



## The Duckpond, Lower Solbury Farm – SA62 3SD

£375,000 Freehold

- Charming three-bedroom semi-detached barn conversion, originally part of Lower Solbury Farm
- Wealth of character features including exposed beams, stone walls and woodburning stove
  - Quality solid hardwood joinery throughout enhancing the home's timeless appeal
- Generous plot with cottage-style gardens, raised vegetable beds and adjoining woodland
  - Historic former duck pond within the grounds, inspiring the property's distinctive name
  - Extensive off-road parking for up to five vehicles plus detached double garage
- Peaceful rural setting approximately 2.5 miles from Broad Haven and within Broad Haven CP School catchment

## **Description**

Originally converted by the current owners from the former barns of Lower Solbury Farm, this charming three-bedroom semi-detached residence beautifully combines character and practicality. Rich in original features, the property offers exposed beams, stone walls, a woodburning stove and quality solid hardwood joinery throughout, creating a warm and inviting atmosphere. Set within a generous plot, the home enjoys attractive cottage-style gardens with raised vegetable beds and adjoining woodland, providing a peaceful setting with excellent outdoor space. Adding to its unique history, the garden was once home to a duck pond, inspiring the property's distinctive name. Externally, the property benefits from ample off-road parking for up to five vehicles together with a detached double garage, offering versatility and excellent storage. A rare opportunity to acquire a character home with space, charm and countryside appeal.

## **Entrance Hallway**

Entered via a part-glazed composite front door, the welcoming hallway immediately showcases the property's character with exposed ceiling beams and attractive slate flagstone flooring. A staircase rises to the first-floor landing, while a bespoke fitted dresser with shelving provides useful storage beneath the stairs. A radiator ensures comfort throughout the space, which serves as the central hub of the home, flowing seamlessly through to the kitchen and providing access to both the lounge and dining room.

## **Kitchen**

A characterful kitchen featuring exposed ceiling beams and attractive slate flagstone flooring, creating a warm and inviting atmosphere. Fitted with a range of wooden wall and base units complemented by solid oak work surfaces, the room combines traditional charm with practical functionality. A Belfast sink with chrome mixer tap sits beneath a double-glazed side window, while a space is vacant for a freestanding range-style cooker and extractor hood of choice. Integral dishwasher, An opening to the rear offers a pleasant outlook through to the dining room, enhancing the sense of connectivity within the home. Additional space is provided for a fridge/freezer, with a door leading through to the utility room.

## **Lounge**

A wonderfully characterful reception room, full of rustic charm and period appeal. Exposed ceiling beams, feature stone walls and attractive wood flooring combine to create a warm and inviting atmosphere, while a charming wood-burning stove set upon a slate hearth with exposed flue forms a striking focal point to the room. Ideal for relaxing and entertaining alike, the lounge enjoys a cosy yet spacious feel, with French doors to the rear opening through to the sun room and extending the living accommodation.

## **Sun Room**

A delightful addition to the living accommodation, the sun room is bathed in natural light from skylights overhead and large windows overlooking the rear garden. Enjoying a peaceful outlook and a seamless connection to the outdoors, a door provides direct access to the garden. The room features attractive wood flooring and a striking stone feature wall, which adds character and texture to the space, while wall lights create a warm and welcoming ambience. An ideal setting for relaxation, reading or enjoying the garden views throughout the seasons.

## **Dining Room**

Accessed via part-glazed oak French doors, the dining room is a bright and inviting space, ideally suited to both everyday family dining and entertaining. Two sets of French doors to the rear elevation frame attractive views of the garden and allow an abundance of natural light to flood the room, creating a wonderful connection with the outdoor space. Character features include an exposed ceiling beam, while wood flooring adds warmth and elegance. A double-glazed side window and radiator complete this well-proportioned reception room.

## **Shower Room**

Beautifully appointed, this stylish shower room is fitted with a contemporary wash hand basin and WC unit, complemented by attractive timber wall panelling and tiled splash backs. A spacious shower enclosure with power shower provides modern convenience, while a wall-mounted chrome heated towel rail adds a touch of luxury. Finished with slate flagstone flooring and practical wall-mounted shelving, the room also benefits from an extractor fan.

### **Utility Room**

A practical and well-appointed utility room featuring exposed ceiling beams and slate flagstone flooring, continuing the property's characterful appeal. Fitted with a shaker-style base unit and work surface, the room incorporates a stainless steel sink and drainer with mixer tap, together with space for a range of white goods. A double-glazed window to the front elevation provides natural light, while wall-mounted shelving offers additional storage. Doors lead through to the shower room and the side porch/boot room, enhancing the functionality of this useful ancillary space.

### **Side Porch/Boot Room**

A delightful and versatile space enjoying an abundance of natural light through windows to all aspects and a beautiful glazed roof. Ideal as a boot room, garden room or additional utility area, the room features attractive slate flagstone flooring, solid oak work surfaces and matching window sills, together creating a charming and practical finish. There is space and plumbing for white goods, together with a fitted wooden seating bench providing useful storage and convenience. A door opens directly onto the garden, seamlessly connecting the home with the outdoor space, while a wall light enhances the welcoming atmosphere.

### **First Floor Landing**

The first-floor landing benefits from fitted storage cupboards set within the eaves, providing excellent use of space and practical storage solutions. From here, doors lead off to the bedrooms and bathroom, creating a well-connected and functional layout.

### **Bedroom 1**

A characterful principal bedroom featuring exposed ceiling beams and a striking exposed chrome flue rising from the wood burner below, adding a unique architectural focal point. A Velux window to the rear provides natural light and pleasant views, complemented by a deep sill. The room benefits from fitted wardrobe space cleverly set within the roof pitch, maximising storage while maintaining a clean and cohesive finish. A radiator ensures year-round comfort.

### **Bedroom 2**

A well-proportioned and light-filled double bedroom enjoying a peaceful outlook. A large rear window frames beautiful, far-reaching views over the surrounding countryside, while a Velux window to the side further enhances the sense of space and natural light. The room benefits from useful storage cupboards set within the eaves, along with wall-mounted shelving for additional practicality. A radiator completes this comfortable and versatile bedroom.

### **Bedroom 3**

A comfortable double bedroom featuring a double-glazed window to the side elevation, allowing in natural light. The room is well-proportioned and includes a radiator, offering a pleasant and practical space suitable as a guest bedroom, home office, or additional family room.

### **Bathroom**

A well-appointed bathroom featuring a Velux window to the front elevation, allowing natural light to filter through. The suite comprises a wash hand basin and low-level WC, complemented by tasteful timber wall panelling and tiled splash backs. A wall-mounted heated towel rail provides comfort and convenience, while a wall light and extractor fan complete the space, ensuring a bright and well-ventilated environment.

## **Externally**

Occupying a substantial plot, the property enjoys beautifully maintained grounds, predominantly laid to lawn and perfectly complementing its peaceful countryside setting. Cottage-style gardens include raised vegetable beds and a former duck pond, adding charm and character to the outdoor space. Beyond the formal gardens lies a wooded area incorporating timber storage and a chicken pen, ideal for those seeking a more self-sufficient lifestyle or enjoying the natural surroundings. A beautifully crafted treehouse provides a unique and enchanting feature, perfect for families or simply enjoying the setting. The grounds benefit from stunning far-reaching countryside views, creating an exceptional sense of privacy and tranquility. A gated access leads directly from the generous parking area into the garden, while extensive off-road parking and a detached double garage further enhance the practicality of this impressive outdoor space.

## **Detached Double Garage**

A substantial detached double garage providing excellent parking, storage or workshop potential, benefitting from electricity connection and an external water tap. Stairs lead to a useful first-floor loft/storage area, offering additional versatile space suitable for a variety of uses, subject to any necessary consents.

## **Services**

### **Situation**

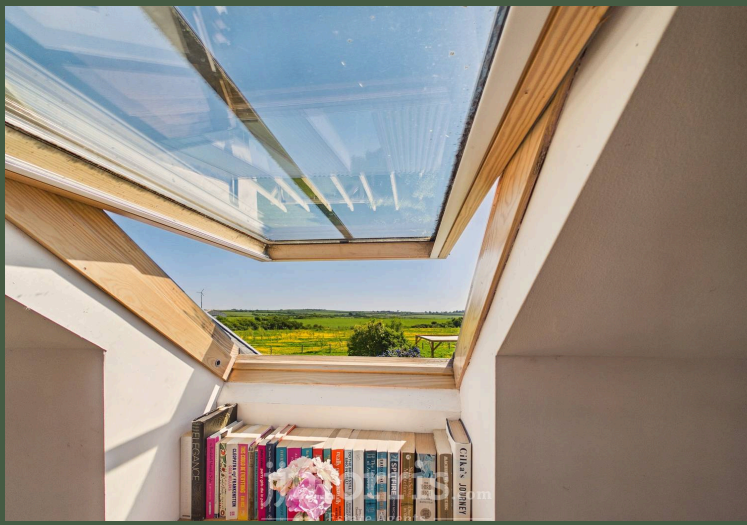
Enjoying a peaceful rural setting, the property is ideally positioned to enjoy the best of countryside and coastal living. Located approximately 2.5 miles from the sought-after village of Broad Haven, residents have convenient access to a beautiful sandy beach, scenic coastal walks, local shops, cafés and everyday amenities. The surrounding area offers a tranquil lifestyle with plenty of opportunities for outdoor pursuits while remaining well connected to neighbouring villages and larger towns. The property also falls within the catchment area for Broad Haven CP School, making it an attractive choice for families. Combining a secluded feel with convenient access to local facilities and the Pembrokeshire coastline, this location offers an ideal balance of privacy, practicality and natural beauty.









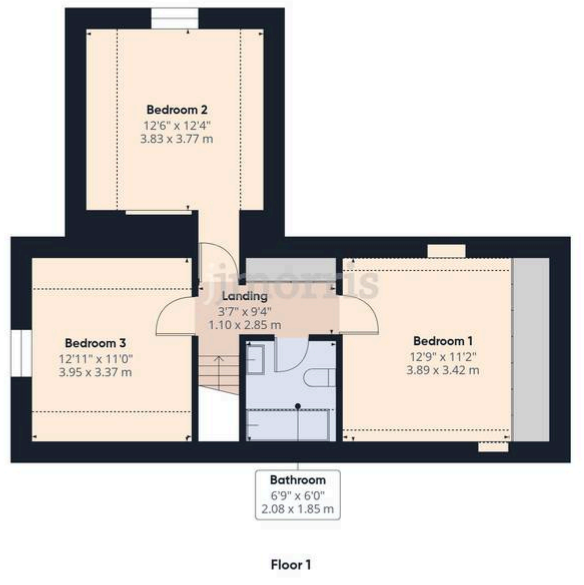
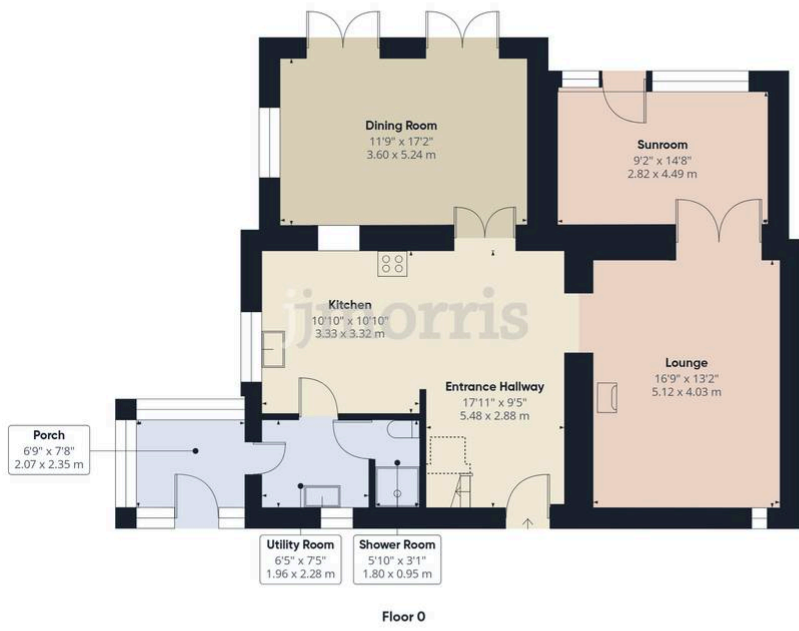






Council Tax band: D

Tenure: Freehold



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