



Parsonage Farmhouse , Amroth, SA67 8PR

**Price Guide £400,000**

AN INTERESTING POTENTIAL DEVELOPMENT OPPORTUNITY SITUATED WITHIN THE PEMBROKESHIRE COAST NATIONAL PARK WITHIN A MILE OR SO OF THE LONG SANDY BEACH AT AMROTH AND BEING A RARE OPPORTUNITY TO ACQUIRE A PROPERTY OF THIS NATURE



### SITUATION:

Parsonage Farm lies on the local road that links the A487 at Llanteg to the popular coastal village of Amroth that signifies the start (or perhaps the finish) of the Long Distance Coastal Footpath that meanders its way around the stunning Pembrokeshire coastline for some 183 miles or so before emerging on the banks on the banks of the River Teify at St Dogmaels in the north. The property lies within the Pembrokeshire Coast National Park which is a popular year round holiday destination.

Amroth itself is a relatively unspoilt coastal village which offers local services with a petrol station and convenience store also closeby at Llanteg. The large village of Kilgetty which benefits from further local services is also within easy reach as are the coastal resorts of Saundersfoot and Tenby and the charming town of Narberth with its range of specialist shops, cafes, etc.

The A487 provides an excellent road link via the A40 and A48 dual carriageways to the M4 in the east and leads to the ferry port of Pembroke Dock some 15 miles or so to the west.

### DIRECTIONS:

From the A487 at Llanteg proceed towards the village of Amroth and after approximately a mile or so Parsonage Farmhouse will be seen on the right hand side as indicated by our sale board.

### DESCRIPTION:

Parsonage Farm is an interesting development opportunity comprising a principal residence together with additional traditionally constructed outbuildings that we feel have the potential for conversion to residential accommodation subject to the necessary planning consents being obtained.

The property stands in a total of approximately 1 acre or thereabouts and includes roadside frontage onto the minor roadway that links Llanteg and Amroth and again possibly this area has some potential and again subject to consents.

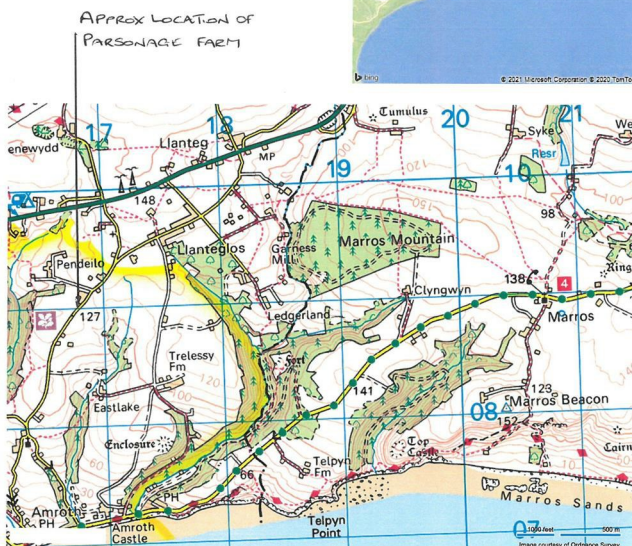
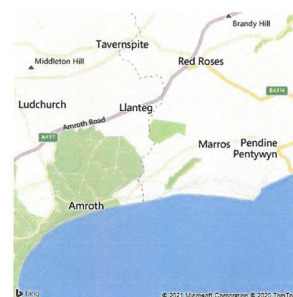
### location

22/01/2021

Bing Maps - Directions, trip planning, traffic cameras & more

bing maps

Notes



<https://www.bing.com/maps>

1/1

### The Farmstead:



The farmstead is typical of a progressive farmstead development and includes more modern examples of farm buildings although these are now in need of repair and improvement.

The residence comprises a detached traditionally constructed 2 storey property that offers:



Ground Floor of Entrance Hall, 2 Reception Rooms, Kitchen and Bathroom to the rear with a Conservatory to the fore.

The First Floor comprises 3 Bedrooms and a Bathroom.

There is an outhouse to the rear.

This is a property that requires complete renovation as it has not been occupied for several years and is in a very poor condition throughout.

#### The Former Farm Buildings:



Cow Shed principally of solid stone walls under a slate roof.

Former stone Cottage - again of stone walls under a slate roof with an area to the side under a corrugated asbestos roof.

Former Milking Parlour principally of brick construction.

Further buildings include various Lean-To buildings principally of corrugated iron construction.

A plan of the site is attached for identification purposes only but there are ample grounds for additional Car Parking and Gardens.

#### N.B:



Adjoining the property is an area of land that we are advised was historically rented by the owner of Parsonage Farm from The National Trust. Quite possibly this will be available to the new owner of the property and no doubt any interested parties will make their own enquiries of The National Trust.

#### SERVICES:

We understand the property has previously had the benefit of mains water and electricity, although these are now likely to require updating.

TENURE: We understand the property is Freehold of tenure with immediate vacant possession upon completion.

LOCAL AUTHORITIES: Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire SA61 1TP - Tel: 01437 764551

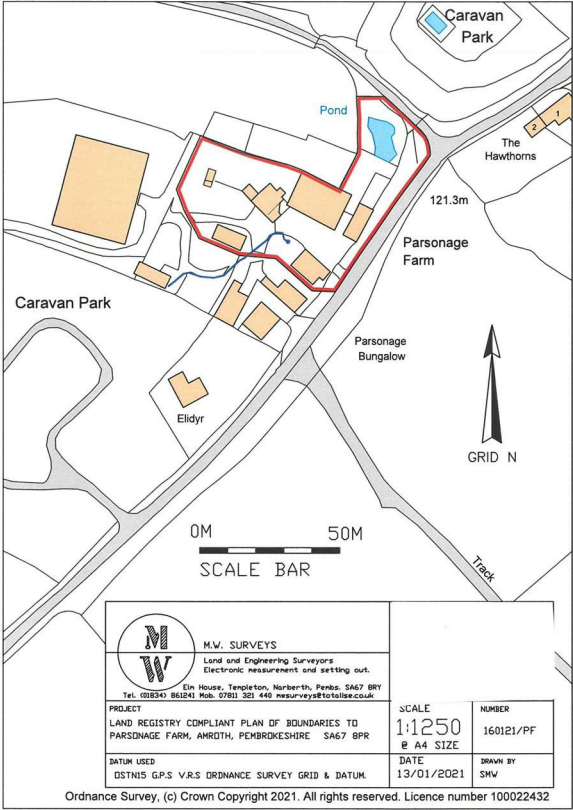
Pembrokeshire Coast National Park, Llannion House, Pembroke Dock, Pembrokeshire SA72 6DY - Tel: 01646 624800

#### GENERAL REMARKS:

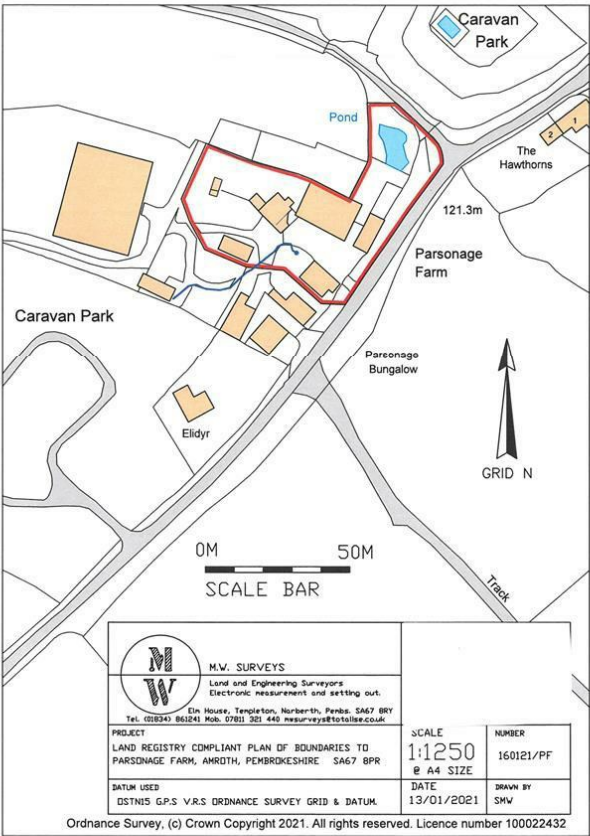
This is a rare opportunity to acquire a development project in a convenient coastal setting.

NB There is Knot Weed in the grounds of the property

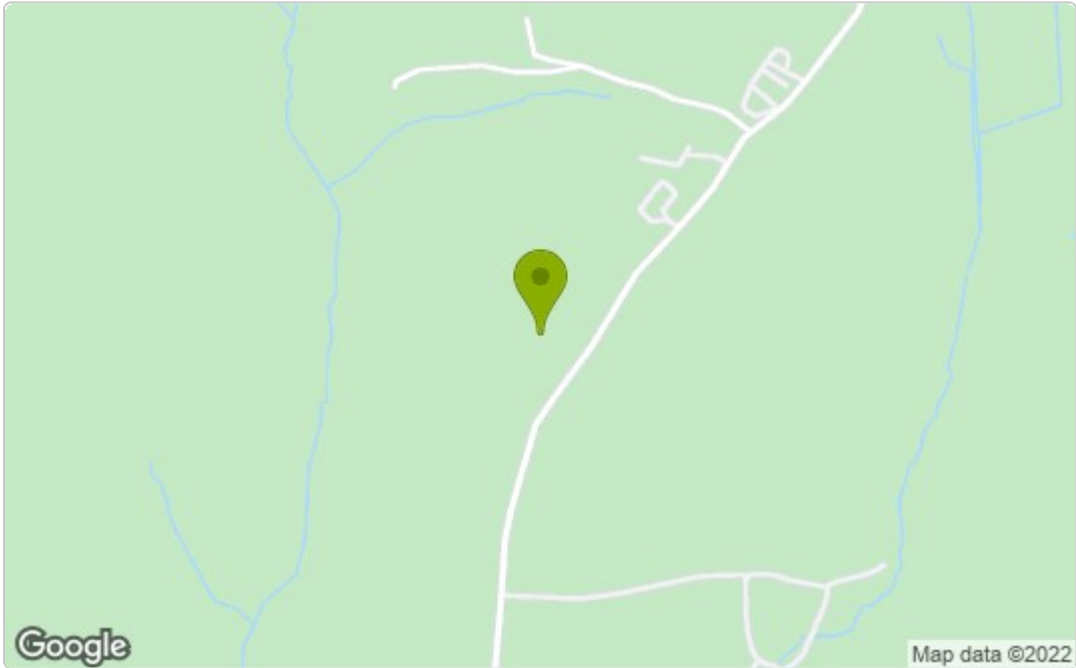
#### Land plan



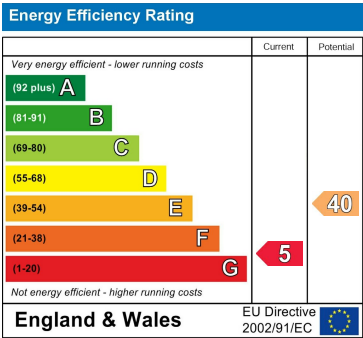
Floor Plan



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.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com