



Penlan, Llanddewi Velfrey – SA67 8UT

Offers in Region of £725,000

jmorris.com



Penlan

Llanddewi Velfrey, Narberth

A superb equestrian opportunity not to be missed! This exceptional smallholding enjoys a glorious location with no near neighbours, set down its own private track and boasts outstanding far reaching country views. There are approximately 16 acres of good quality grazing land, a sizable 40m x 20m menage/exercise arena, horse walker and superb large barn measuring 80ft x 40ft with 8 internal Monarch horse stables, tack room and horse shower. The detached house provides light and spacious accommodation with generous sized rooms, having a lovely large kitchen, conservatory and living room with a beautiful stone fireplace with wood burner. There are 3 double bedrooms with 3 ensembles, plus a large practical utility and separate bathroom. Buyers with a keen interest in horses and ponies, looking for a ready made equine setup, should most definitely view this lifestyle property.



Situation

The property is located approximately 350m down its own private access track, in a beautiful countryside setting, well away and out of sight from neighbours, in the popular and very convenient area of Llanddewi Velfrey. The town of Narberth is approximately 3 miles to the west, providing a traditional high street shopping parade with independent retailers, boutique shops and cafes etc. The new A40 is roughly a mile away and provides quick and easy driving access to the east leading to St Clears, Carmarthen and the M4 corridor.

Accommodation

Double glazed front door opens into:

Entrance Hallway

Vaulted ceiling with Velux roof window, tiled flooring, walkway leads to kitchen with area for hanging coats etc, built in storage cupboard, doors open to:

Utility Room

Continuation of tiled flooring, double glazed window to side, fitted wall and base storage cupboards, single drainer sink, radiator, plumbing for washing machine, space for white goods, Grant oil fired boiler, hot water cylinder with Solar heating, large built in storage cupboard with mezzanine and Velux roof window above.

Bathroom

Comprising a W.C, bath with shower over, pedestal wash hand basin, heated towel radiator, tiled walls, tiled floor.

Kitchen

Slate flagstone flooring, exposed ceiling beams, range of fitted wall and base storage units with worksurfaces, one and a half bowl single drainer sink, range cooker, extractor hood over, integrated dish washer and fridge, part tiled walls, double glazed external French doors and double glazed window. Door opens to:

Living Room

Twin double glazed windows, stone fireplace with wood burner, radiators, stairs rise to first floor, glazed double doors open to:

Conservatory

Double glazed windows around with views of the ménage and surrounding countryside, tiled floor, radiator, external double glazed French doors.

First Floor Landing

Spindle balustrades, exposed ceiling beams, built in storage cupboard, radiator, part feature stone walls, doors open to:

Bedroom 1

Twin double glazed windows, wooden floor, exposed ceiling beams, large walk in wardrobe with further storage cupboards, radiator, door opens to:

En-Suite

Comprising a shower cubical, W.C, wash hand basin, heated towel radiator, double glazed window, exposed beams.

Bedroom 2

Double glazed window, radiator, access to loft, door to:

En-Suite

Comprising a shower cubical, pedestal wash hand basin, W.C and heated towel rail.

Bedroom 3

Double glazed windows, exposed ceiling beams, built in mirrored wardrobe, radiator, door opens to:

En-Suite

Comprising a shower cubical, pedestal wash hand basin, W.C, heated towel radiator.

Externally

The property is set within a glorious setting, located down a long track, which is owned by the property. The first 130m section is shared and from then on, a 350m section leads to the property and is completely private. The track leads to the front of the house and to the side of the menage, where there is a large hardstanding area suitable for horse trailers and general parking & turning. From here, the hardstanding drive continues to the stable barn and along its side to its rear where the horse walker is situated. A separate gravelled driveway leads up to the house and wraps around the side to the rear, providing more parking space. Pretty gardens are mainly found to the side of the house, being mainly laid to lawn with a wildlife pond, ornamental trees, shrubs and colourful plants. To the far side of the barn stables, there is more hardstanding and is where the current owner keeps their muck heap, log storage etc.

The Land

Please see our plan for guidance to the property boundaries and land. There are 10 electrically fenced grazing fields and paddocks with the property, all being ideal for horses and ponies, benefitting from water troughs connected by the mains and gates access.

Horse Barn / Stables

This is an excellent agricultural barn measuring 80ft x 40ft with 8 internal Monarch horse stables, measuring 12ft x 12ft each, with rubber matting and water troughs. There is also a track room, feed room and horse shower within this building, making it a quality ready-to-use equine setup. The roof benefits from 18 PV solar panels, contributing towards the electricity usage.

Menege

The ménage is directly in front of the horse barn and stables, being well fenced and measuring 40m x 20m, with equestrian stabilizing fibre to provide a stable, shock-absorbing, "turf-like" riding surface. Please note the menage was completely rebuilt in 2019.

Utilities & Services

Heating Source: Oil

Electric: Mains & Solar

Water: Mains

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax Band: G

EPC: TBC

Tenure: Freehold and available with vacant possession upon completion.

Directions

From Narberth, take the A40 in a easterly direction and travel in the direction of St Clears. After approximately 3 miles, take the right hand turning signposted to Llanddewi Velfrey. Then take the next right hand turning onto Llandaff Row and at the end junction proceed straight over between the two pillars, sign posted for St Davids church. Travel for a short distance and turn left onto the track which leads to the property, as identified by the property name sign.

Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.6mbps upload and 5mbps download and Ultrafast 220mbps upload and 1000mbps 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.

Mobile Phone Coverage

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

EE Voice - Likely & Data - Likely

Three Voice - Likely & Data - Likely

O2 Voice - Limited & Data - Limited

Vodafone Voice - Limited & Data - Limited

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.

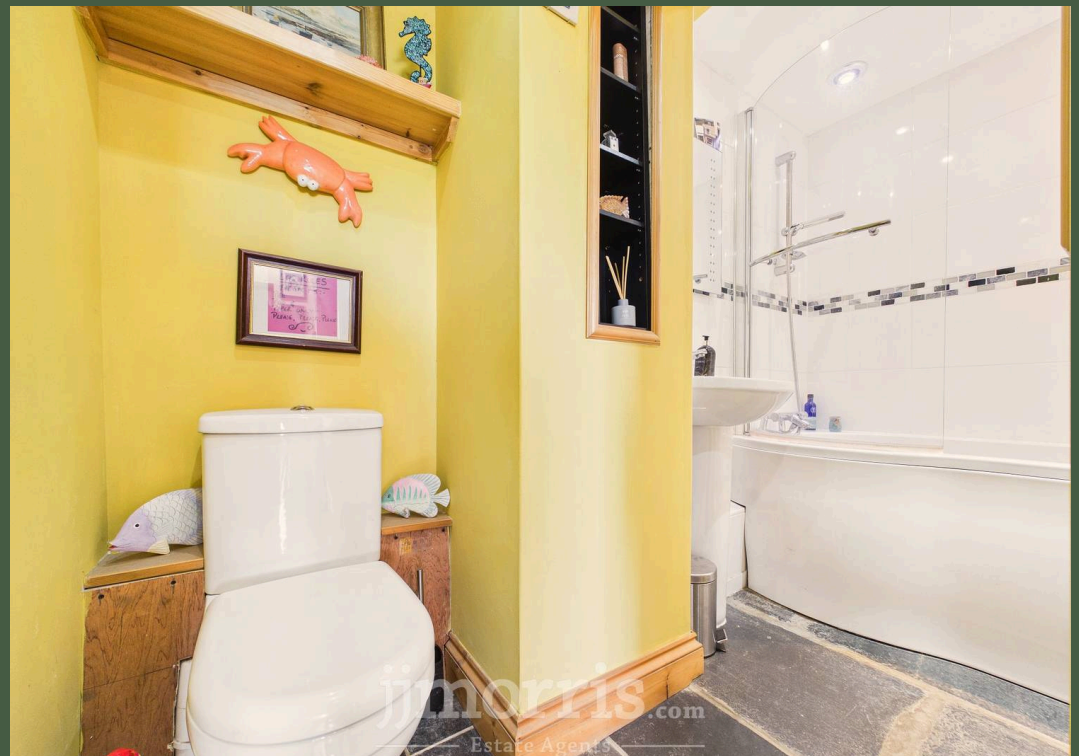
Anti Money Laundering & Ability To Purchase

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.



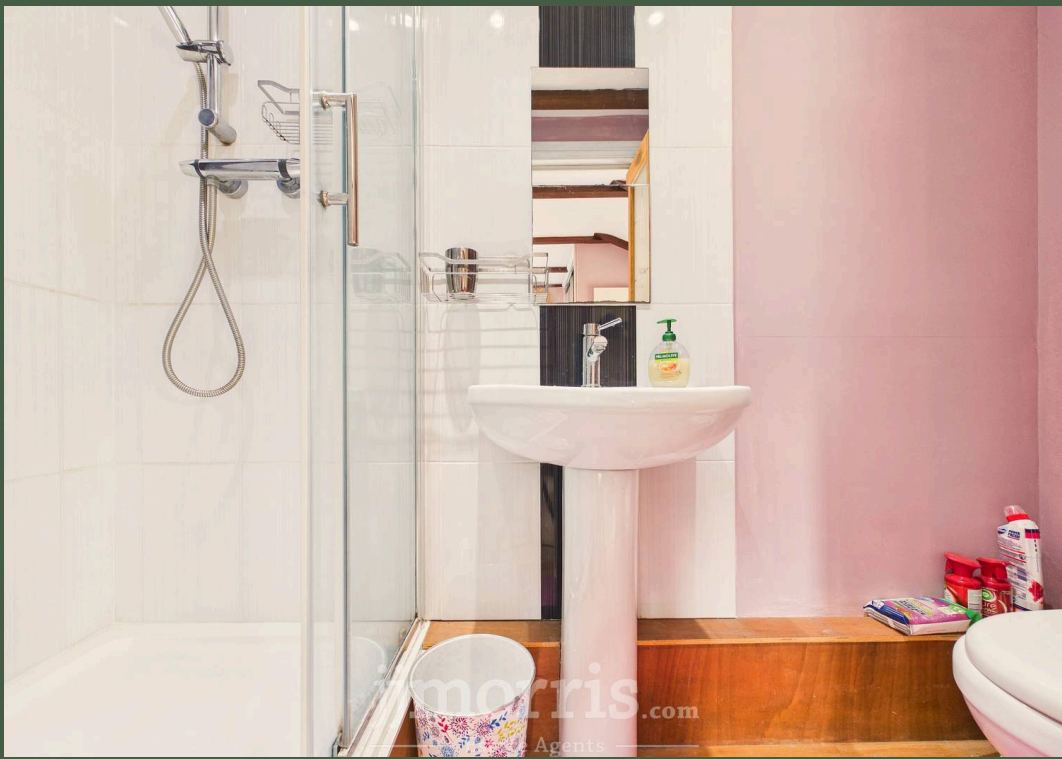










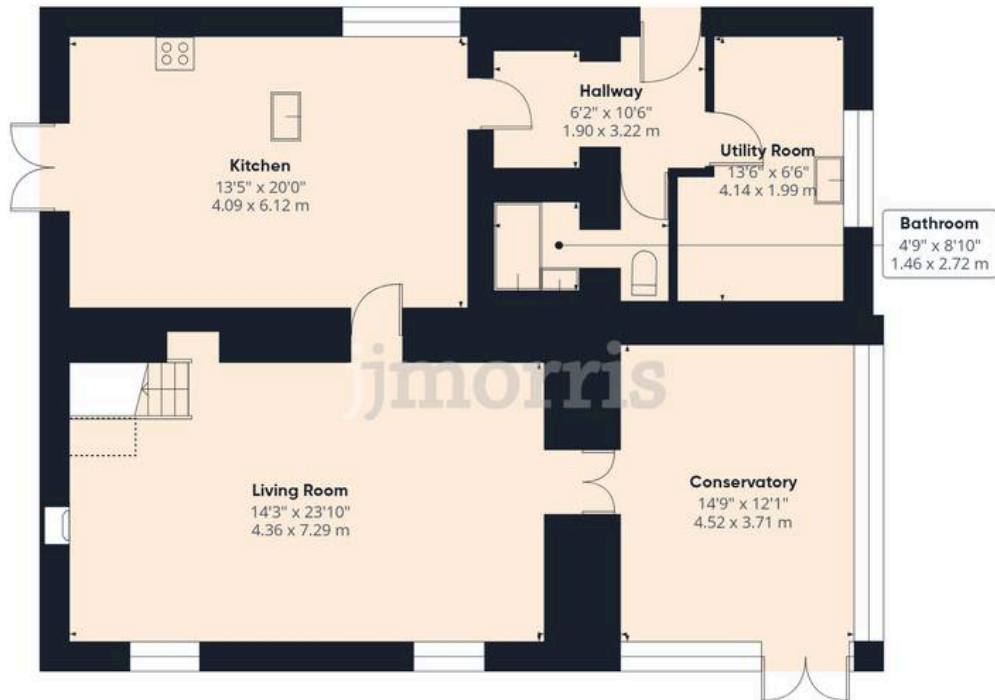




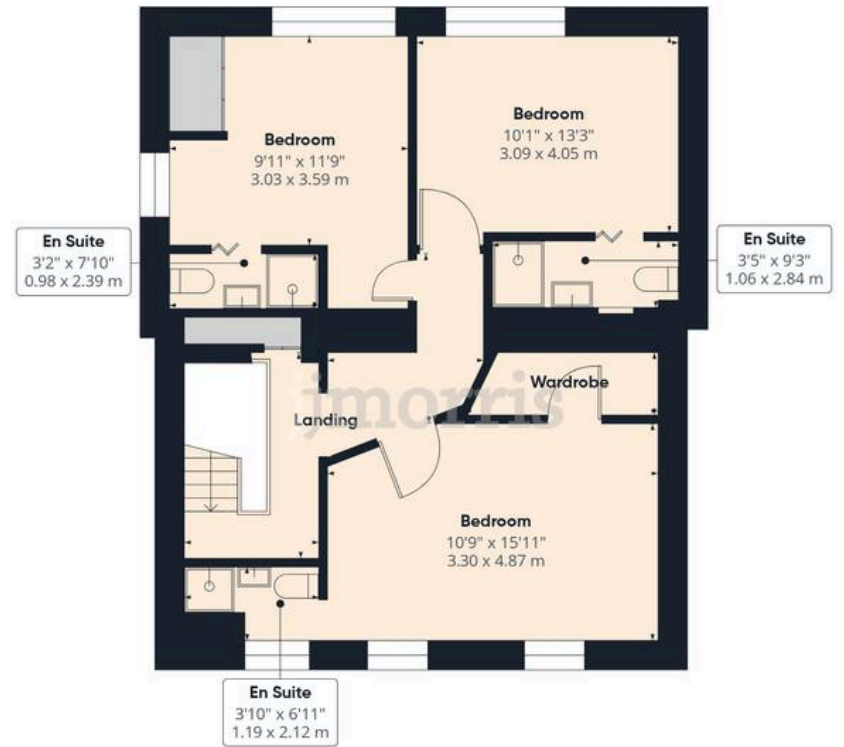




For Guidance Purposes Only

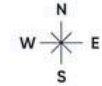


Floor 0 Building 1



Floor 1 Building 1





Floor 0 Building 2



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