



## Pencnwc, St. Davids – SA62 6RS

£550,000

A residential smallholding that includes a small touring caravan and camping field, all within a short distance of the coastal path in an area where few properties come onto the open market.

Character residence with sea views and including a small annexe.

Various outbuildings with a shower block, stables and storage barn.

CL Site for 5 units and 35 camping pitches.

In need of some improvement to realise its full potential, but with no ongoing chain, this is a rare opportunity to purchase a property in this setting and viewing is highly recommended.

## Situation

Pencnwc occupies a delightful setting approximately 1.5 miles west of the historic cathedral of St Davids, which has the benefit of a good range of local services that cater for most everyday requirements. The county town of Haverfordwest and the ferry port of Fishguard both within some 15 miles or so. The property is situated within the Pembrokeshire Coast National Park and is a short walk from the renowned long distance coastal footpath that meanders its way around the stunning scenery of the Pembrokeshire Coastline from Amroth in the east to the banks of the River Teifi at St Dogmaels in the north. The Pembrokeshire Coast National Park is Britain's only coastal national park and is a popular year round tourist destination.

## Description

Pencnwc is a residential smallholding extending to 3.1 acres or thereabouts in total and including a residence that has considerable potential as a character home, together with a small annexe and various outbuildings. The property was last used as a campsite in 2023 and we are advised that it had planning consent for 5 touring caravans and 35 tents, and given its location, within walking distance of the coastal path, it is ideally suited for potential purchasers looking to establish their own tourism business. Set back off the minor road that leads to Treginnis Farm, and approached over a short compacted stone driveway, the residence would, no doubt, have been a traditional Pembrokeshire farmhouse historically. It is principally constructed of solid stone walls under a slate roof, with later additions and comprises the following accommodation:-

## GROUND FLOOR

### Porch

With Upvc double glazed door, slate floor and 15 pane glass door opening into:-

### Sitting Room/Bedroom

This would originally have been two rooms, and has a central staircase rising to the first floor which divides this into a sitting area and dining area. There are two windows to the fore, a similar slate floor to the porch and an exposed stone wall provides a focal point as this houses a recessed wood burner and alcoves. The room is heated by 2 radiators and has wall lighting.

### Kitchen/Breakfast Room

Having two windows to the rear and a tiled floor. Again, this is divided into two distinct areas with the kitchen being equipped with a range of fitted base cupboards that incorporate a 1.5 bowl sink unit and complimentary work surfaces with further storage in matching wall

## FIRST FLOOR

### Open Plan Sitting/Dining Room/Bedroom

Having two windows and sky light to the fore, a small kitchenette area with a range of fitted units, timber floor, three radiators and a door leading to external steps to ensure that there is a separate access.

### Shower Room

With shower cubicle, WC, wash basin and radiator.

### Gardens

The property stands within its own gardens that now require some attention.

### Outbuildings

Close to the house include:-

### Store Shed

With sink and power.

### Shower Block

With ladies and gents showers and WCs, and integral store shed together with a washing up area.

### Greenhouse

### Two Garden Sheds

### Chemical Disposal Point

### Sectional Garage

### The Land

A plan of the land is attached for identification purposes only. The land is situated to the rear of the property and is divided into three fields that are typical of the area. There is a stable block, store shed and 3-bay open fronted shed.

### Services

Mains water and electricity connected. Private drainage. Oil-fired central heating.

### Tenure

Freehold with vacant possession upon completion

### Local Authority

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP. Telephone number – 01437 764551 Pembrokeshire Coast National Park, National Park Office, Llanion Park, Pembroke Dock, Pembrokeshire, SA72 6DY

### General Remarks

Pencnwc offers a rare opportunity to acquire a home of this nature close to the rugged coastline around St





| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | 84 <b>B</b> |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      | 51 <b>E</b> |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

Council Tax band: E

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Floor 0



Floor 1

