



## The Grange, Princes Gate, SA67 8TQ

Offers in Region of £599,950

### Contact Narberth Office



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## The Grange

Princes Gate, Narberth

Discover the perfect blend of rural charm and modern comfort with this spacious four-bedroom detached bungalow, set on a smallholding with approximately nine acres of land that's ideal for hobby farming, equestrian pursuits, or simply enjoying a peaceful country lifestyle. Step inside to find a welcoming modern kitchen, a generous lounge that's perfect for relaxing or entertaining, and a bright conservatory where you can unwind and take in the tranquil surroundings. The property offers four well-proportioned bedrooms, providing ample space for family or guests, and is complemented by a large yard with a selection of useful sheds and outbuildings for storage, livestock or workshop needs. There's plenty of parking for multiple vehicles, making it easy for you and your visitors to come and go. Situated in an excellent location, you're just a short drive from the bustling market town of Narberth and the stunning South Pembrokeshire coastline, offering the best of both countryside and coastal living. The property is vacant and ready for immediate occupation, so you can make your move with ease and start enjoying your new lifestyle straight away. This is an exceptional opportunity for anyone seeking space, versatility, and a true taste of rural Wales.



### **Situation**

Situated near the market town of Narberth which offers an array of amenities, The Grange is also within driving distance of the popular Pembrokeshire Coastline including Amroth & Tenby. The larger towns of Carmarthen & Haverfordwest are easily accessible providing good transport links to South Wales and further afield.

### **Accommodation**

Double glazed front door opens into:

#### **Entrance Hall**

Wood laminate flooring, radiators, access to loft, built in airing and storage cupboards. Doors open to:

#### **Kitchen**

Modern fitted range of wall and base storage cupboards with worksurfaces over, one and a half bowl single drainer sink, 5 ring gas hob, extractor hood over, eye-level double oven, integrated dish washer, tiled splash backs, breakfast bar, radiator, double glazed window to front, doors to:

#### **Utility**

Fitted storage cupboards and worktop, one and a half bowl sink and drainer, double glazed window to rear, part tiled walls, radiator.

#### **Rear Porch & Boiler Room**

Tiled flooring, external doors to front and rear, radiator, double glazed window to front, oil fired boiler serving the domestic hot water and central heating, door to:

#### **W.C**

W.C, wash hand basin, frosted double glazed window to side, tiled floor, part tiled walls.

#### **Living Room**

Stone surround fireplace with TV/entertainment shelving, wood laminate flooring, double glazed window to side, radiator, double glazed French doors open into:

#### **Conservatory**

Double glazed windows around, external French doors, tiled floor, radiator.

#### **Dining Room**

Entered via glazed double doors, double glazed sliding patio doors to rear, radiator.

#### **Bedroom 1**

Dual aspect double glazed windows to rear and side, built in wardrobes, radiator, wood laminate flooring.

#### **Bedroom 2**

Double glazed window to front, built in wardrobes, radiator.

#### **Bedroom 3**

Double glazed window to front, radiator.

#### **Bedroom 4**

Double glazed window to rear, radiator.

#### **Bathroom**

Comprising a bath, corner shower enclosure, W.C, pedestal wash hand basin, radiator, tiled walls, double glazed window to rear.

#### **Externally**

To the front of the bungalow there is a hardstanding driveway providing ample parking space, front garden area laid mainly to lawn with mature hedgerow/shrub borders. Lawn garden continues up the side to the rear, where there is a tiered top section of garden/lawn across the back and a lower tier of hardstanding/patio.

#### **Yard & Outbuildings**

The yard and buildings measure approximately 1 acre in size. To access the property, you turn off the council road and onto the main yard, which is concreted and of a good size, providing plenty of space for multiple vehicles/machinery/ etc. The bungalow is situated at the top of the yard. There are a number of excellent outbuildings/sheds around the yard comprising the following: - 2 x Large Steel Framed Open Fronted Sheds - 2 x Storage Sheds & Kennels - Implement Barn - Smaller Stone Outbuilding - Larger Stone Outbuilding (Semi-Detached) - Silage Clamp - Slurry Pit

**Land**

The agricultural land amounts to approximately 9 acres or thereabouts, comprising a large level top field measuring approximately 7.5 acres and a lower small field measuring approximately 1.5 acres. The land is all of excellent quality, being productive pasture and ideal for grazing, equestrian usage etc. Access to the land is from the main yard and up through a secure gateway, providing easy access for trailers and machinery etc.

**Services**

Heating Source: Oil

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax Band: E

EPC: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///trapdoor.helpfully.paving















For Identification Only





## Energy Efficiency Rating

|                                                    | Current                    | Potential                                                                            |
|----------------------------------------------------|----------------------------|--------------------------------------------------------------------------------------|
| <i>Very energy efficient - lower running costs</i> |                            |                                                                                      |
| (92+) <b>A</b>                                     |                            |                                                                                      |
| (81-91) <b>B</b>                                   |                            |                                                                                      |
| (69-80) <b>C</b>                                   |                            |                                                                                      |
| (55-68) <b>D</b>                                   |                            | <b>63</b>                                                                            |
| (39-54) <b>E</b>                                   | <b>53</b>                  |                                                                                      |
| (21-38) <b>F</b>                                   |                            |                                                                                      |
| (1-20) <b>G</b>                                    |                            |                                                                                      |
| <i>Not energy efficient - higher running costs</i> |                            |                                                                                      |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |  |

## Environmental Impact (CO<sub>2</sub>) Rating

|                                                                       | Current                    | Potential                                                                             |
|-----------------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------|
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                            |                                                                                       |
| (92+) <b>A</b>                                                        |                            |                                                                                       |
| (81-91) <b>B</b>                                                      |                            |                                                                                       |
| (69-80) <b>C</b>                                                      |                            |                                                                                       |
| (55-68) <b>D</b>                                                      |                            | <b>57</b>                                                                             |
| (39-54) <b>E</b>                                                      | <b>49</b>                  |                                                                                       |
| (21-38) <b>F</b>                                                      |                            |                                                                                       |
| (1-20) <b>G</b>                                                       |                            |                                                                                       |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                            |                                                                                       |
| <b>England, Scotland &amp; Wales</b>                                  | EU Directive<br>2002/91/EC |  |



## JJ Morris Narberth

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