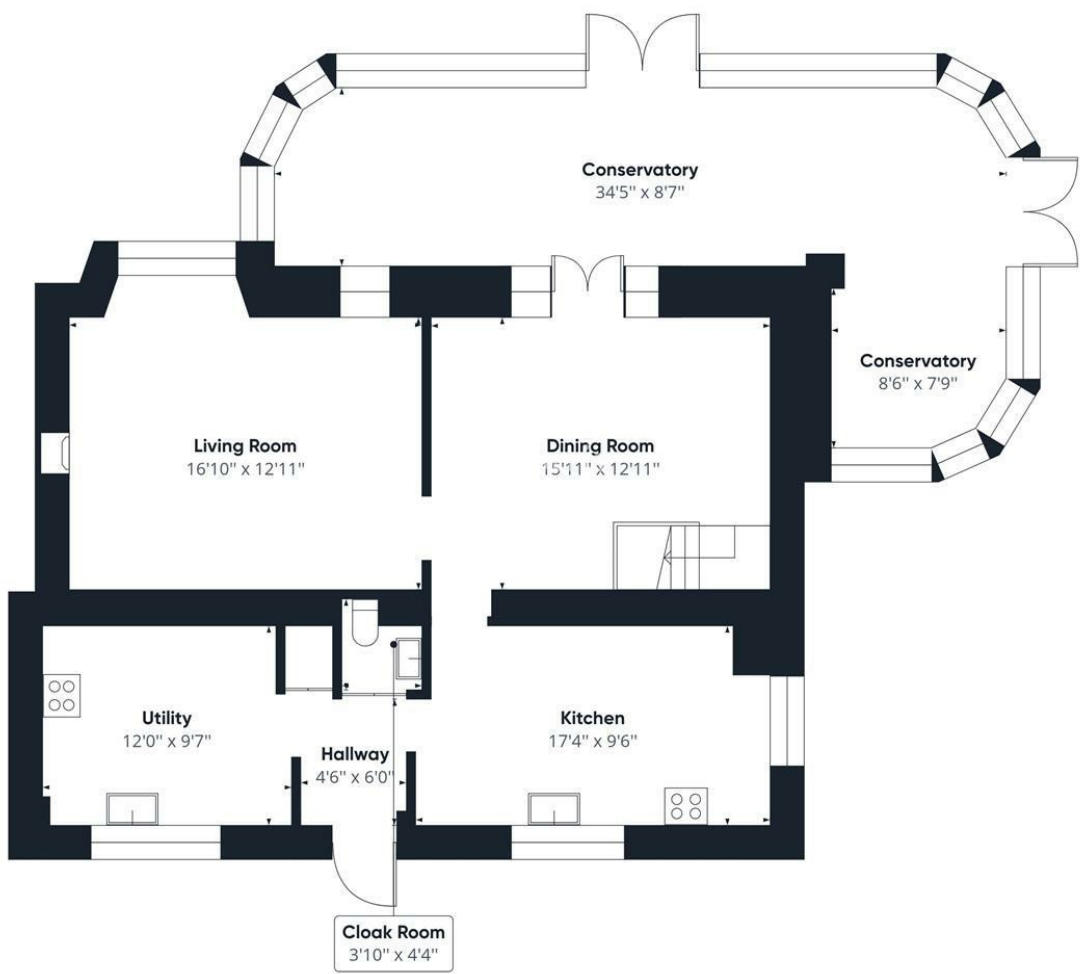
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering & Ability To Purchase

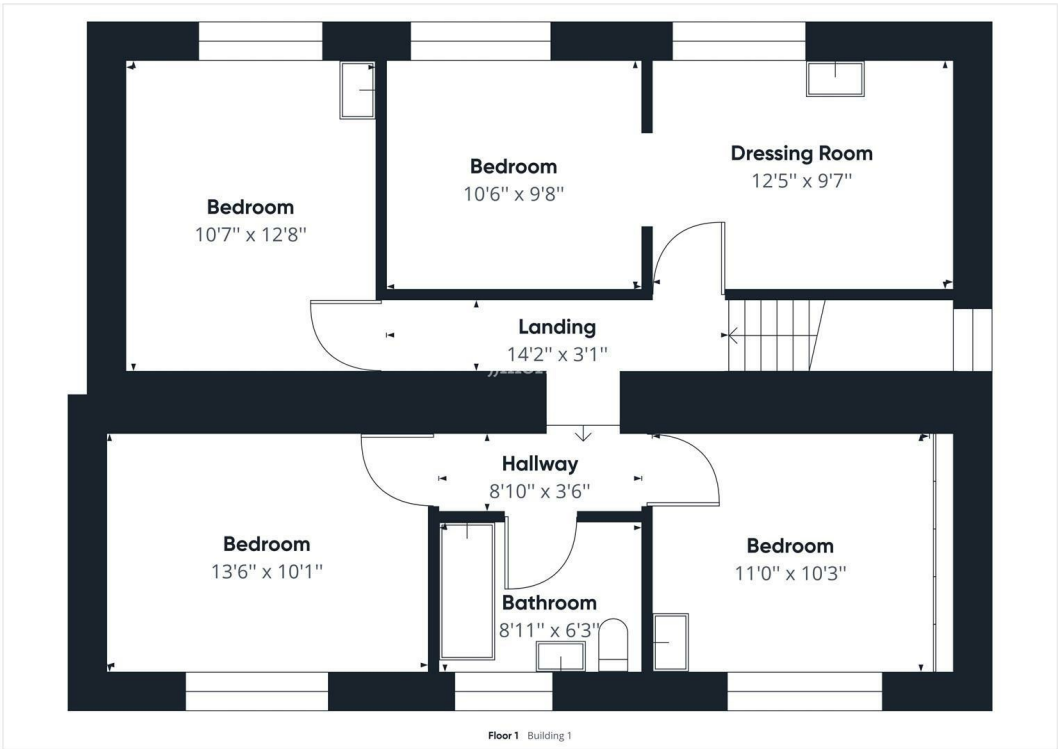
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Floor Plan - Rock Farm House

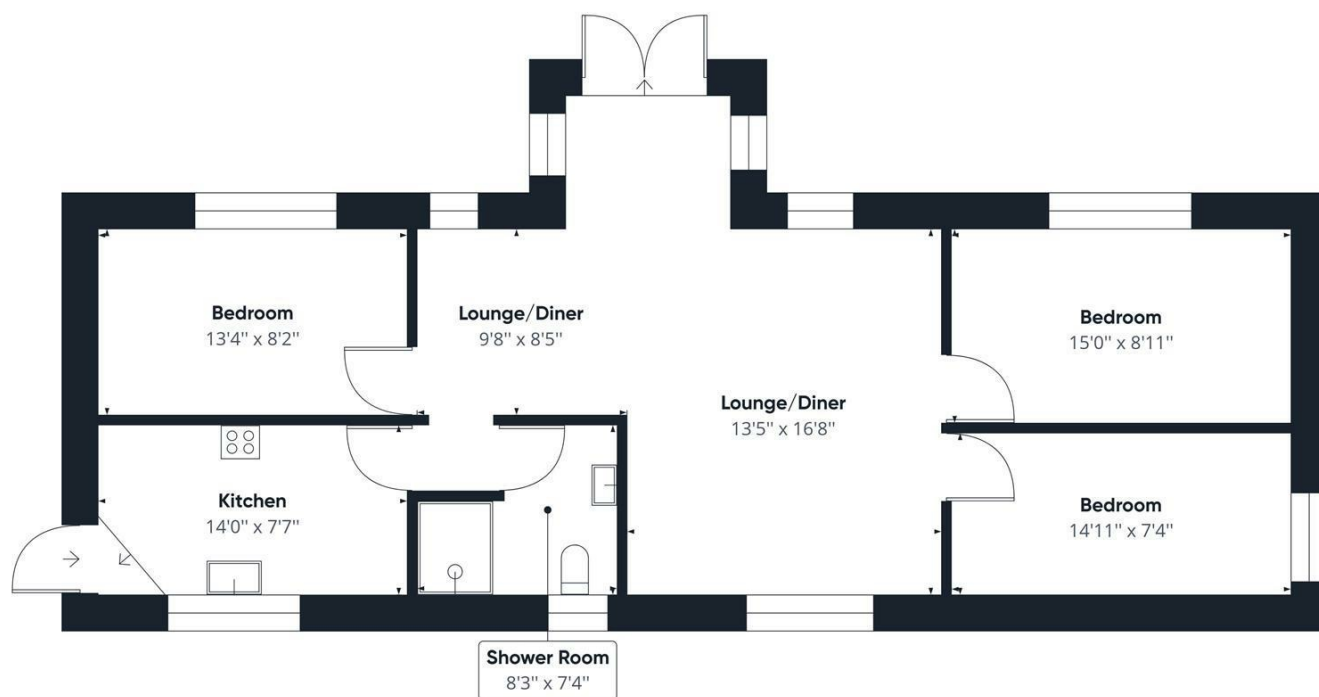


Floor 0 Building 1



Floor 1 Building 1

Floor Plan - The Holiday Letting Bungalow

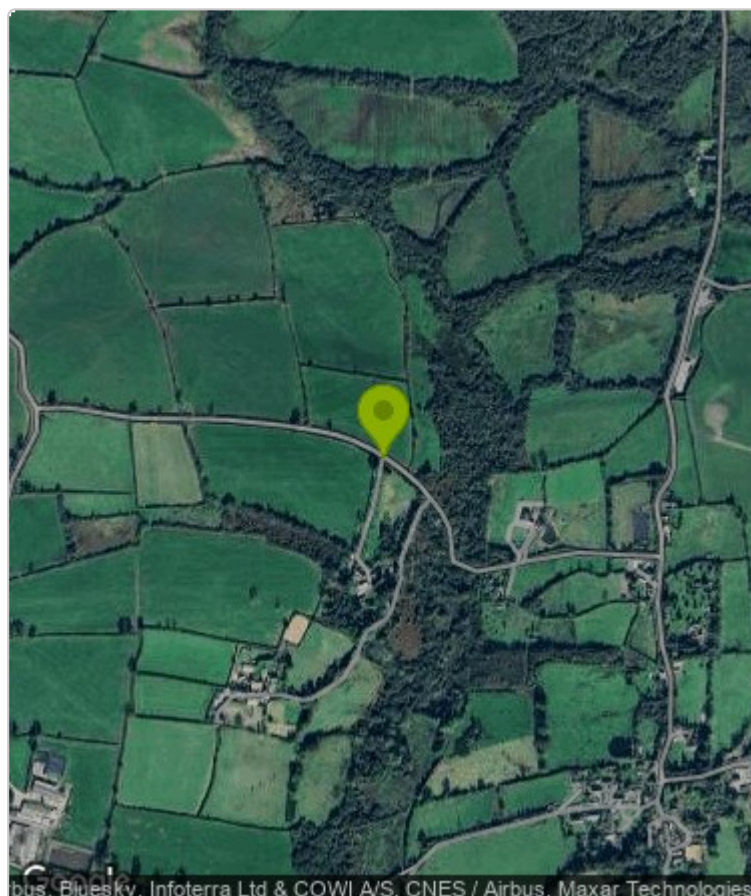


Building 2

Land Plan



Area Map



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.

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