



**hrt**  
herbert r thomas

**Asheton House, Pen Y Cwm**

Haverfordwest

Offers in Region of **£3,000,000**

# Asheston House Farm & Eco Barns

Situated in a peaceful, rural location approximately 3.5 miles inland from Newgale Sands, between Haverfordwest and St. Davids.

What3words: cools.luggage.breaches

Unique opportunity to purchase an outstanding six bedroom farmhouse with five stunning holiday cottages with 14 bedrooms, enjoying panoramic views over the rolling North Pembrokeshire countryside.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Asheston House is a rare and exceptional property offering a beautifully refurbished, six-bedroom period farmhouse, accompanied by five award-winning holiday cottages, sympathetically extended and presented to the highest of standards – all set in approximately 24.31 acres of landscaped gardens, paddocks, and open countryside providing privacy.

Perfectly positioned within the rolling countryside of North Pembrokeshire, Asheston House offers tranquillity and seclusion, yet lies just a short drive from the market town of Haverfordwest and the Cathedral city of St. Davids. Nearby, the Pembrokeshire Coast National Park offers stunning beaches, coastal paths, and a wealth of outdoor pursuits.

This remarkable home offers the perfect balance of private family living and income-generating potential and is offered to the market for the first time in more than 23 years.

(Living areas)

### **The Farmhouse**

The light and airy accommodation is generous in size but feels homely in proportions. The ENTRANCE HALL has glazed double doors opening into the KITCHEN/ DINING/ LIVING ROOM. This semi-open plan space is triple aspect and has a glazed pitched roof over the dining area and bi-fold doors leading out to a rear patio. The dining area has stairs rising to a first floor gallery landing. The living area has exposed stonework to walls and a double-sided wood burning stove, also accessed via the kitchen. Within the kitchen is an extensive range of base, larder and island units with integrated appliances. The LOUNGE/ DINING ROOM is also dual aspect with windows to front and rear. A bespoke staircase rises to the inner landing. Off the kitchen is a UTILITY ROOM which has an extensive range of built-in linen and storage cupboards, plus fitted base and wall-mounted units with space and plumbing for white goods. Off the utility room is a ground floor CLOAKROOM, housing a white two-piece suite.

To the first floor are six bedrooms. The PRINCIPAL BEDROOM SUITE has a vaulted ceiling, plus windows to front and French doors with glazed apex above leading out to a private balcony. The principal bedroom benefits from an EN-SUITE BATHROOM with a four piece suite including contemporary free-standing bath and fully tiled wet room area with fitted shower and body jets. Separate dressing room. BEDROOM TWO and BEDROOM THREE have windows to front and Velux to the roof and both benefit from mezzanine floors. BEDROOM FOUR and BEDROOM FIVE are currently used as guest accommodation, both generous size double bedrooms with feature fireplaces and benefit from large EN-SUITE BATHROOMS, finished to a high standard. A FAMILY BATHROOM has a four piece suite with panel bath and separate shower cubicle. A separate store room is provided to the first floor. Off the entrance hall is a one bedroom self-contained ANNEX which comprises of an open plan KITCHEN/ DINING/ LIVING ROOM, a single BEDROOM and FAMILY BATHROOM.

The property is accessed via a 500m long private gravel driveway, which runs along the side of the property, to a large, paved drive/parking area ahead of a detached, oak timber frame, FIVE BERTH GARAGE. At the rear of the house is a large flagstone laid patio which extends via steps out to a large lawned garden with mature trees.

## **Grounds and Outbuildings**

The property is set within 24.31 acres of beautifully maintained land, offering privacy, stunning views, and versatile use. The land currently comprises:

- Landscaped gardens with large flagstone patios.
- Paddocks suitable for horses or livestock offering potential for horse enthusiasts.
- Two large grazing fields, currently leased to a neighbouring farmer.
- Extensive off-road parking and attractive five-bay timber-framed garage with power and plumbing.
- Modern portal-framed building, workshops, and storage spaces ideal for business or hobby use.

## **Holiday Cottages**

Found within the delightful barn conversion, there are five spacious two and three bedroom cottages containing 14 individual bedrooms. The cottages, along with the house, have been refurbished to the very highest of standards. The current owners have invested significantly to ensure the property and each cottage are as environmentally efficient as possible, with ground source heat pump, solar panels and wind turbine, creating most of the energy required to run the properties. Rain water harvesting is used for grey water purposes.

The cottages have use of a south facing communal garden which enjoys the far reaching views. Each property has an additional courtyard garden/outdoor entertainment area.

This thriving holiday business provides a generous annual income, making Asheston House a secure lifestyle investment.

Visit the website at: [www.eco-barns.co.uk](http://www.eco-barns.co.uk) for floorplans and details of accommodation.

A recent planning application for residential use as well as holiday use for the Eco Barns has also been granted

A separate undeveloped barn could also be converted subject to planning

## **Viewings and Further Information**

This is a one-of-a-kind opportunity to acquire a luxurious family home and successful lifestyle business in one of the UK's most scenic locations.

Early viewing is highly recommended. For full financials, floorplans, and to arrange a private tour, please contact us today.

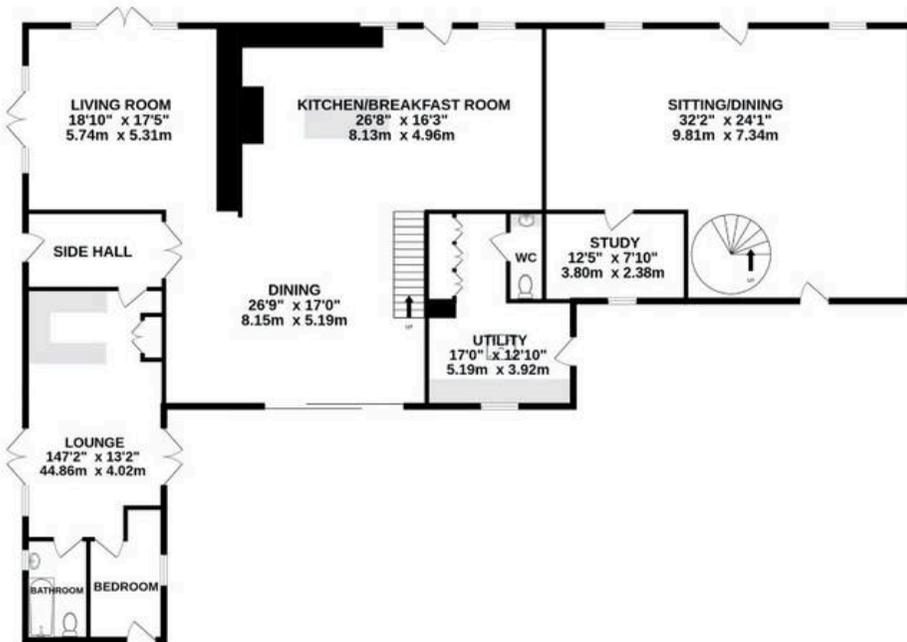




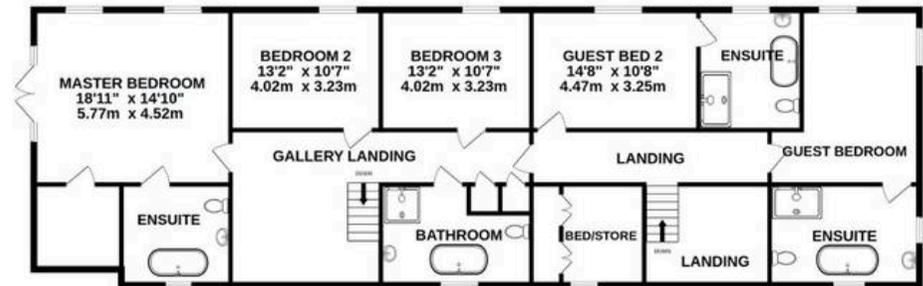




GROUND FLOOR  
2496 sq.ft. (231.9 sq.m.) approx.



1ST FLOOR  
1860 sq.ft. (172.8 sq.m.) approx.



TOTAL FLOOR AREA : 4356 sq.ft. (404.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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