



# Begelly Farm, Begelly – SA68 0XE

Offers in Region of £495,000

Contact Narberth Office



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# Begelly Farm

## Begelly, Kilgetty

A rare opportunity to acquire a charming, detached period residence set within approximately 1.4 acres, complete with a traditional stone barn offering exceptional potential for conversion (subject to planning). Whether the goal is to create an annexe, holiday let or studio, or simply to enjoy generous workshop and storage space as it stands, the barn together with a separate block-built outbuilding makes this a genuine project as much as a comfortable, ready to enjoy family home, offered with no onward chain.

Occupying an elevated position set back from the road in the popular village of Begelly, the house combines well-proportioned, naturally light accommodation with extensive wrap-around grounds. The ground floor offers a welcoming entrance hall, a bright living room with French doors to the patio, a separate dining room, fitted kitchen, utility room, music/library room, boot room/cloakroom and family bathroom. Upstairs are three generous bedrooms, a family bathroom and a study/box room ideal as a home office or nursery.

The grounds are a real feature: predominantly laid to lawn with mature trees and established planting, a sunny patio for outdoor dining, a useful summer house for cooler days, and ample off-road parking beside the outbuildings.

Begelly and Kilgetty amenities are close at hand, Kilgetty's railway station within walking distance, Narberth around 5 miles away and the beaches of Saundersfoot and the Pembrokeshire coast just 4.5 miles. A characterful home with space, scope and an enviable village setting in one of South Pembrokeshire's most sought-after locations.

### **Situation**

Begelly is a popular, well-connected village in South Pembrokeshire, set between coastal Saundersfoot and the village of Kilgetty. It offers a peaceful rural setting with easy access to local amenities, schools and shops. Kilgetty provides everyday facilities and a railway station on the West Wales line, while the award-winning beaches, harbour and attractions of Saundersfoot and Tenby are a short drive away – an ideal balance of village living and coastal convenience.

### **Accommodation**

Front door opens into:

#### **Ground Floor**

##### **Entrance Porch**

Windows to sides, quarry tiled flooring, built-in seating are.

##### **Entrance Hall**

Radiator, tiled flooring, stairs rising to first floor, understairs storage cupboard.

##### **Living Room**

Double glazed external French doors to front garden / patio, fireplace housing a wood burning stove, fitted display cupboards, quarry tiled floor, radiator.

##### **Dining Room**

Oak parquet wooden flooring, double glazed window to front, radiator, red brick fireplace.

##### **Kitchen**

Fitted range of wall and base storage units with worktops over, one and a half bowl single drainer sink, space for electric cooker and extractor hood, tiled splashbacks, double glazed windows to side and rear, radiator.

##### **Utility/Rear Porch**

Quarry tiled flooring, double drainer sink and storage unit, plumbing for washing machine and dishwasher, space for further white goods, radiator, external stable door, double glazed windows.

##### **Music/Library Room**

Double glazed window to rear, radiator.

**Boot Room/Cloakroom**

Double glazed external door to rear, tiled flooring, radiator, storage cupboard housing the oil fired boiler and water tank.

**Family Bathroom**

Jacuzzi bath with shower over, pedestal wash hand basin, W.C., heated towel radiator, frosted double glazed window to rear, wall mounted storage unit, tiled floor and walls.

**First Floor****First Floor Landing**

Spindle balustrade, double glazed window to rear, access to loft, oak latched doors opening to all rooms.

**Bedroom 1**

Double glazed window to front, radiator.

**Bedroom 2**

Double glazed window to rear, radiator.

**Bedroom 3**

Double glazed window to front, radiator.

**Study/Box Room**

Double glazed window to front, radiator.

**Family Bathroom**

Shower cubicle, pedestal wash hand basin, W.C., two heated towel radiators, fitted airing cupboard, part-tiled walls, frosted double glazed window to rear.

**Externally**

The property enjoys wonderful wrap-around grounds extending to approximately 1.4 acres, mainly laid to lawn with mature trees and hedgerows. To the front there is a sunny patio, a useful summer house and a gated garden path. To the rear, a driveway leads up from the road to an ample parking area, the useful outbuildings and yard.

**Stone Barn**

A detached traditional stone outbuilding offering excellent storage, plus tremendous potential for conversion (subject to planning). Comprising a garage, former cow shed and an external staircase rising to a loft room above.

**Block Built Outbuilding/Stables**

Located directly opposite the barn, providing three useful storage rooms / stables.

**Utilities & Services**

Heating: Oil-fired central heating.

Electricity: Mains.

Water: Mains.

Drainage: Private.

Local Authority: Pembrokeshire County Council.

Council Tax Band: H.

EPC: TBC.

Tenure: Freehold, available with vacant possession upon completion.

Services and appliances have not been tested.

**Directions**

From Narberth, travel south on the A478, passing through Templeton and on into Begelly. Continue past the general stores and, just before reaching the church, turn right onto the access driveway which leads to the property. If you reach the bend and turning to the right for Parsonage Lane beside the church, you have gone slightly too far.

**Broadband Availability**

According to the Ofcom website, this property has both standard and superfast broadband available. 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 & Data – 76%

Three Voice & Data – 75%

O2 Voice & Data – 61%

Vodafone Voice & Data – 73%

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.

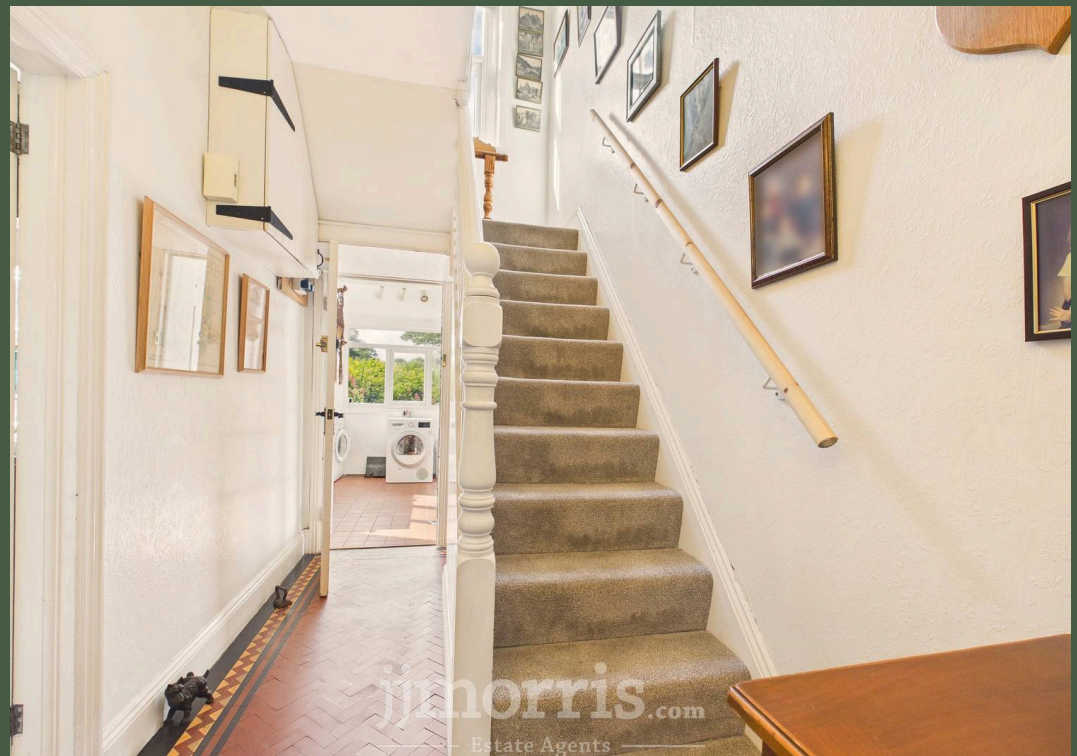
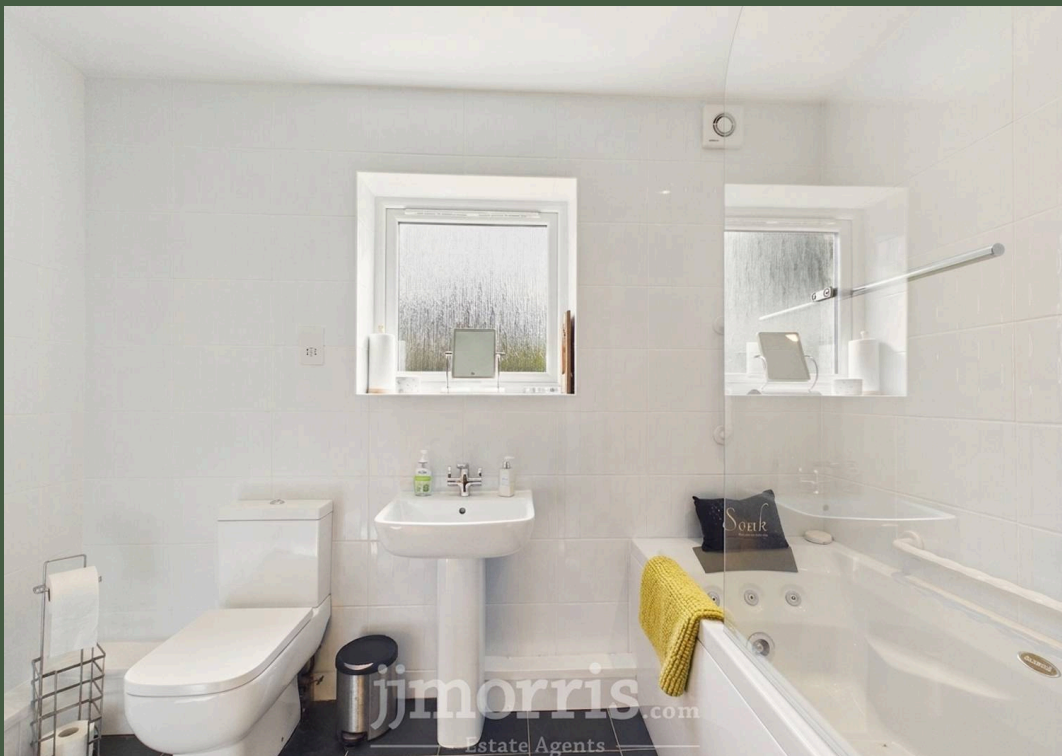
**Anti Money Laundering & Ability To Purchase**

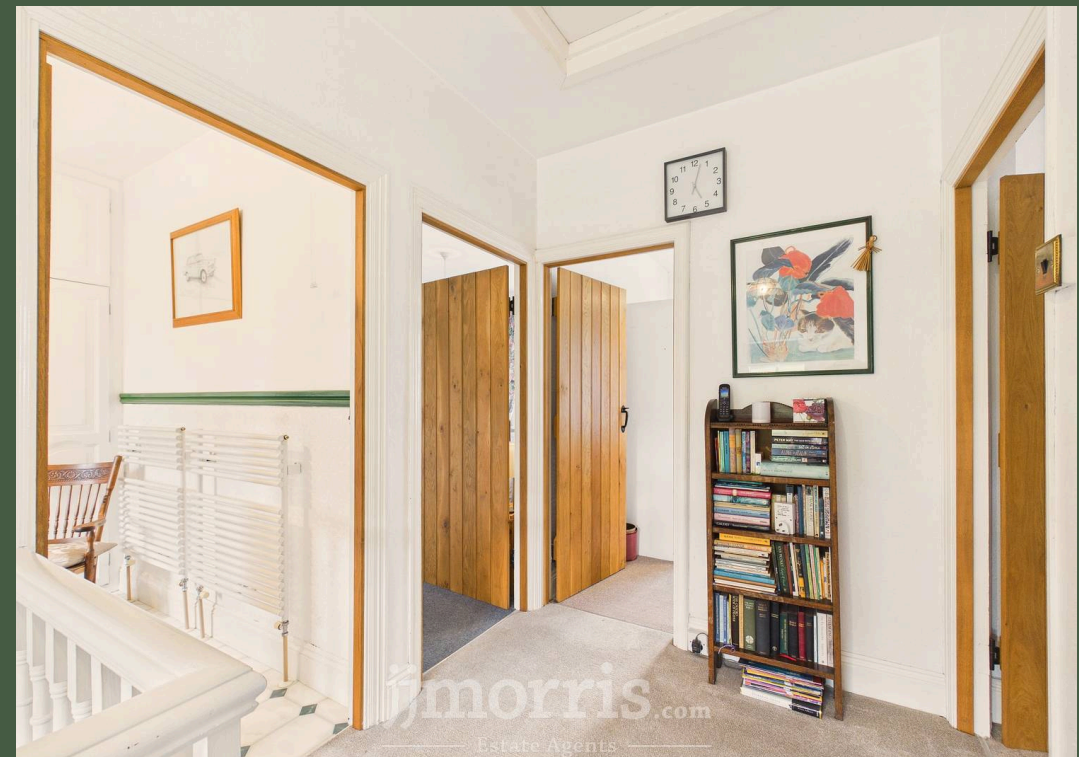
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, 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.



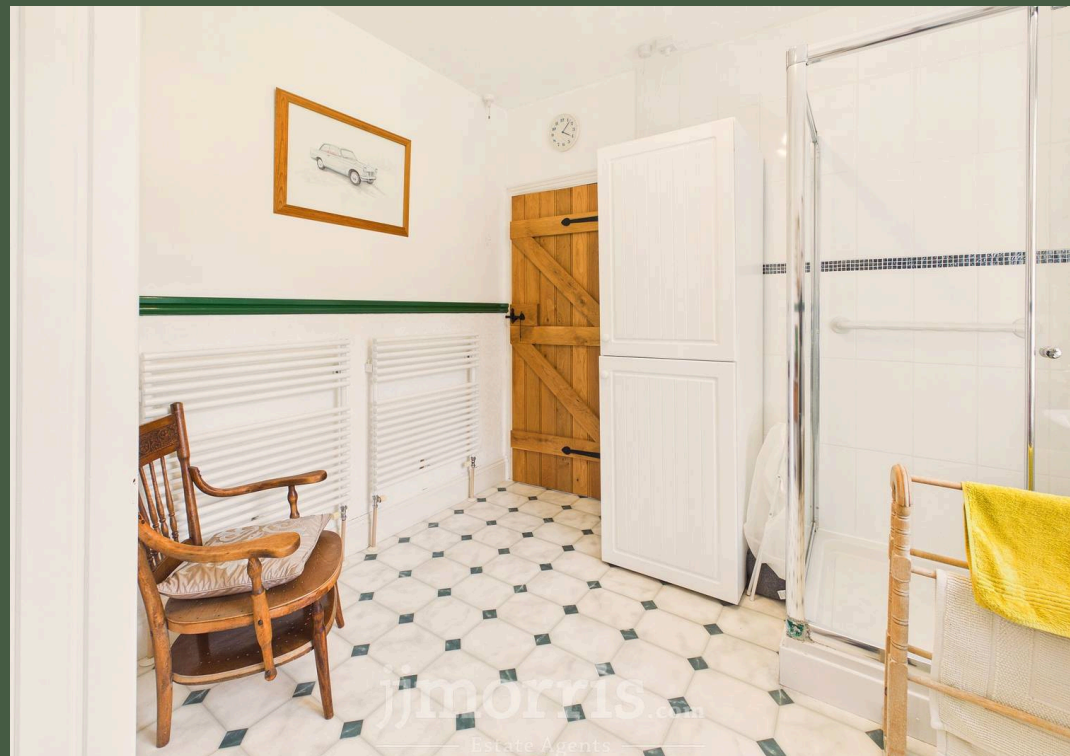






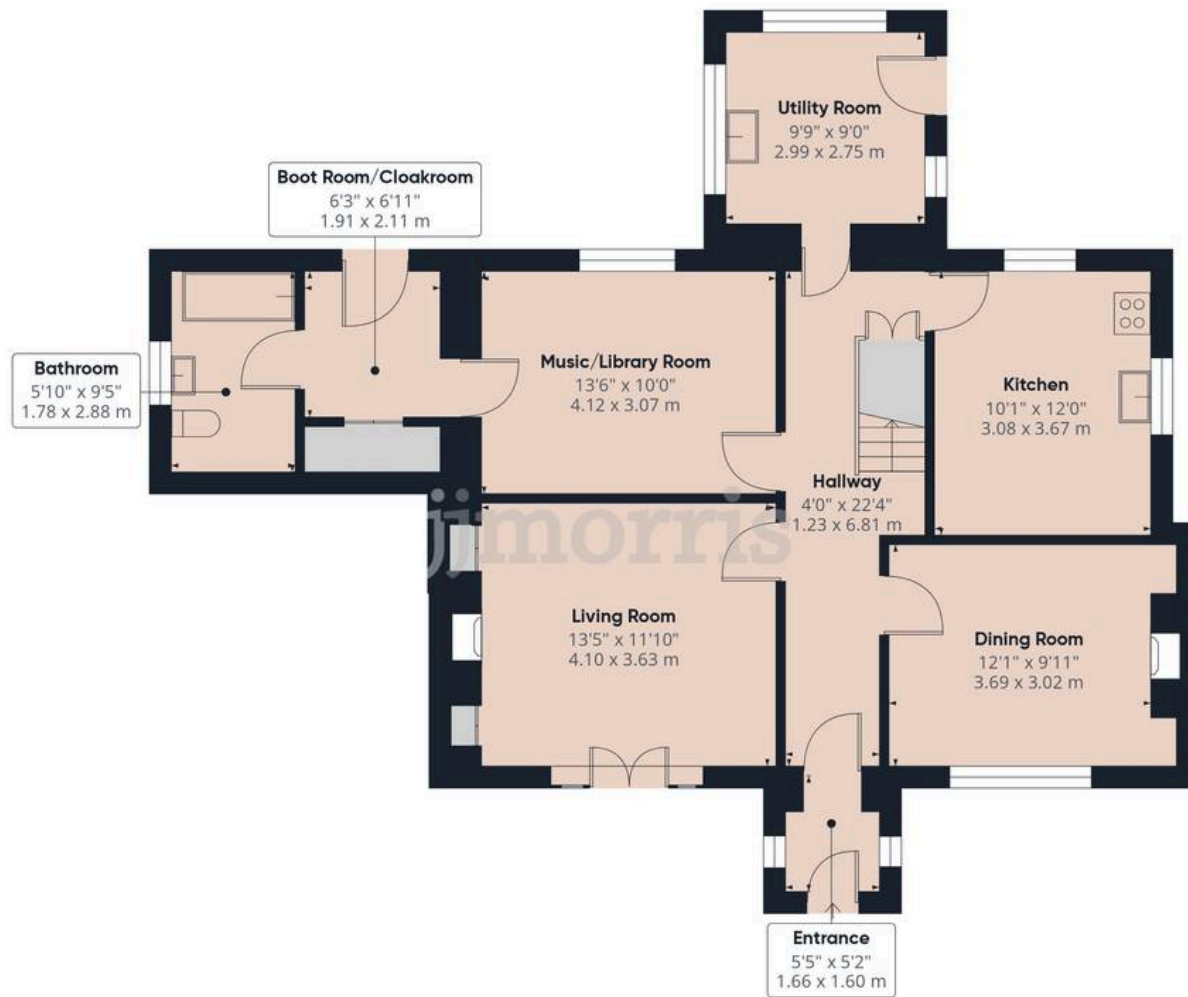




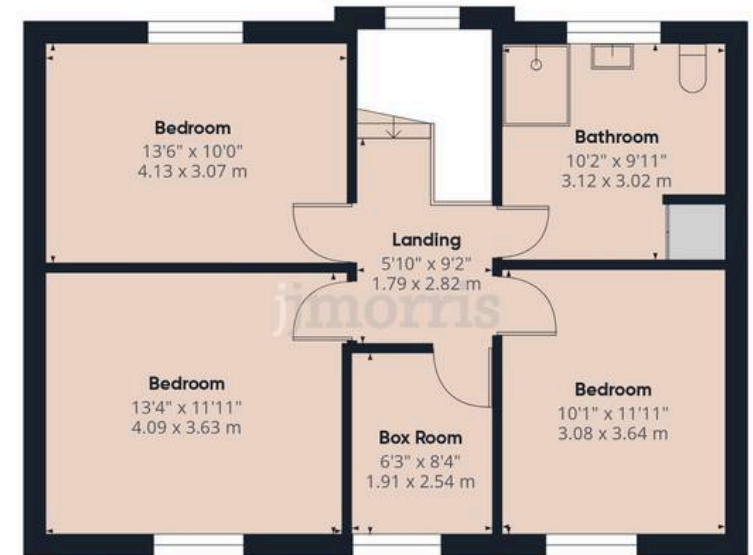








Floor 0 Building 1



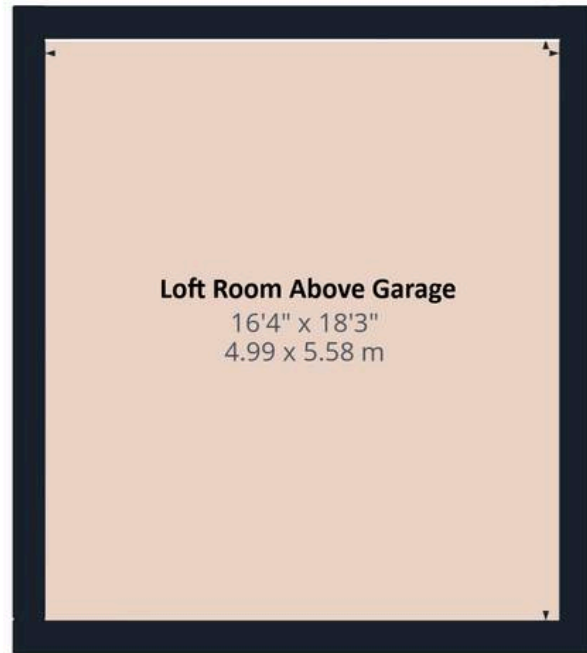
Floor 1 Building 1





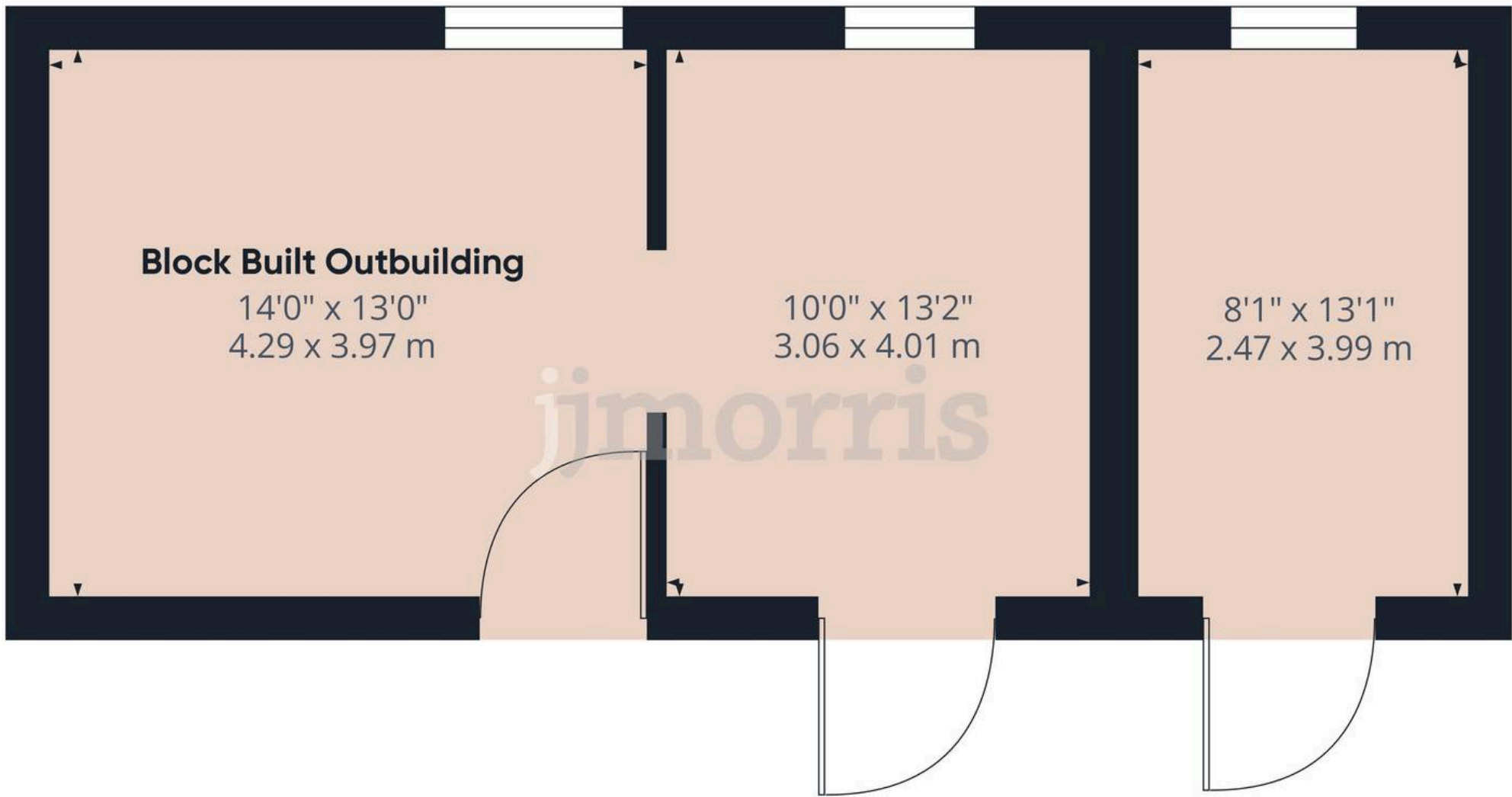
**Stone Barn/Old Cow Shed**  
40'7" x 18'3"  
12.39 x 5.58 m

**Garage**  
16'4" x 18'3"  
4.99 x 5.58 m



**Loft Room Above Garage**  
16'4" x 18'3"  
4.99 x 5.58 m





Floor 0 Building 2





## JJ Morris Narberth

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