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National Trust

CYMRU / WALES

Ar Osod / To Let

**Southwood Farmhouse, Newgale, Roch, Pembrokeshire,
SA62 6AR**

£1200 y mis calendr / per calendar month



Description

A large spacious 4 bedroom semi detached old huter's lodge to let.

Location

Southwood Farm is situated on the A487, Haverfordwest to St David's.

For many, one of the iconic views of Pembrokeshire is the open expanse of St Bride's Bay greeting you as you approach Newgale. In 2003, we were left the Southwood Estate as a generous legacy by Mrs Maurer. She loved this part of the world and hoped that we would look after its special qualities for the benefit of the nation. Southwood Farm, with its magnificent range of Victorian buildings, stands proudly in the landscape. We're using this place as our home farm for north Pembrokeshire. The extensive network of traditional field boundaries provides a timeless feel to the landscape as well as a home for wildlife. Starting from Newgale beach, one of the longest in Wales, why not walk the coast path to Maidenhall Point and return inland through wildlife-rich farmland and the charming wooded valley below Southwood Farm?

Directions

Southwood Farm is situated on the A487, Haverfordwest to St David's. The farm entrance is visible from the main road, please look out for the National Trust omega sign. The descent from Roch to Newgale, past Southwood Farm, affords stunning views west along the coast to Ramsey Island.

LLEOLIAD / LOCATION MAP



What3Words:

Entrance

Hallway leading to
Smoke alarm
Radiator
Heating controls

Living Room

Multifuel stove
Radiator
2 x Pendant light fitting
CO alarm
Multi sensor CO & Fire alarm

Study

Radiator
Pendant light fitting
2 x Double power sockets

Bedroom

Radiator
2 x Pendant light fitting
Sloping open beamed ceiling

Stairs to main part

CO alarm
Multisensor CO/fire alarm
Radiator
2 x Pendant light fitting
3 x Double power sockets
TV aerial point

Kitchen

5 x Double power sockets
Storage cupboard
CO detector
Cream base units
Single drainer sink with mixer taps
Woodburner Multifuel
1 x Pendant light fitting
Radiator

Utility

Base units
Space for 600mm washing machine
Single drainer sink with mixer taps
Radiator
Enclosed light fitting

Entrance to downstairs bathroom

Sink pedestal
Toilet
Shower cubicle with instant hot water
Radiator
Enclosed light fitting

Bathroom 2

Heated towel rail
Newlec extractor fan
Enclosed light fitting
Bath
Sink pedestal
Mirror
Shaving point
Light fitting

Landing area

Radiator
Pendant light fitting

Utility 2

Space for washing machine
Single drainer sink & mixer taps
Cupboard housing electricity meter

Stairs to 1st floor

Bedroom 1

Carpeted
Radiator
Brass light fitting

Bedroom 2 (purple)

Carpeted
2 x Pendant light fitting
Radiator
Ensuite
Shower cubicle with instant hot water
Mirror
Pedestal sink
Toilet
Heated towel rail
Enclosed light fitting

Bedroom 3

Feature fireplace

Radiator

2 x Storage cupboard

2 x Pendant lighting

Carpeted

Bathroom (spacious)

2 x Enclosed light fitting

Feature fireplace

Bath

Large shower cubicle with instant hot water

Brass light fitting









Services

Gas Central heating system. Electricity from main supply. Mains water and mains sewerage. BT telephone point subject to any BT regulations.

Outgoings and Council Tax

The tenant is to pay Council Tax, and all other outgoing relating to the property. The property is in Band E for Council Tax and the standard charge for 2026/2027 payable to Pembrokeshire County Council is £2,609.17

Energy Performance

The property is a listed building. The National Trust are excluding the building from the need to have an EPC because the measures would be detrimental.

The Contract

The property is available to let under a Standard Occupation Contract

Rent

The prospective tenant is asked to pay £1200 per calendar month. The rent is to be payable monthly in advance by direct debit with the first payment being made on the commencement of the tenancy.

Rent reviews

The National Trust carries out rent reviews of the property every two years to open market value.

Insurance

The National Trust will be responsible for insuring the building but the Contract Holder will be responsible for insuring the contents.

Repairing Responsibilities (Summary)

The National Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration. The National Trust will also be responsible for servicing the appliances.

The Contract Holder will be responsible for internal repairs and decoration, garden, fences, drives.

Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets

Pets must be discussed during the application process.

Viewings

Viewings strictly by appointment only to those who have reached our shortlist. Date of which to be confirmed after the closing date for applications **which is 4pm on 19/01/2026**.

Contact

Letting Department, Ysbyty Estate Office, Dinas, Betws y Coed, Conwy, LL24 0HF
wa.tenantenquiries@nationaltrust.org.uk

Credit Check

The National Trust will request all interested parties to complete the Enclosed/attached Credit Reference Occupation Contract Application Form. All information contained will be handled in compliance with the Data Protection Act. Only the successful applicant will be subject to the Credit Check by the Credit Referencing Agency.

GDPR

Our full Privacy Policy can be found online at <https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

For further information about being a National Trust tenant, you can visit us online at www.nationaltrust.org.uk/tenants

Note:

These particulars are issued for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair summary of the property. Any description or information given should not be relied upon as a statement or representation of fact. Photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are only approximate. Prospective applicants must satisfy themselves by inspection as to these and other relevant details. The National Trust reserves the right to not have to accept any offer received for this property.

National Trust Contract Holders

As a Contract Holder of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your Occupation Contract. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting landlord-tenant relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

Renting Homes (Fees etc.) (Wales) Act 2019 - Permitted Payments Schedule

Permitted Payment	Notes
The Rent	The agreed rent for the property is a permitted payment within the Act and is payable as per the terms of the Contract.
Security Deposit and Holding Deposit	Whilst the receipt of a deposit is a permitted payment under the Renting Homes (Fees etc.) (Wales) Act 2019, for organisational reasons, <i>we do not</i> currently take security or holding deposits for our residential lettings.
Default Payments	A payment to be made in the event of a default by the Contract Holder is a permitted payment, where the description of default is specified by regulations and will be subject to restrictions that apply to any prescribed limits, for example;- • Interest on late payment of Rent • Costs relating to changing, adding to or removing locks that give access to the dwelling (as a result of a breach of the Occupation Contract) • Replacing a key or security device that gives access to the dwelling (as a result of a breach of the Occupation Contract)
Council Tax	A payment that a Contract Holder is required to make to a billing authority in respect of council tax is a permitted payment. Although these situations are uncommon, we may occasionally need to pay these and recharge these costs to Contract Holder/s where appropriate.
Utilities (Electricity, Gas and Other Fuels, Water or Sewage)	Contract Holder/s will be responsible for the payment of Utilities, the costs of utilities is a permitted payment. Where forming part of the letting and as set out in the Occupation Contract, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Contract Holder/s. Where a property is not on mains water and is fed by a private water supply which we maintain, we may recharge the proportionate costs of the maintenance and servicing of the filtration equipment which supplies water to the property.
Television Licence	Contract Holder/s will be responsible for the payment of their communication service costs such as Telecoms and Broadband. For example, Contract Holders will be responsible for the payment of their landline.
Communication Service	The sub-recharging of communication costs such as telephone and broadband are a permitted payment. Although these situations are uncommon, we may pay and recharge these costs to Contract Holders where appropriate.