



Lower Carnhedryn, Solva, Haverfordwest, Pembrokeshire, SA62 6XR

Price Guide £950,000

*A Productive 115 Acre Grassland (former Dairy) Farm.

* Spacious Detached 3 Reception and 5/6 Bedroom Farmhouse Residence.

* 2 good modern Steel Portal Frame Buildings together with an "L" shaped Traditional Stone Range.

* 115 Acres or thereabouts of predominantly level lying Pasture Land in 3 blocks, of which there is 107 Acres or thereabouts of clean Pasture/Arable Land with 87 Acres being adjacent to the Farmhouse and Outbuildings.

* Available as a whole, or alternatively, offers will be considered for the Property with a reduced acreage.

* Farm Properties of this nature are few and far between and early inspection is strongly advised. EPC TBC.

SITUATION

Lower Carnhedryn Farm is situated within a half a mile or so by road of the hamlet of Carnhedryn which stands alongside the Main A487 Fishguard to St Davids Road some 3 miles or so east of the Cathedral City of St Davids and some 11 miles or so south west of the Market Town of Fishguard.

St Davids being close by is renowned for it's Cathedral and Bishop's Palace and has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, a Bank, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Supermarket/Post Office and a Petrol Filling Station/Hotel/Store.

Within 2.5 miles or so is the village of Croesgoch which has the benefit of a Primary School, Chapel, Public House/Post Office, Art Gallery, Repair Garage, Haridressers and an Agricultural Store.

The North Pembrokeshire Coastline at Abereiddy is within 3 miles or so and also within easy reach are the other well known Sandy Beaches and Coves at Traeth Llyfn, Whitesands Bay, Porthclais, Caerfai, Solva, Newgale, Broad Haven, Little Haven, Porthgain, Aberfelin, Abercastle, Abermawr and Aberbach.

The County and Market Town of Haverfordwest is some 16 miles or so south east and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, Further Education College, the County Council Offices and the County Hospital at Withybush.

The other well known Market Town and Ferry Port of Fishguard is some 11 miles or so north east and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities.

There are good road links from Haverfordwest along the Main A40 to Carmarthen and the M4 to Cardiff and London as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Lower Carnhedryn is approached over a 450 yard hard surfaced track in off the Council Maintained Carnhedryn to Solva Road.

DESCRIPTION

Lower Carnhedryn is a 115 Acre former Dairy/Stock/Arable Farm which includes a spacious Detached 6 Bedroom Farmhouse Residence, a range of both Traditional and Modern Outbuildings and some 115 Acres or thereabouts

of Land in 3 blocks of which there is approximately 107 Acres of clean Pasture/Arable Land.

Lower Carnhedryn Farmhouse comprises a Detached 2 storey Building of predominantly solid stone construction with rendered and pebble dashed elevations and rendered rear elevations under a pitched composition slate roof. Accommodation is as follows:-

uPVC Double Glazed Door to:-

Porch

8'2" x 6'7" (2.49m x 2.01m)

With terrazzo tile floor, ceiling light, electricity meter and consumer unit cupboard and a half glazed door to:-

Kitchen/Breakfast Room

15'0" x 13'0" (4.57m x 3.96m)

With quarry tile floor, Oil fired Aga 2 Oven Range, range of floor and wall cupboards, plumbing for dishwasher and washing machine, uPVC double glazed window, strip light, part tile surround, cooker box, 9 power points, telephone point, door to Rear Hall/Freezer Room and:-

Dining Room

16'3" x 14'0" (4.95m x 4.27m)

With fitted carpet, uPVC double glazed window, ceiling light and 1 wall light, built in Cupboard with shelves, half glazed inner door and a hardwood outer door to front Garden, staircase to First Floor, telephone point, TV point, 3 power points, storage heater and door to:-

Sitting Room

14'0" x 12'2" (4.27m x 3.71m)

With fitted carpet, uPVC double glazed window, Cast Iron and Tile Open Fireplace with a Wooden surround, 4 wall lights, 4 power points, built in display cupboard and a TV aerial cable.

Rear Hall/Freezer Room

16'0" x 7'0" (4.88m x 2.13m)

(maximum measurement). With secondary staircase to First Floor, uPVC double glazed window, ceiling light, 2 power points, understairs cupboard with electric light and doors to Walk-in former Larder/Store Room and:-

Office

12'2" x 7'0" (3.71m x 2.13m)

With uPVC double glazed window, fitted carpet, open beam ceiling, alcove with shelves, coat hooks, ceiling light and 2 power points.

Walk-in former Larder/Store Room

17'0" x 8'0" (5.18m x 2.44m)

With a Cold/Slate slab, window to rear, electric light, power points and door to:-

Store Shed

Which incorporates a Shower/Wet Room.

Half Landing (split level)

With uPVC double glazed window to rear, fitted carpet, staircase to First Floor and door to:-

Bedroom 4

11'1" x 8'2" (3.38m x 2.49m)

With fitted carpet, uPVC double glazed window, ceiling light and 2 power points.

FIRST FLOOR

Landing

With fitted carpet, ceiling light and access to an Insulated Loft.

Bedroom 1

14'0" x 10'2" (4.27m x 3.10m)

With fitted carpet, uPVC double glazed window, ceiling light, TV aerial cable, telephone point and 5 power points.

Bedroom 5

10'3" x 7'0" (3.12m x 2.13m)

With fitted carpet, uPVC double glazed window, ceiling light and 1 power point.

Bedroom 2

11'0" x 10'6" (3.35m x 3.20m)

With fitted carpet, uPVC double glazed window, ceiling light and 2 power points.

Bedroom 3

12'2" x 8'2" (3.71m x 2.49m)

With fitted carpet, uPVC double glazed window, fitted wardrobe with central dressing table, ceiling light, reading light and 2 power points.

Inner Landing

With fitted carpet, ceiling light, uPVC double glazed window and door to Secondary Staircase to Ground Floor.

Bedroom 6

9'7" x 7'2" (2.92m x 2.18m)

With uPVC double glazed window, fitted carpet, fitted wardrobe with dressing table and 1 power point.

Bathroom

9'7" x 5'9" (2.92m x 1.75m)

With suite of panelled Bath, Wash Hand Basin and WC, half tiled walls, uPVC double glazed window, ceiling light, Dimplex electric wall heater, towel rail, wall mirror, toilet roll holder, electrically heated towel rail/radiator and an Airing Cupboard with shelves housing a lagged copper hot water cylinder and immersion heater.

Storeroom/Office/Bedroom

14'11" x 8' (4.55m x 2.44m)

With fitted carpet, wall spotlight, Velux window and 2 power points.

EXTERNALLY

Directly to the fore of the Property is a concreted Patio area together with hardstanding allowing for ample Vehicle Parking and Turning space. There are Lawned Gardens to both front, side and rear together with Mature Trees, Conifers and Flowering Shrubs.

Conveniently situated to the Farmhouse are a range of Traditional Outbuildings as follows:-

Store Shed (Former Carthouse)

23'3" x 14'6" (7.09m x 4.42m)

("L" shaped maximum). Of stone construction with a corrugated cement fibre roof with door opening to a:-

Shower/Wet Room

10'0" x 7'3" (3.05m x 2.21m)

With quarry tile floor, WC, Belfast sink with hot and cold, Thermostatic Shower and a strip light.

Lean-to Garage

20'4" x 12'6" (6.20m x 3.81m)

Of concrete block construction with a corrugated cement fibre roof with double doors at one end and a pedestrian door.

Dairy

13'9" x 13'3" (4.19m x 4.04m)

Of concrete block construction with a corrugated asbestos roof with a 2300 Litre (500 Gallon) Dairy Kool Bulk Tank and openings to Milking Parlour and:-

Pump House

14'0" x 6'0" (4.27m x 1.83m)

Of stone and concrete block construction with a corrugated asbestos roof.

6 Abreast Milking Parlour

23'6" x 16'3" (7.16m x 4.95m)

Of stone and concrete block construction with a corrugated asbestos roof.

Loose Cattle Shed



24'0" x 14'6" (7.32m x 4.42m)

Of stone construction with a corrugated asbestos roof.

Loose Box/Calf Shed

20'0" x 14'0" (6.10m x 4.27m)

Of stone construction with a corrugated asbestos roof.

Isolation Box/Calf Shed

14'6" x 14'6" (4.42m x 4.42m)

Of stone construction with a corrugated asbestos roof.

Granary Building (currently a Workshop)

20'0" x 15'0" (6.10m x 4.57m)

(approximate measurement). Of stone construction with a corrugated asbestos roof with an external stone staircase to a:-

First Floor Grain Loft

20'0" x 15'0" (6.10m x 4.57m)

approx.

Cubicle Shed with Covered Feeding Area



75'0" x 60'0" (22.86m x 18.29m)

Of steel stanchion construction with concrete panelled walls, Yorkshire board cladding and a corrugated asbestos roof. It has a concreted floor together with 47 Cubicles and a large covered Loose Cattle/Feeding area.

Adjoining the Building is a:-

Slurry Pit



110'0" x 30'0" approx (33.53m x 9.14m approx)
(overall). With a concreted base and concreted sides.

Multipurpose Shed



100'0" x 60'0" (30.48m x 18.29m)

Of steel stanchion and shuttered concrete wall construction clad with Yorkshire Board Cladding under an corrugated asbestos roof. It is currently utilised as a Loose Cattle Shed and Milling Shed with an 80 Tonne Grain Bin.

Directly to the fore of this Building is a large concreted Feeding Yard and to the rear is a concreted plinth.



The land in total extends to approximately 115.20 Acres or thereabouts of which there is approximately 107 Acres of clean Pasture Land, approximately 4 Acres or thereabouts of Wood and Amenity Land and approximately 3 Acres of Rough Grazing/Wet Land.

The Land is in 3 blocks with the main block being adjacent to the Homestead and extending to 87 Acres or thereabouts of which there is approximately 83 Acres of clean Pasture Land whilst there is approximately 4 Acres or thereabouts of Wood and Amenity Land.

On the opposite side of the Council Road are 2 fields which extend to 12.34 Acres or thereabouts. The Land is Cattle fenced and bounded by a stream on the eastern boundary.

Within 500 yards or so of the Farm entrance and fronting onto the Main A487 Fishguard to St Davids Road are 2 fields which are down to permanent Pasture and extend to 15.19 Acres or thereabouts.

The boundaries of the entire Property are indicated on the attached Plan to the Scale of 1/5000.

SERVICES

Mains Water (metered supply) and Electricity are connected. Cesspit/Effluent Tank Drainage. Partial Economy 7 Electric Heating (3 Storage Heaters). uPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

Lower Carnhedryn is a productive 115 Acre Grassland Farm which stands on the St Davids Peninsula some 3.5 miles or so north east of the Cathedral City of St Davids. The Property benefits a spacious Detached 3/4 Reception, 2 Bath/Wet Room and 5/6 Bedroom Farmhouse Residence, a useful range of Traditional Outbuildings as well as 2 good Modern Farm Steel Portal Frame Buildings and some 115 Acres or thereabouts of Land of which there is 107 Acres or thereabouts of clean Pasture/Arable Land.

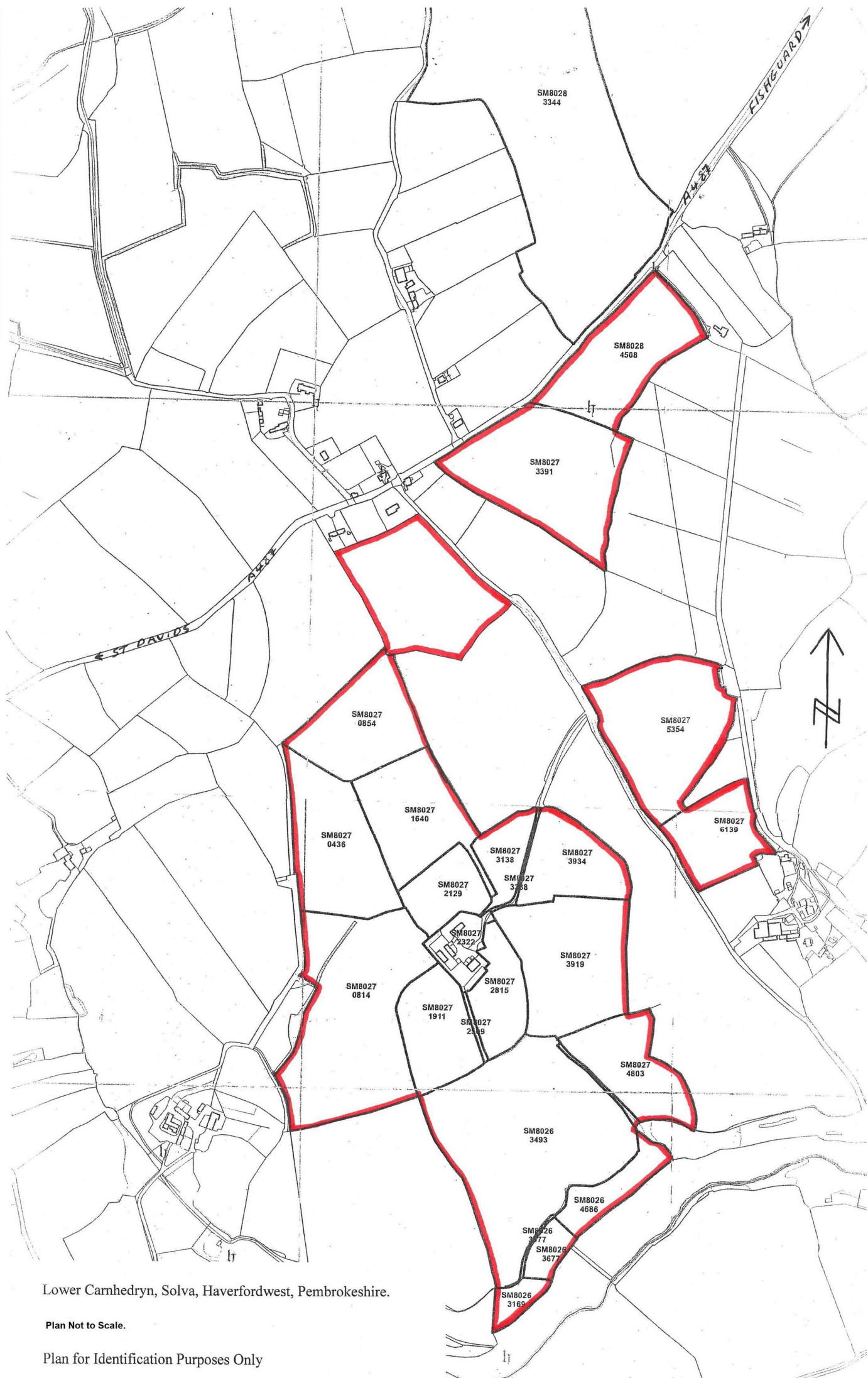
The Land is in 3 blocks with the main block being approximately 87 Acres or thereabouts adjacent to the Farmhouse and Outbuildings, whilst there are 2 separate blocks of Land within close proximity and extending to 28 Acres or thereabouts in total.

Farm Properties of this nature are few and far between and early inspection is strongly advised. Realistic Price Guide.

DIRECTIONS

From Fishguard, take the Main A487 Road south west for some 9 miles passing through the village of Croesgoch and some 2 miles or so further on and in the hamlet of Carnhedryn, take the turning on the left towards Solva. Continue on this road for 400 yards or so and the farm entrance leading to Lower Carnhedryn is the first lane on your right. A 'For Sale' Board is erected on the land that borders onto the Main A487 road.





Lower Carnhedryn, Solva, Haverfordwest, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only

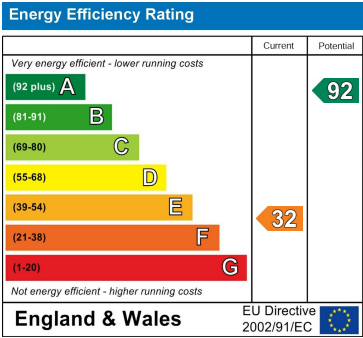
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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