



**Valley Farm, Valley Road, Narberth, SA67 8BS**

**£820,000**

Valley Farm is situated on the periphery of the old Market Town of Narberth,  
being a character former dairy farm of some 51 acres.

Originally the house, stables and outbuildings for the nearby Old Rectory, the farm includes a traditional residence which offers 3 bedroom accommodation and a range of traditionally constructed buildings being the former parlour and coaching houses, all with conversion potential subject to the necessary planning consents being obtained.

Early internal viewing is essential to appreciate the location and scope of this character farmstead.

## Situation

Valley Farm occupies a delightful yet convenient rural setting within a mile or so of the popular town of Narberth, which has the benefit of an excellent range of shops and facilities including primary school, sporting clubs and leisure amenities. Narberth lies within a mile or so of the A40 which is one of the main routes into Pembrokeshire linking to the county town of Haverfordwest, being 9 miles or so to the west, whilst the larger town of Carmarthen lies some 20 miles or so to the east with the dual carriageway link from St. Clears that ultimately connects to the M4 being within some 10 miles or so of Valley Farm. The superb scenery of the Pembrokeshire coastline and the resorts of Saundersfoot and Tenby lie to the south.

## Storm Porch: 6'1" x 4'11" (1.85m x 1.50m)

Entered via a glazed uPVC door with tiled floor and fully glazed.

## Living Room: 13'2" x 14'6" (4.01m x 4.42m)



Entered via a hard wood glazed door with uPVC window to the fore, tongue and groove wood ceiling, radiator and fully carpeted throughout.

## Sitting Room: 15'1" x 14'14" (4.60m x 4.27m)



With uPVC window to the fore, feature brick built fireplace for an open fire, tongue and groove wood ceiling, 2 x radiators and carpeted throughout.

## Kitchen: 11'11" x 9'8" (3.63m x 2.95m)



With uPVC window to the rear, oil fired 'Rayburn', single stainless steel sink unit, matching base and wall units, space for washing machine and fridge, strip light and tiled flooring throughout.

## Bathroom: 7'1" x 5'11" (2.16m x 1.80m)

Entered via a door from the kitchen with W.C., wash hand basin and bath with 'Triton' electric shower over. Fully tiled walls and radiator.

## First Floor Landing; 22'2" x 6'10" (6.76m x 2.08m)

The first floor is accessed via a door from the living room to the first floor landing with access to all rooms with tongue and groove wood ceiling and radiator.

## Master Bedroom: 13'3" x 10'4" (4.04m x 3.05m/1.22m)



With 2 x uPVC windows to the fore, airing cupboard which houses the immersion heater and fitted wardrobe. Tongue and groove wood ceiling, fully carpeted and radiator.

## Bedroom 2: 14'3" x 7'1" (4.34m x 2.16m)



With uPVC window to the fore, tongue and groove wood ceiling, radiator and fully carpeted.

### Bedroom 3: 9'10" x 6'10" (3.00m x 2.08m )



With uPVC window to the side, tongue and groove wood ceiling, carpeted throughout and radiator.

### The Garden:



The property has the benefit of a well maintained and pretty garden to the side with Greenhouse and gated entrance to a planted area of young saplings. A good sized courtyard to the fore of the property gives access to the traditional buildings.

### The Land:

Extending in total to approximately 51 acres or thereabouts of gently sloping pasture land. Please see attached schedule of acreage.

### Traditional Outbuildings



One of the many attractive features of this delightful property are the beautiful range of traditional stone outbuildings which offer considerable conversion potential subject to gaining the necessary consents. Situated opposite the main residence is the former coaching house which is divided into 4 units of approximately 9'1" x 14'5" which incorporates the original bread oven, 10'6" x 8'9", 14'6" x 8'3" and 14'6" 20'9 with a cobble stone area to the fore.

Adjoining former cow shed (27'8" x 14'2") again of traditional construction.

### The Parlour & Cubicle Shed:



Comprising a brick built former parlour (now completely cleared) with dairy. Modern cubicle shed (4 bay x 3 bay) being ideally suited for cattle housing which opens out onto a concrete yard with easy access to the silo.

### Further outbuildings

Open fronted zinc machinery shed and a dutch barn with lean to providing ample storage space.

### Directions:

From Narberth head south and upon leaving the town at Narberth Bridge turn right onto Valley Road, Valley Farm can be found on the left identified by our 'For Sale' board.

### Tenure:

We understand the property is freehold of tenure.

### Services:

We understand the property has the benefit of mains water together with private drainage to the farmhouse which also has the benefit of mains electricity. Full uPVC double glazing and oil fired central heating.

### Local Authority:

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP. Tel: 01437 764551.

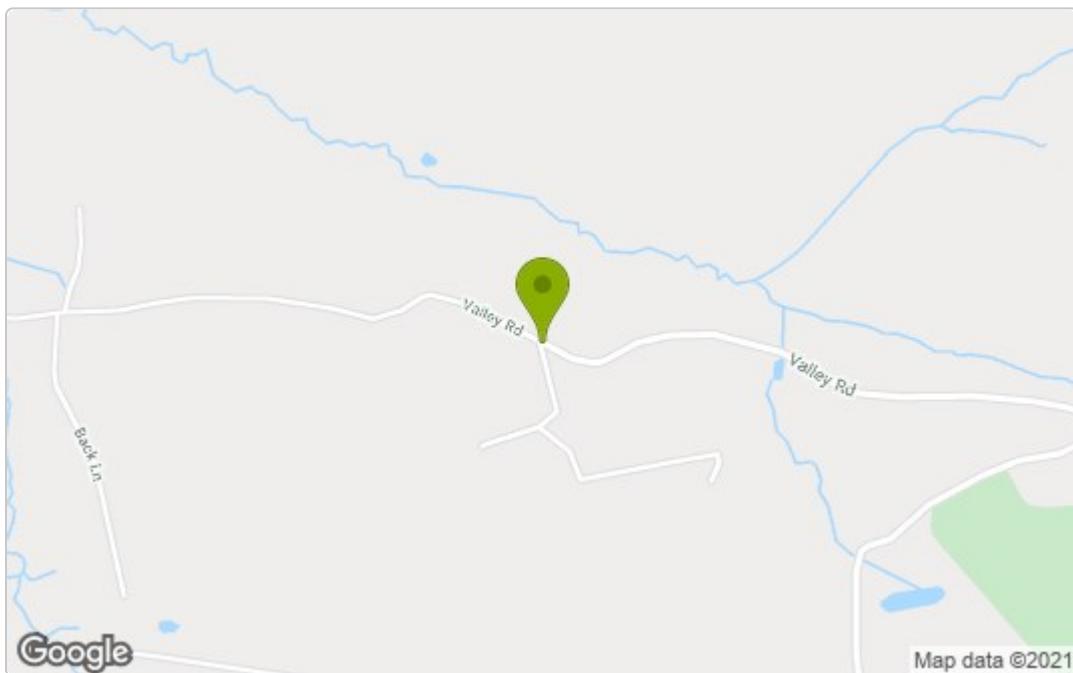
Council Tax Band E

## Floor Plan

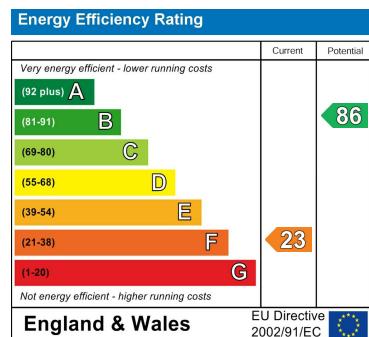


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

## 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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