



Ashfields St Florence, Tenby, SA70 8LJ

Offers In The Region Of £1,750,000

Productive 145 acre former dairy farm situated some two miles or so from Tenby

Detached 4 bedroom farmhouse (Agricultural Restriction Applies)

Well appointed and ready for immediate occupation

Detached 1 bedroom granny annexe

Range of farm building suitable for livestock production

Well farmed parcel of land suitable for grazing and cropping purposes

Situation

Enjoying an appealing location on the periphery of the Pembrokeshire Coast National Park, on the edge of the charming rural village of St. Florence within some 2 miles or so of the coastal resort of Tenby which lies on the south Pembrokeshire coastline.

St. Florence has an excellent community spirit and offers a range of local services and amenities to include a primary school, a local shop and public house with further services available within the nearby coastal town of Tenby. The larger town of Pembroke offers a comprehensive array of commercial, educational and recreational facilities and lies within 8 miles or so distant.

Directions

what3words ///condensed.gourmet.inner

Postcode for the farm is SA70 8LJ.

Description

The sale of Ashfields Farm provides an excellent opportunity to purchase a former dairy farm which occupies a delightful rural location on the periphery of the village of St Florence yet within easy reach of the south Pembrokeshire coastline. We understand that the farmhouse was built in 1990 and affords well-proportioned accommodation throughout including 4 bedrooms, 3 bathrooms and appealing living accommodation. A great feature is the former garage which was converted some 15 years ago and now provides a cosy one-bedroom annexe which would be ideally suited for multi-generational living or indeed as a holiday let.

Standing within pleasant yet easily maintainable grounds, the farm buildings are nicely positioned away from the farmhouse and are ideally suited for livestock production. The land is laid to pasture and is suitable for both cropping and grazing purposes. To fully appreciate the delightful setting and the potential that this family farm has to offer an early inspection is highly recommended. The farm is described in more detail (approx. dimensions only):

Ground Floor

Entrance Porch

With tiled floor and door to:

Entrance Hallway



With radiator, built in cupboard with louvre doors, stairs rise to the first floor and access to:

Sitting Room



Enjoying a double aspect, the focal point of the room is the ceiling to floor brick fireplace which houses a 'Villager' wood burning stove which stands on a tiled hearth. Patio doors lead to the fore with radiator, laminated flooring, beamed ceiling and access to:

Kitchen



Overlooking the rear and affording a range of base and wall mounted units with complimentary work surface above incorporating a stainless steel sink and drainer unit, ceramic hob with hood above, built in appliances include a 'Hotpoint' oven and dishwasher. Tiled splashbacks, beamed ceiling, space for a freestanding fridge freezer whilst the focal point of the room is the oil fired 'rayburn' with back boiler which was installed some 5-6 years ago.

Conservatory



Overlooking the pretty garden with door to the front and tiled floor.

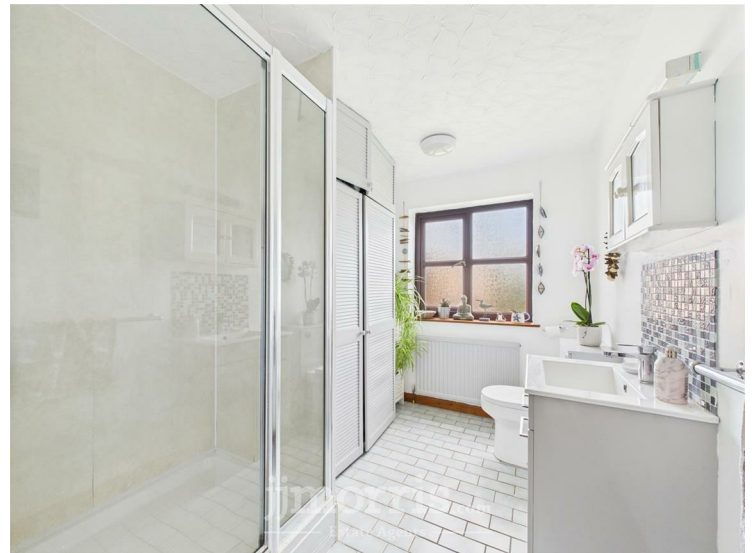
Returning to the Entrance Hallway

Bedroom 4



Overlooking the fore with radiator, this versatile room would also be ideally suited as an office if required.

Shower Room



Shower cubicle with 'Triton T80xr' unit, W.C. vanity unit, radiator, window to the side and built in cupboard.

Utility Room

Incorporating a 1.5 bowl stainless steel sink and drainer unit, plumbing for an automatic appliance, tiled floor, window and door to the rear.

First Floor

Landing

With radiator, loft access and built in airing cupboard which also houses the hot water cylinder.

Bedroom 1



Enjoying a double aspect with radiator and access to:

En-Suite Bathroom



Comprising a corner bath unit, W.C., wash hand basin, radiator, window to the side and 'Velux' window.

Box Room

Suitable as an office or nursery, including a radiator and 'Velux' window.

Bedroom 2



Overlooking the fore with radiator.

Bedroom 3



Enjoying a double aspect with radiator.

Bathroom



Incorporating a corner bath unit with hand held shower attachment, W.C., wash hand basin, two stainless steel heated towel rails, tiled walls and a 'Velux' window to the rear.

Granny Annexe



The original detached garage has been converted to provide a cosy self-contained unit that offers the following accommodation:

Sitting Room



A lovely bright and airy room with patio doors leading to a pleasant seating area to the fore, a window and door are located to the side together with two radiators, laminated flooring and access to:

Kitchenette



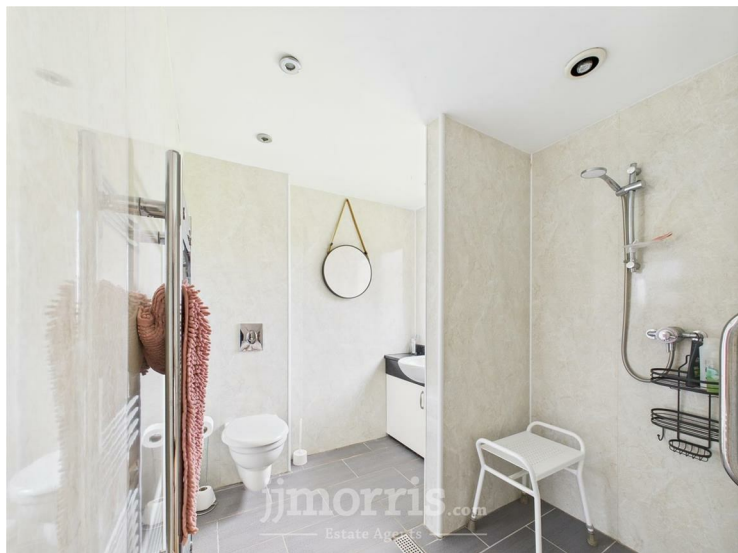
Enjoying a double aspect and comprising a range of base units with complimentary work surface above, including a circular stainless steel sink and drainer unit, space for a free standing fridge, ceramic hob, tiled floor and door to the rear. One wall incorporates numerous built in storage cupboards and also includes a built in microwave and cooker.

Bedroom 1



Overlooking the rear with radiator, two built in cupboards, loft access and laminated flooring. Door to:

Wet Room



With W.C., vanity unit, shower area, window to the rear and a stainless steel heated towel rail.

Externally



Approached from the roadside, a gravelled driveway ascends to the residence which enjoys a delightful elevated position. The grounds are mainly laid to lawn and incorporate a variety of well established shrubs and trees and a small vegetable patch and greenhouse are located to the rear. A level paved patio area is seen to the front of the

residence providing a delightful seating area where one can sit and appreciate the pretty setting. Directly to the fore lies a small paddock which would be ideally suited as a pony paddock. To the rear of the granny annexe lies a detached shed which houses the oil fired boiler and also includes plumbing for an automatic appliance.

Farm Buildings



Ideally suited for livestock production the buildings and their layout is easily workable and have formerly been used for dairy production with the parlour and 5000litre bulk tank in situ. The farm buildings include:

Workshop (18.25m x 9m) walls of block construction and 'yorkshire' boarding, with concrete floor, one bay is open fronted, power and light are connected, door leads to a lean-to (18.25m x 7m) of block construction with concrete floor and also incorporating two stables.

Stock Shed (13.75m x 9m) with concrete panelled walls and a compacted stone floor.

Milking Parlour incorporating a 16 stall herringbone parlour with in parlour feeders, cattle race, feed yard, isolation box, collecting yard and dairy cubicle shed housing 50 cubicles.

Farm Buildings



Covered Feed Yard 32m x 9m.

Cubicle Shed including 60 cubicle beds with lean-to currently used as loose housing with feed barrier gates.

Open Silage Clamp with concrete panelled walls and floor.

Slurry Pit with shuttered walls and concrete pad for farm yard manure.

Timber built cow kennels incorporating 22 beds.

Feed yard.

Below the above farm buildings lies an open fronted cattle shed (18.25m x 7m) with overhang and concrete floor.

Land



Mainly in a ring fence, the land extends to 142.99 acres or thereabouts (excluding the homestead) and we would advise that 16.60 acres or thereabouts is located the other side of the road to the farm entrance and is divided into two enclosures. Laid to pasture the land is classified as Grade 3 and 3a and is capable of excellent productivity being located in an early belt of land. The land is generally level to gently sloping and a plan is included within the sales particulars together with a schedule of acreage.

Services

We understand that the property has the benefit of a private water connection, mains electricity, private drainage system and an oil-fired heating system (Rayburn in the farmhouse has a back boiler). Please note that the services to the granny annexe have not been separated from the farmhouse and the central heating system is fired by a boiler located in the store shed.

Tenure: Freehold with vacant possession upon completion. Please note that the land will be rented for the 2026 season.

Local Authority: Pembrokeshire County Council and Pembrokeshire Coast National Parks

Property Classification: Band F, Annual Payment 2024/25 £2738.31 (Online Enquiry)

Entitlements: To be included within the sale of the farm.

Public Footpaths: Do cross the land.

Restrictions: Property is subject to an Agricultural Occupancy Restriction.

General Remarks

An easily workable former dairy farm situated in an appealing location which offers prospective purchasers with a wonderful opportunity to acquire an excellent starter unit. Alternatively the farm would be a very valuable addition to an existing business. To fully appreciate the potential that this delightful farm has to offer an early inspection is advisable.

Anti Money Laundering and 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.

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.9 Mbps upload and 11 Mbps download and Superfast 8 Mbps upload and 49 Mbps download. 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.

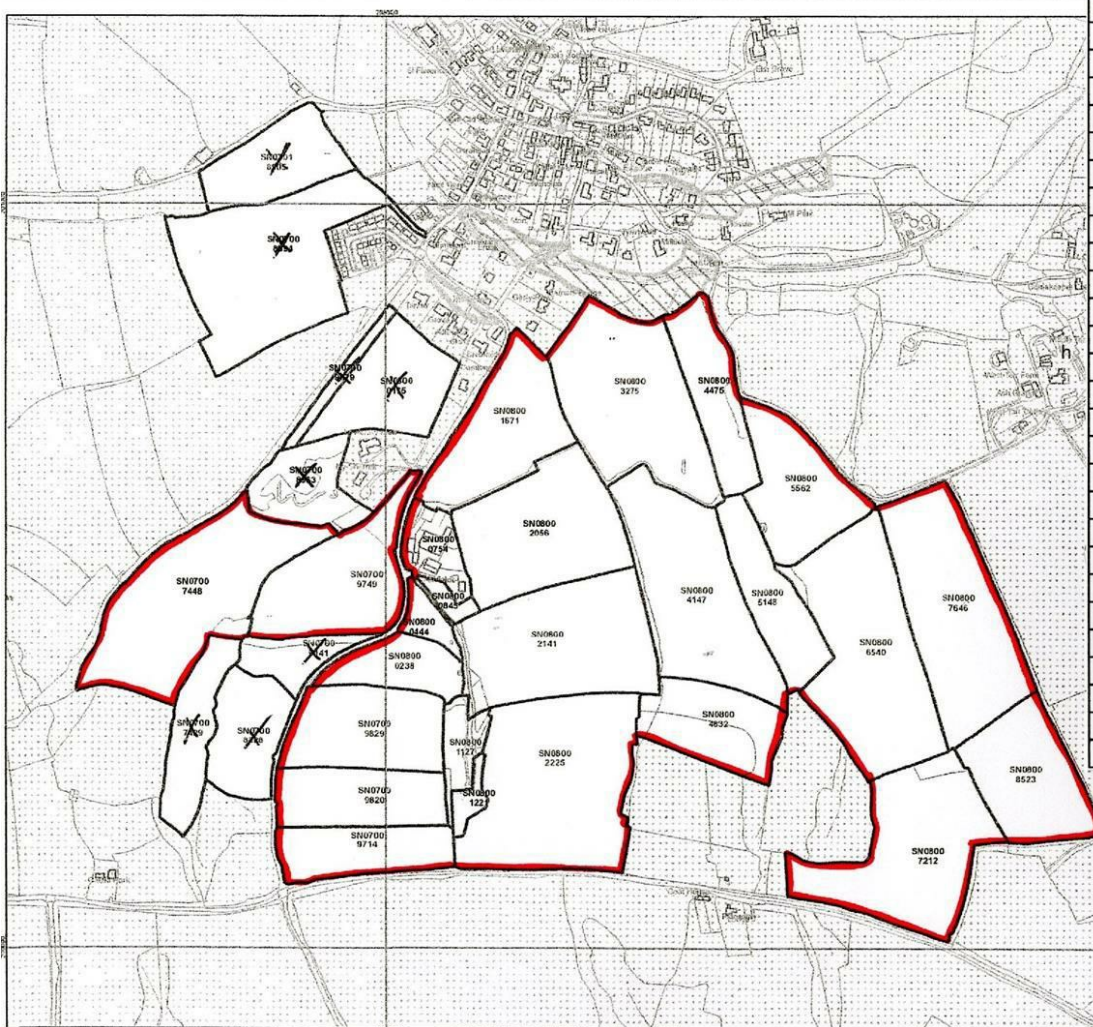
Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - Limited
Three Voice - Limited & Data - Limited
O2 Voice - Limited & Data - Limited
Vodafone Voice - Limited & Data - None

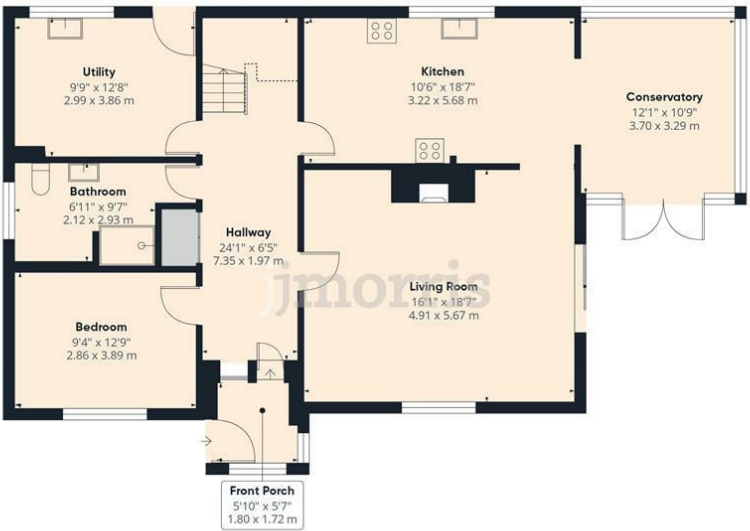
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Land Plan - For Identification Purposes Only

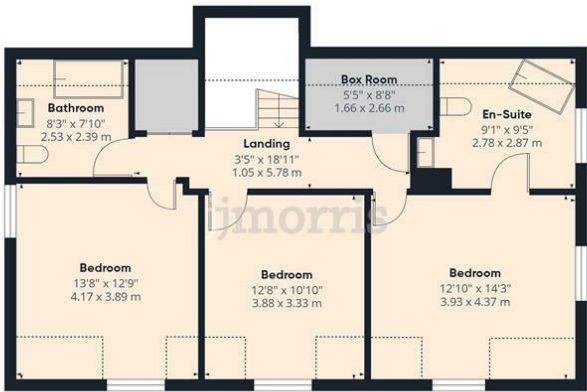


SN Number	Field Number	Ha	Comments
SN0800	754	0.85	Homestead
SN0800	845	0.2	
SN0800	444	0.38	
SN0800	238	1.1	
SN0800	9829	2.22	Scrub
SN0800	9820	1.73	
SN0800	9714	1.53	
SN0800	1221	0.23	
SN0800	1127	0.13	
SN0800	2225	4.73	
SN0800	2141	3.77	
SN0800	2056	3.25	
SN0800	1671	2.51	
SN0800	3275	3.87	
SN0800	4147	3.84	
SN0800	4832	1.87	
SN0800	5148	1.64	
SN0800	4475	1.63	
SN0800	5562	2.15	
SN0800	6540	4.34	
SN0800	7212	3.76	
SN0800	8523	2.34	
SN0800	7646	3.93	
SN0700	9749	2.55	
SN0700	7448	4.17	
	Total	58.72	
	Total	145.09 Acres	

Floor Plan



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Location Plan



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