



CUFFERN MANOR COUNTRY HOUSE

Roch, Haverford West, SA62 6HB

FREEHOLD: £975,000 | REF: 3440701



LOCATION

Cuffern Manor enjoys an enviable position within Pembrokeshire, lying close to the Pembrokeshire Coast National Park and approximately three miles from the renowned two-mile sandy beach at Newgale. The surrounding area is known for its outstanding natural beauty and supports strong, year-round tourism demand driven by walking, surfing, outdoor pursuits, and destination travel. The coastal villages and beaches of Nolton Haven, Broadhaven, Little Haven, Solva, and the cathedral city of St Davids are all easily accessible, while the county town of Haverfordwest lies approximately six miles away and provides rail connections and comprehensive services.

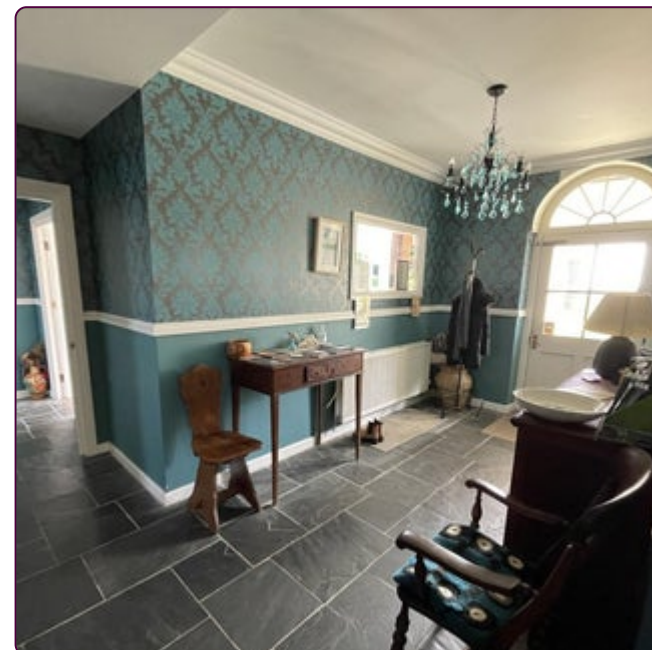
THE OPPORTUNITY

Cuffern Manor represents an excellent lifestyle acquisition, with an established trading platform, together with opportunities to grow income through extended trading, marketing initiatives, and potential service enhancements.

In addition, the property offers appealing scope for alternative use as a substantial private residence, subject to obtaining the necessary planning consents, making it suitable for purchasers seeking a large country home in a desirable and sought-after location.

KEY HIGHLIGHTS

- Eight letting bedrooms
- Characterful period property
- Set within attractive gardens and grounds
- Two detached cottages
- Two apartments
- Copious amounts of potential



DESCRIPTION

Cuffern Manor offers a rare opportunity to acquire a characterful Georgian country house hospitality business in one of West Wales' most highly regarded leisure destinations. Set within approximately 3.21 acres of mature grounds incorporating gardens, woodland, and a productive walled garden, the property combines architectural distinction, established trading performance, and lifestyle appeal in equal measure. The business is well known for its warm, personal hospitality, strong environmental ethos, and exemplary guest feedback, making it a compelling proposition for an owner-operator or lifestyle purchaser seeking a high-quality coastal country business in Pembrokeshire.

Dating from the late eighteenth century, Cuffern Manor is a Grade II listed Georgian manor house that has been thoughtfully adapted to provide guest accommodation while retaining the charm and proportions expected of a property of this era. The principal house is complemented by two detached self-catering units, providing a diversified accommodation mix that enhances overall income resilience and extends the business's appeal across multiple market segments, including short breaks, longer leisure stays, and exclusive-use group bookings.

OTHER PROPERTY

Across the lane from the property is another circa 1.61 acres of woodland, which is available via separate negotiation should one wish. Please contact the selling agent.





INTERNAL DETAILS

The main house currently operates as a well-established guest house, offering a range of attractively furnished guest bedrooms together with generous guest lounges and dining areas. The accommodation is supported by two distinct sitting rooms, including a winter lounge with wood-burning stove and an extensive library, reinforcing the homely, country house atmosphere for which the property is well regarded. A lift provides access to guest accommodation, widening the appeal to less mobile guests and extending accessibility credentials.

LETTING ACCOMMODATION

Guest accommodation is arranged across eight individually designed and spacious bedrooms within the Manor House. All are presented to a good standard, with most offering en suite facilities. Several rooms enjoy attractive views over the surrounding countryside, reinforcing the property's appeal as a tranquil destination.

Beyond the Manor House, the detached accommodation adds considerable appeal and flexibility. Fiddlers' Cottage is a substantial three-bedroom barn conversion offering open-plan living accommodation, which would be well suited to families or small groups seeking privacy while benefitting from the wider estate setting. The Bothy provides a one-bedroom cottage experience with a wood-burning stove, appealing to couples and longer-stay guests. Together, these units allow the business to cater for a broad demographic and facilitate exclusive-use or multi-generational bookings which continue to grow in popularity within the coastal leisure market.

OWNER'S ACCOMMODATION

There is a dedicated one-bedroom apartment on the second floor of the property in which an owner or in-house manager could live. Comprising a kitchen, dining room, bathroom, bedroom, and sitting room, it offers a quiet corner of the house in which to live, while still providing quick and efficient access to the wider property.

EXTERNAL DETAILS

The grounds at Cuffern Manor are a standout attribute and contribute significantly to the guest experience. The property is approached via a private drive and opens into mature gardens and lawns, woodland walks, and a walled garden that supplies fruit and produce for the food offering. The outdoor spaces enhance the sense of tranquillity and seclusion and provide scope for informal events, outdoor dining, wellness activities, or simply quiet enjoyment, all of which add to the property's destination appeal.





SERVICES & UTILITIES

The property is understood to be connected to mains electricity and water, with drainage via a septic tank owned and managed by Welsh Water. Heating is provided by a wood pellet boiler system, which offers RHI payments until 2034, generating additional income while providing efficient heating. Furthermore, a range of solar panels on the front elevation roof export electricity and the owner receives a payment via 'Feed in Tariff', with the opportunity to add more should one wish, which again bolsters the property's energy efficiency and offers the potential for additional green income streams.

We are lead to believe that super fast broadband connectivity is available in the area, with buyers advised to make their own enquiries regarding speed and service providers.

As with all properties, interested parties should rely on their own investigations to confirm the availability, condition, and capacity of all services.

FIXTURES & FITTINGS

Trade fixtures, fittings and chattels are included within the freehold sale, those items personal to the current owners may be excluded.

BUSINESS RATES

Current rateable value (1 April 2026 to present): £5,600

TENURE

Freehold





DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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