



Windyhill Farm, Penffordd, SA66 7HU

Offers in Region of £579,000

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Windyhill Farm

Penffordd, Clynderwen

A most delightful character house with approximately 3 acres of adjoining gardens and grounds, boasting superb far reaching country views, being situated in the heart of Pembrokeshire on the edge of Penffordd village. This spacious detached home offers incredibly well presented and characterful accommodation with 5 bedrooms and 2 reception rooms, boasting a wealth of charming features and benefits from modern improvements such as air source heating, upgraded insulation, roof solar panels, a bespoke kitchen and custom made double glazed wooden windows and doors. The house sits at the top of an old farm yard with traditional stone barns to either side and large multipurpose sheds and outbuildings, providing excellent workshop/hobby space. There is ample parking and the extensive gardens and grounds provide an ideal opportunity for keeping a small number of animals or would be fantastic for keen gardeners. Viewing is essential to fully appreciate this exceptional country home.



Accommodation

Custom made front door opens into:

Entrance Hall

Quarry tiled flooring, turning wooden staircase rising to first floor with built in understairs storage cupboard, radiator, latched wooden doors open to:

Living Room

Custom made double glazed sash window to front, quarry tiled flooring, exposed stone fireplace with wood burning stove, radiators.

Dining Room

Double glazed sash window to front, quarry tiled flooring, exposed beam ceiling, feature fireplace, radiator, latched wooden door opens to:

Kitchen

Fitted with a range of base storage units, quartz worksurfaces over, Italian stainless steel range cooker, extractor hood, Belfast sink, Inglenook fireplace with feature Rayburn stove (not operational), feature exposed stone walling, flag stone flooring, radiator, external stable door to front, double glazed sash window to front, exposed beam ceiling, latched door opens to:

Utility

Plumbing for washing machine, sash window to side, wooden worktop, stairs rise to first floor, radiator, doors open to:

Cloak Room

Under the stairs W.C.

Snug

Double glazed window to side and rear, radiator, beamed ceiling.

Main Landing

Double glazed sash window to front enjoying the lovely views, radiator, doors to:

Bedroom 1

Double glazed sash window to front enjoying the lovely views, 2 radiators.

Bedroom 2

Double glazed sash window to front enjoying the lovely views, exposed beam ceiling, radiator, door to:

Inner Landing

With part exposed feature stone walls, double glazed window to rear, radiator, recess for shelving storage, doors to:

Bedroom 3

Vaulted ceiling with exposed beam, double glazed sash window to front enjoying the lovely views, sky light roof window, recess housing the hot water cylinder, built in storage cupboard, radiator, door to bedroom 5.

Bedroom 4

Sky light roof window to rear, radiator.

Bedroom 5

Double glazed sash window to front enjoying the lovely views, radiator, door to bedroom 3.

Bathroom

Comprising a corner shower cubical, bath, W.C, wash hand basin set in a vanity storage unit, part tiled walls, radiator, sky light roof window.

Externally

The property is accessed via a private gated entrance leading to a spacious front yard with ample parking and turning space. Surrounding the house are attractive garden areas, including a generous brick-paved patio with pergola seating, lawns, fruit and ornamental trees, and mature hedgerows creating a peaceful, secluded setting. The south-facing front enjoys sunny countryside views, with additional lawns and patio space. From the central yard, outbuildings flank both sides, while a distinctive old stone wall provides access to the extensive wildlife-friendly gardens beyond. These feature winding mown pathways, a variety of native and ornamental trees, and extend to a gated roadside entrance. Further lawned areas and a chicken run sit behind the right-hand outbuildings, with additional lawns behind those on the opposite side, making this an ideal space for gardeners, nature lovers, and outdoor enthusiasts.

The Outbuildings

Detached Stone Barns

To the right of the yard there is a long traditional stone barn which has fantastic potential for possible residential conversion (subject to planning) and currently provides excellent storage with 3 ground floor bays and 1 upstairs room. There is a woodburning stove and old kitchen fitted inside and upstairs has a picture window enjoying the spectacular views.

Further Array of Outbuildings

These comprise a mixture of stone and corrugated buildings which are connected and provide a series of very useful and spacious work/storage spaces. There is an old hay barn with internal work rooms, several workshop rooms and further rooms used for hobbies and crafts. Overall a large combined area of buildings for multipurpose use, ideal for storing machinery, implements, tools etc.

Directions

From the village centre of Penffordd, turn on the junction onto the Tre-Gendeg road, passing Crossroads Cottage, and after a short distance the entrance to Windy Hill Farm is found on your right hand side, as identified by our JJMorris for sale sign.

Utilities & Services.

- Heating Source: Air Source
- Electric: Mains & PV Solar
- Water: Mains
- Drainage: Private
- Local Authority: Pembrokeshire County Council
- Council Tax Band : F
- EPC: A
- Tenure: Freehold and available with vacant possession upon completion.
- What Three Words: *///sadly.eventful.gravy*

Mobile Phone Coverage.

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

EE Voice – Limited & Data – Limited

Three Voice – Limited & Data – Limited

O2 Voice – Limited & Data – Limited

Vodafone Voice – Limited & Data – None

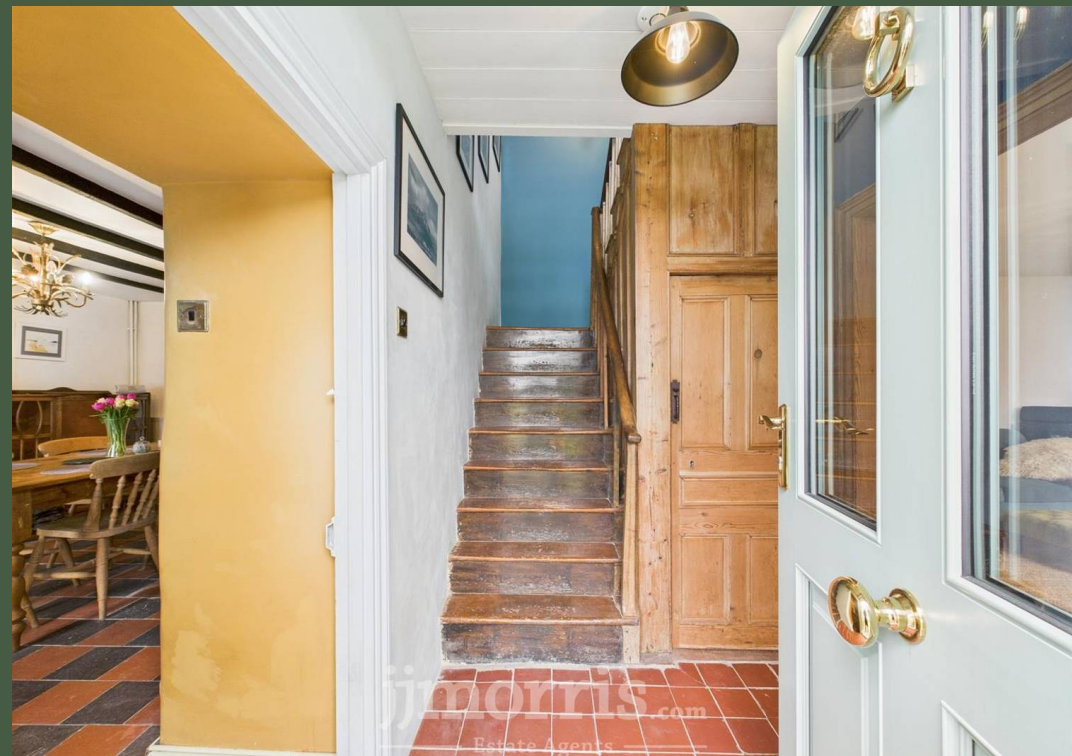
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.1mbps upload and 1mbps download and Superfast 20mbps upload and 80mbps 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.

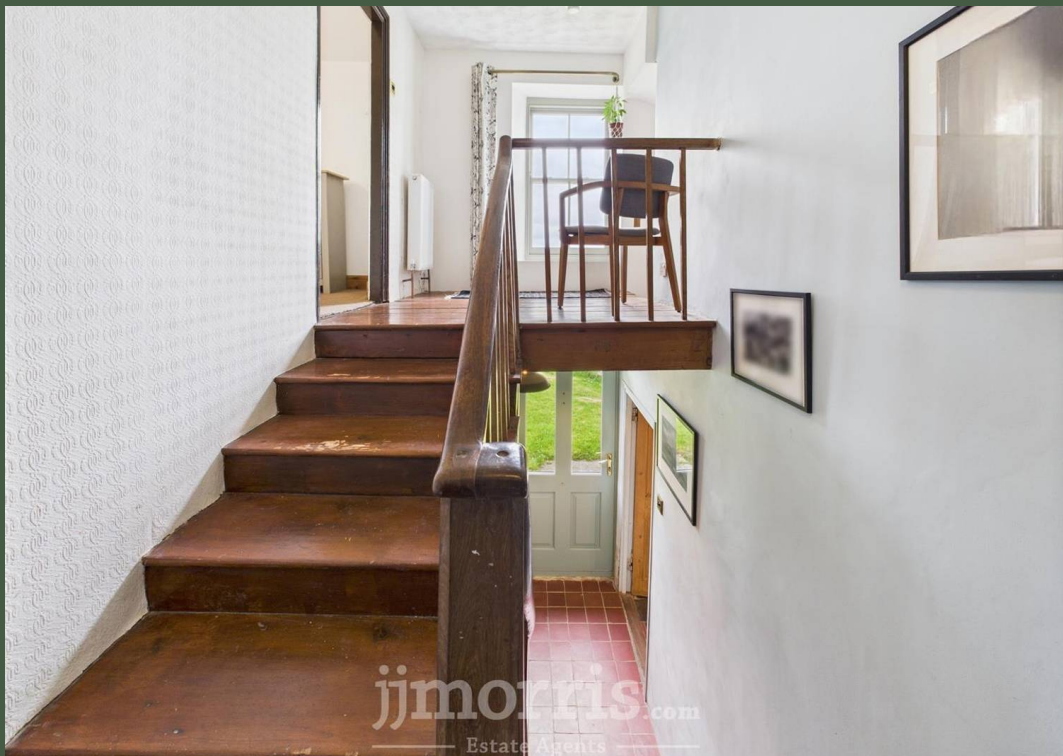
Anti Money Laundering and Ability To Purchase

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.

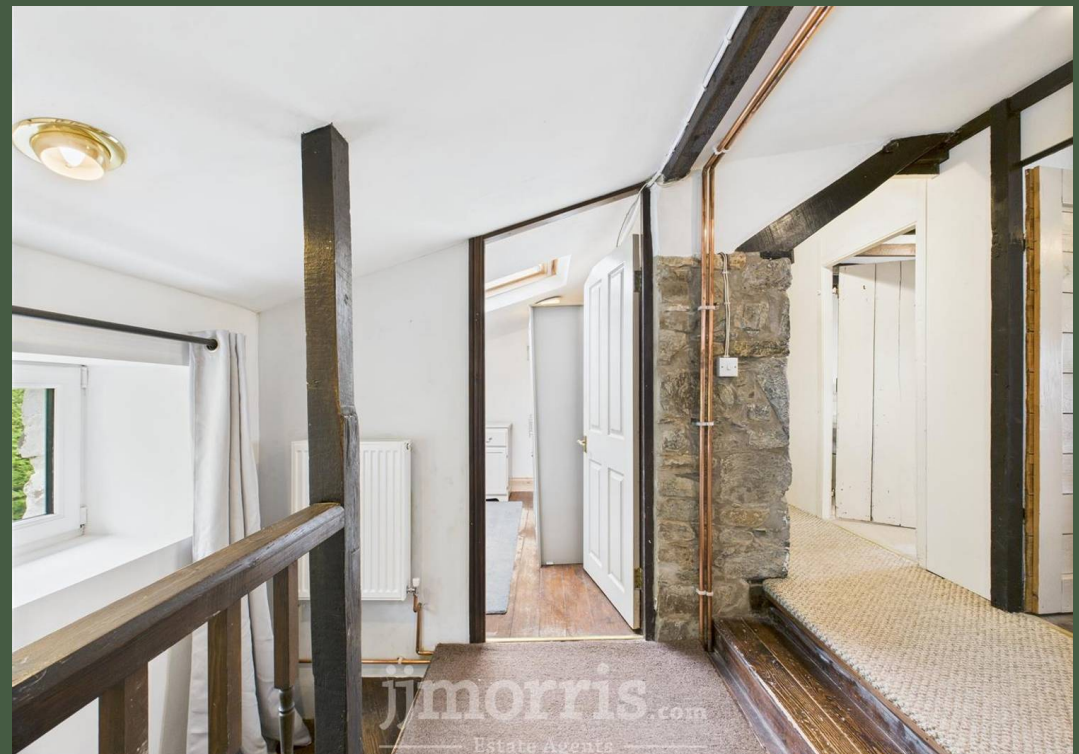




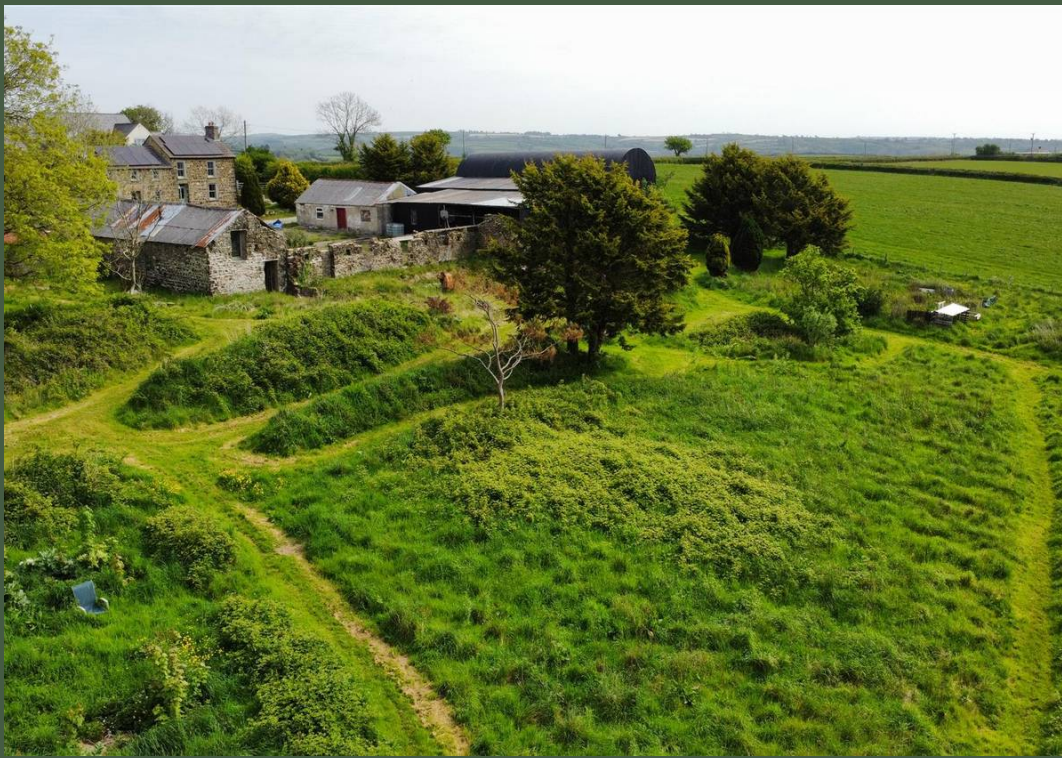






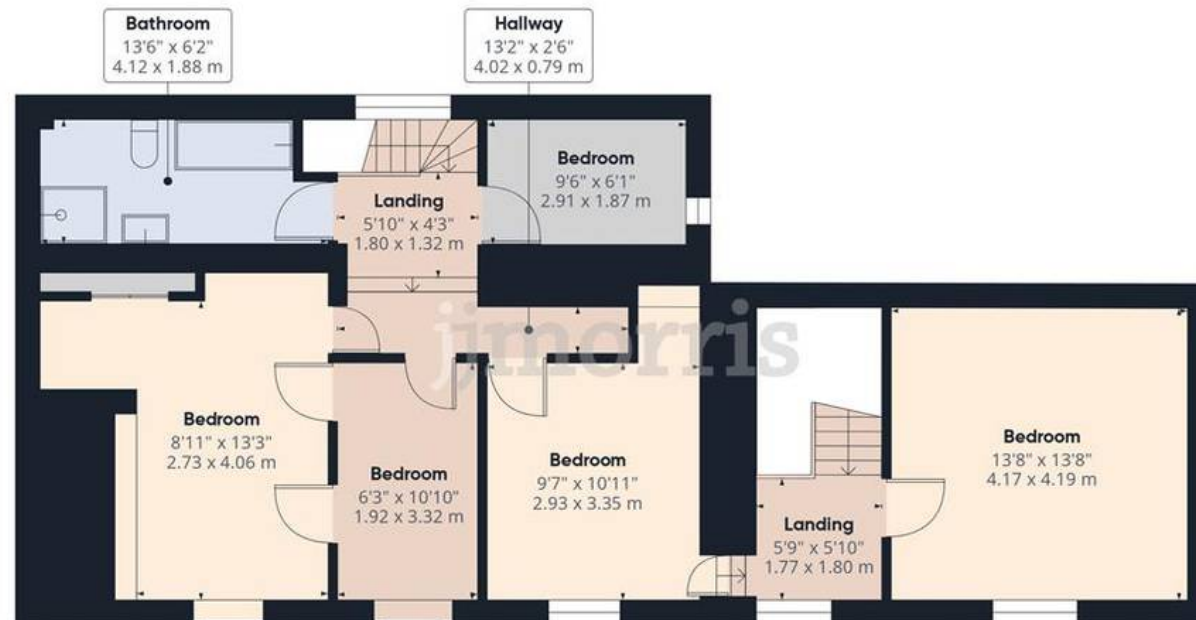








Ground Floor



Floor 1



JJ Morris Narberth

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