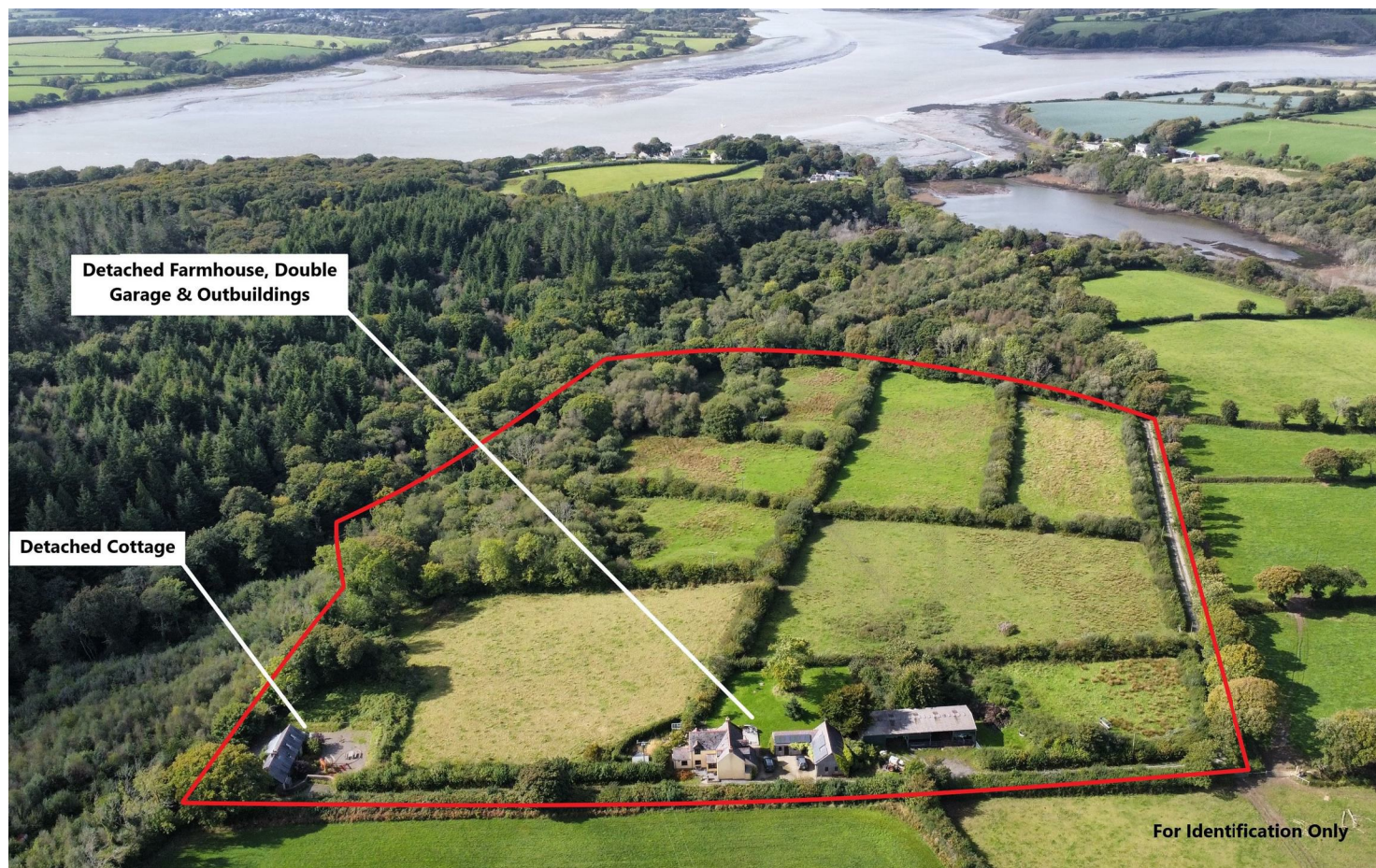




Upper Millars Park, Landshipping, SA67 8BE

Offers In The Region Of £720,000

An exciting opportunity to acquire this sensational Twin Property Smallholding with over 15 acres of mainly grazing paddocks, situated in the picturesque estuary village of Landshipping. The main house comprises 4 bedrooms with charming accommodation, whilst a short distance apart is a detached 2 bedroom cottage with character features, both enjoying full residential right of use, making this an ideal home for multi-generations or for added income from letting. The property is at the end of a shared track, measuring approximately half a mile or so, with no immediate neighbouring properties in sight and is surrounded by fields and woodland. There is also a large detached workshop/double garage with store rooms, which has excellent conversion potential (stp) and a useful agricultural shed. We strongly recommend viewing this property for its size, style and setting especially.



Situation

The property is situated at the end of a shared private track, roughly half a mile long, just on the edge of the small pretty village of Landshipping which rests on the eastern shoreline of the Cleddau Estuary, within the Pembrokeshire coast national park. Access to the estuary is just a short distance away (literally at the start of the track) and is one of Pembrokeshire's iconic wildlife areas, being simply beautiful and a great place to walk, fish or boat. There is access onto the shoreline for walking or launching kayaks/boats etc within the village, only a couple of minutes away. The town of Narberth is some 8 miles or so to the east and offers a wide range of shopping facilities and amenities with the market town of Haverfordwest being some 10 – 11 miles or so to the west. Also within easy reach are the south Pembrokeshire towns and coastal resorts, such as Saundersfoot, Tenby, Pembroke etc. Landshipping itself is a tranquil place to live and is ideally suited to those purchasers who are looking for a quiet home in an area that is unspoilt, yet within easy reach of near by towns.



Farmhouse Accommodation



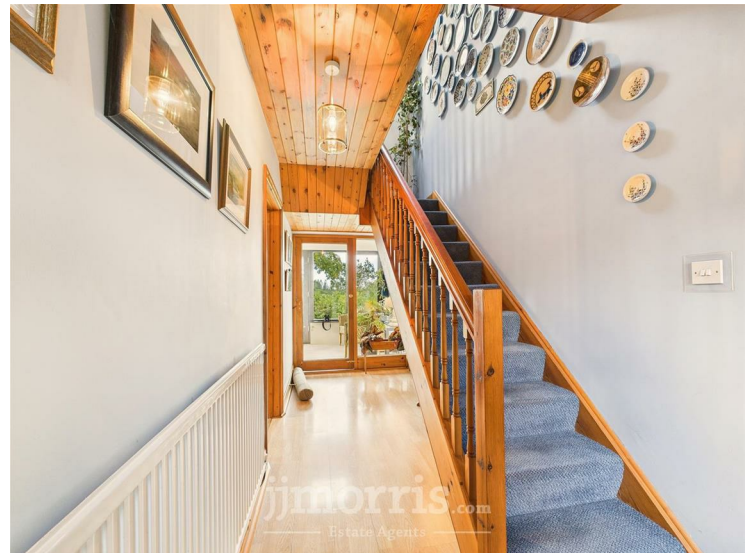
Front door opens into:

Entrance Porch



Tiled flooring, double glazed window, door opens to:

Hallway



Stairs rise to first floor, radiator, internal window to porch, latched wooden doors open to:

Kitchen/Diner



Fitted with a range of bespoke wooden storage units with tiled worksurfaces, single drainer double sink, space for electric cooker, extractor hood over, tiled splash backs, double glazed window, part tiled flooring, radiator, dining area with double glazed window and internal window into conservatory. Door to:

Utility

With a Butler sink, plumbing for washing machine, space for further white goods, worksurface, fitted wall cupboards, double glazed window, tiled flooring, wall mounted gas boiler, external door to rear covered porch with door to outside toilet.

Living Room & Study Area



A magnificent room with exposed beams, gas fireplace with exposed stone wall and attractive surround, double glazed window, radiator, large opening leads through to a Study area with double glazed windows, exposed stone walling radiator and external double glazed French doors to outside.

Sitting Room



Slate flooring, fireplace housing a wood burning stove with part exposed stone walling, exposed beams, double glazed windows and radiator.

Sun Room



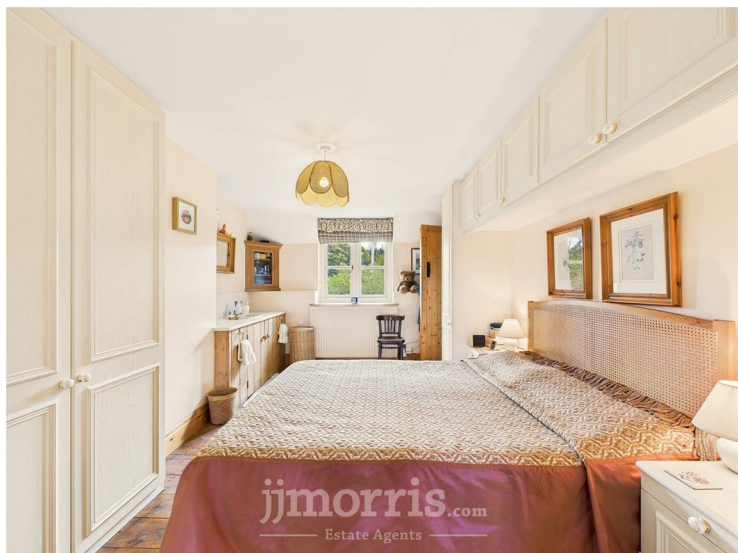
Tiled flooring with under floor heating, semi-vaulted ceiling, large double glazed windows and external doors to outside patio and garden, with fabulous far reaching views.

First Floor Landing



Spindle balustrade, Velux roof light, built in airing cupboard, access to loft space, doors to:

Bedroom 1



Wooden floor, dual aspect double glazed windows with delightful far reaching views over the land and surrounding countryside, built in and fitted wardrobes, vanity worksurface and sink, radiator.

Bedroom 2



Double glazed windows to rear and side enjoying the lovely views, fitted wardrobes, radiator, vanity unit with sink.

Bedroom 3



Double glazed window to rear enjoying the superb views, radiator.

Bedroom 4



Used currently as an office with double glazed window and radiator.

Bathroom



Comprising a bath pedestal wash hand basin, W.C, corner shower cubical, double glazed window, heated towel radiator, tiled flooring and walls.

Externally



The main house enjoys a wonderful large garden with expansive lawn, sunny patio, apple orchard, side vegetable garden with shed and has mature hedgerow borders. To the side of the house is ample gravelled parking for several cars and access to the detached double garage/workshop.

Double Garage/Workshop



Two up and over garage doors, service pit, double glazed windows and large boarded loft room. Solar Panels are on the roof which provide additional electric via battery storage. Connecting store room and adjoining freezer room with sink. This is an exceptionally good sized double garage with workshop space which if needed as excellent possibilities for conversion into an annex etc (stp).

Ria's Cottage



This lovely detached cottage is situated away from the main residence within its own plot, benefitting from full residential use but currently be used as a holiday let for additional income. Converted by the present owners it offers charm and character with all the benefits of modern insulation and building regulation. This would make an ideal home for extended family, appealing to those buyers seeking multi-generational living, or alternatively could be used for letting and added income.

Cottage Accommodation

Front door opens into:

Entrance Hall

Tiled flooring, opening leads on to kitchen diner. Latched wooden doors open to:

Ground Floor Bedroom



Exposed ceiling beams, dual aspect double glazed sash windows, radiator, wood flooring.

Bathroom



Tiled flooring, tiled walls, wet room style showering area, W.C, pedestal wash hand basin, heated towel radiator, double glazed sash window.

Kitchen Diner



Fitted with a range of wall and base storage units with worksurfaces, tiled flooring, tiled splash backs, one and a half single drainer sink, 4 ring gas hob, extractor hood, single electric oven, integrated dish washer, integrated washer/dryer, wall mounted gas boiler, under stairs storage cupboard, space for table and chairs, double glazed sash window, radiator, opening leads through to:

Living Room



Vaulted ceiling with exposed beams, exposed stone feature wall, slate flooring, wood burning stove, double glazed external door to front patio and external door to rear. Latched door opens to stairs rising to:

First Floor

Bedroom 2



Wooden flooring, exposed beams, ceiling sky light window, radiator, opening leads through to:

En-Suite



Comprising a bath, W.C, pedestal wash hand basin, heated towel radiator, tiled flooring, tiled walls, ceiling sky light window.

Externally



The cottage enjoys its own gated gravelled driveway which provides ample parking to the front and far side. There is a lovely garden mainly laid to gravel with central seating area and has colourful borders. Plenty of space for all to enjoy and is privately set well away from the main house.

Outbuildings



There is a large agricultural barn to the far side of the garage, with access from the track, being of particular use for livestock and general storage but with potential if needed for creating stables.

The Land



Please see the attached plan for clear identification. The land adjoins the holding and is altogether forming one large block of multiple fields and paddocks, all with mature hedgerow boundaries and connecting gateways, from which gated access is also found from the access track. The land would make good general purpose grazing, suitable for sheep, cattle, ponies etc.

Directions

From our Narberth office travel west on the A40 and at Canaston Bridge take the first exit on the roundabout onto the A4075 towards Carew. Within some 2 miles or so turn right for Martletwy and proceed on this road for a further mile and then turn right and then left for Landshipping. Proceed into the village of Landshipping and proceed through, passing the scenic parking bay overlooking the estuary. A short distance on from here you will see a track on the left hand side, travel all the way up this track until reaching the property.

Utilities & Services.

Heating Source: 2 x Bank of LPG gas tanks for each property and wood stove in both properties

Services -

Electric: Mains & Solar with battery storage.

Water: Mains

Drainage: 2 x Septic Tanks.

Local Authority: Pembrokeshire County Council

Council Tax Band: House F, Cottage C

Tenure: Freehold and available with vacant possession upon completion.

Please Note: There is a footpath that goes over the track

What Three Words: ///discussed.spaceship.removers

Broadband Availability.

According to the Ofcom website, this property has standard broadband available, with speeds up to Standard 1mbps upload and 25mbps 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 & Data - 78%

Three Voice & Data - 71%

O2 Voice & Data - 61%

Vodafone Voice & Data - 75%

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 and Ability To Purchase

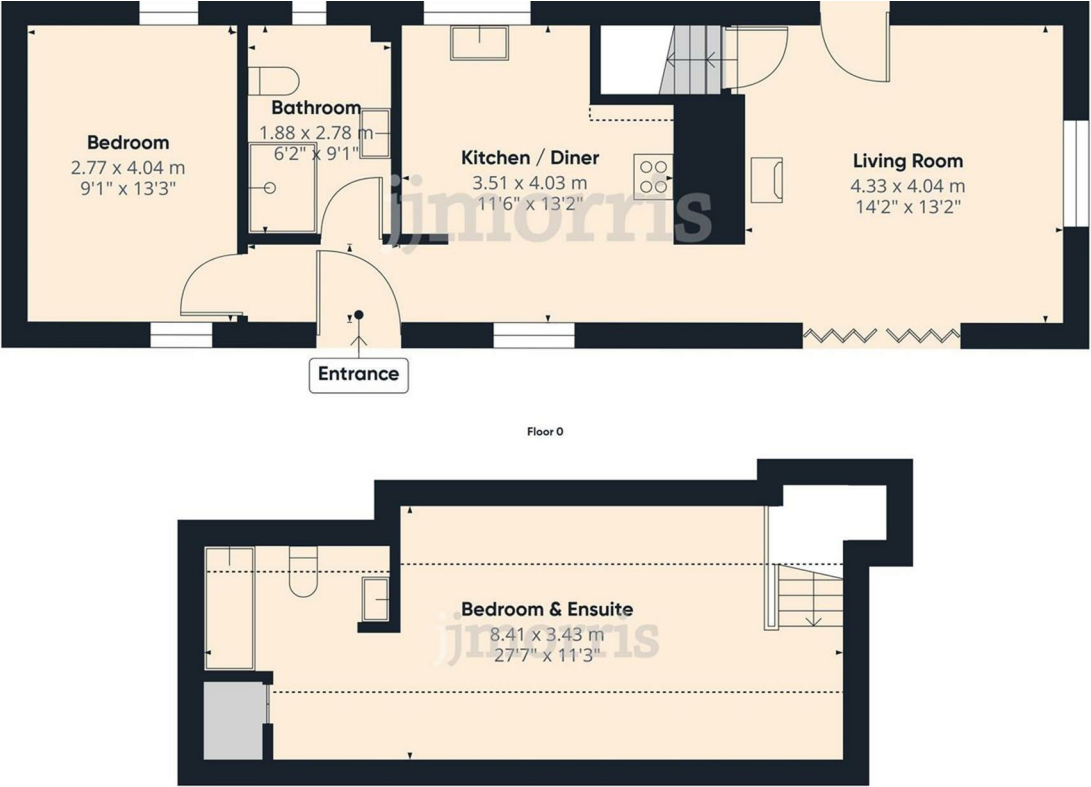
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

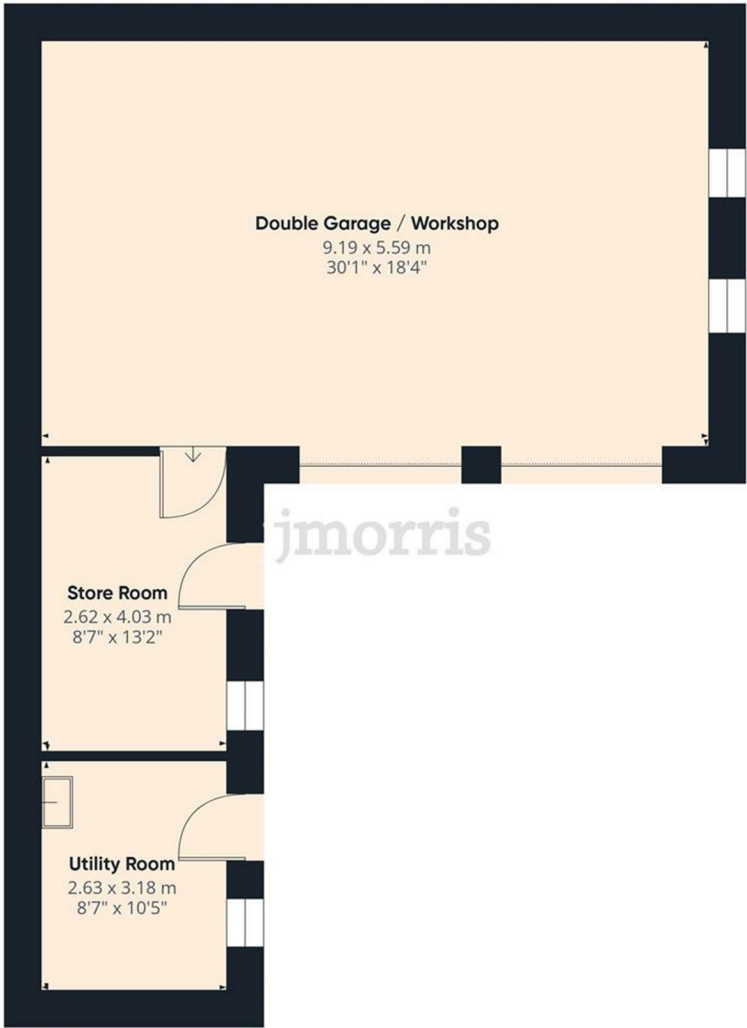
Floor Plan House



Floor Plan Cottage



Floor Plan Garage/Workshop



Floor 0 Building 2



HM Land Registry
Current title plan

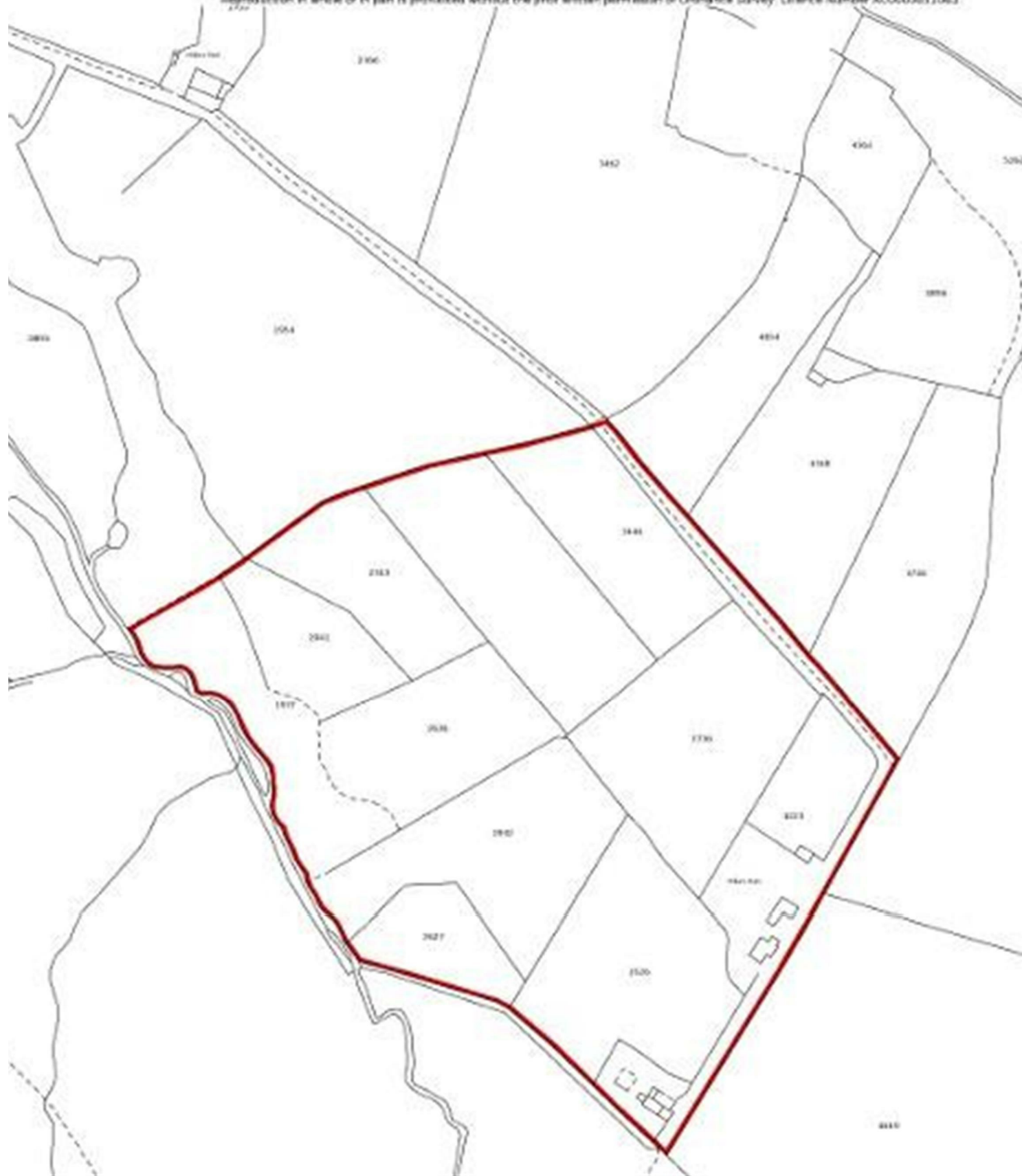
Title number **CYM36144**

Ordnance Survey map reference **SN0110S1**

Scale **1:2500**

Administrative area **Pembrokeshire / Sir Benfro**

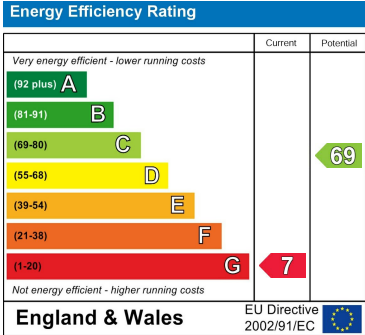
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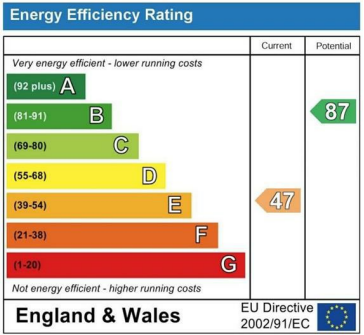
Area Map



Energy Efficiency Graph - The House



Energy Efficiency Graph - The Cottage



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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