



Folkstone Farm, Nolton Haven – SA62 3NL

£300,000

- Rare opportunity to purchase a traditional Pembrokeshire farmhouse full of character.
- Peaceful rural setting within easy reach of the coastline between Nolton Haven and Newgale.
- Property requires modernisation but offers excellent potential for a sympathetic upgrade.
- Stands in approximately $\frac{1}{2}$ acre of grounds with scope for gardens and possible new access (STP).
- Detached, traditionally built two-storey residence with oil-fired central heating and solar PV panels.
- Historic former Southwood Estate farmhouse with charming surroundings.
- Local amenities in Roch, Simpsons Cross, and Keeston; Haverfordwest approx. 8 miles away

SITUATION

Historically, one of the farms of the Southwood estate. Folkstone Hill Farm occupies a pleasant rural setting within easy reach of the coastline. The original farm buildings now form a residential property in their own right and whilst situated close by, this does not detract from the setting of the original farmhouse. The coastal inlet of Nolton Haven with its popular public house overlooking the beach is a mile or so distant, and the stunning beach at Newgale being slightly further. Local services can be found in the nearby villages of Roch, Simpsons Cross and Keeston, with the town of Haverfordwest and its further range of facilities being some 8 miles so distant.

DIRECTIONS

From Haverfordwest, take the St Davids road out of the town and shortly after leaving Simpson Cross, turn left, onto Folkestone Lane, signposted for Nolton Haven. Folkstone Hill Farm is located approximately 1 mile further on. WHAT3WORDS: crockery.brains.stumps

DESCRIPTION

Folkstone Hill Farmhouse stands in grounds of approximately 1/2 acre and comprises a detached traditionally constructed two storey residence, that does now require modernisation to realise its full potential but already benefits from oil fired central heating and solar PV panels. The accommodation includes:

GROUND FLOOR

Utility Room

A uPVC double-glazed entrance door leads into a practical utility room, featuring a tiled floor, fitted sink unit and plumbing for an automatic washing machine. An open-tread staircase ascends to the first-floor Crog Loft, currently utilised as useful additional storage space.

Living Room

Dimensions: 4.42m min x 3.99m (14'6" min x 13'1"). Heated by two radiators and featuring a uPVC double-glazed window to the front, this room offers a tiled floor, open-beamed ceiling and an inset Rayburn range (currently not in working order). A section of the space also serves as the front hallway, enhancing the flow through the property.

Entrance Hallway

With door to the fore.

Kitchen

Dimensions: 1.93m x 5.89m (6'4" x 19'4"). Located at the rear of the property, this room is divided into two distinct

FIRST FLOOR

Half Landing

with door leading to:

Bathroom

Featuring a sloping ceiling, this bathroom is fitted with a suite comprising a bath, WC, and wash basin, complete with a radiator for added comfort.

Bedroom 1

Dimensions: 3.99m x 3.12m (13'1" x 10'3"). Featuring a uPVC double-glazed window to the front, a radiator, and a tongue-and-groove clad ceiling, this room combines natural light with classic character.

Bedroom 2

Dimensions: 3.05m x 4.47m (10'0" x 14'8"). Boasting two uPVC double-glazed windows to the front, a radiator, and a tongue-and-groove clad ceiling, this room is bright and full of character.

Bedroom 3

Dimensions: 4.27m x 4.14m (14'10" x 13'7"). Featuring two uPVC double-glazed windows to the front and a radiator, this room is light-filled and comfortably heated.

Attic

with radiator and a sloping ceiling.

EXTERNALLY

The property stands in approximately 1/2 acre or thereabouts and the grounds have the potential for vegetable gardens, lawns, etc. The solar PV panels are located within the grounds and there are several mature trees and Pembrokeshire hedgebanks that offer a degree of natural shelter. There are domestic outbuildings that are traditionally constructed of solid stone walls that are suitable for storage.

SERVICES

Mains water and electricity are connected. Private drainage. Air source heat pump. . Partial uPVC double glazing.

LOCAL AUTHORITY

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP. Tel: 01437 764551 Pembrokeshire Coast National Park, National Park Office, Llanion Park, Pembroke Dock, Pembrokeshire, SA72 6DY Tel: 01646 624800 Email: info@pembrokeshirecoast.org.uk

TENURE

Freehold with vacant possession upon completion. No



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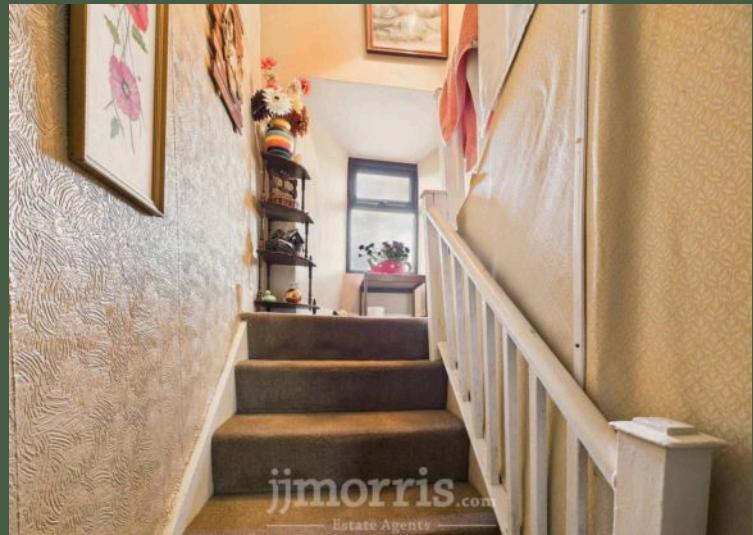
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Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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