



## Druidston Home Farm , Haverfordwest, SA62 3NE

**Offers In The Region Of £735,000**

- Detached with land, 4-bedroom residential property set in the Pembrokeshire Coast National Park
  - Panoramic coastal views over St Brides Bay and out to the Preseli Hills
  - 3.67 acres of stunning Pembrokeshire Countryside with flexible lifestyle options
- Currently a beautiful 3-bedroom home with the 4th bedroom ensuite set up as an Annexe / family B&B room with kitchenette, decked balcony, sea view and private garden
  - Can easily be transformed back to a beautiful large 4-bedroom residence, offering spacious living
  - 3.5 acres approx. split into 5 fields/paddocks, plus 1 meadow field, barn enclosure and lanning
- Option to take on the transfer of an Established Certificated Campsite presently running from 1st April to 1st Oct.
  - Outbuildings offering opportunities for additional accommodation, storage, or business use
  - 10-minute walk to the Pembrokeshire Coastal Path
  - Extra 5-minute walk to Druidston Haven Beach

## Description/Situation



Nestled in the heart of the Pembrokeshire Coast National Park, Druidston Home Farm presents a rare and exciting opportunity to acquire a charming smallholding and established campsite, set within approximately 3.67 acres of idyllic coastal countryside. With panoramic views over St Brides Bay and beyond to the Preseli Hills, this unique property offers an enviable blend of rural tranquillity, lifestyle appeal, and proven commercial potential.

The land is thoughtfully divided into five fields and two paddocks, offering a variety of uses and natural habitats. Of particular note is the Top Field, a traditional hay meadow carefully managed for biodiversity. This increasingly rare environment supports a rich array of wildflowers, grasses, and species such as the Common Blue Butterfly, making it a haven for nature lovers and conservationists alike.

Three of the fields operate as a Certificated Campsite during the months April to October under the Camping and Caravanning Club. The site enjoys a loyal following, with guests returning year after year to soak up the quiet tranquillity, superb sea views, vibrant sunsets, star-filled night skies, and exceptional wildlife. With minimal light pollution, the dark skies here provide perfect stargazing conditions. Sightings of Peregrine falcons, Red Kites, and buzzards are not uncommon, adding to the property's natural charm.

The main residence is a welcoming, flexible home, combining comfortable family living with the option for income generation. A self-contained annex wing is separated from the main house by a sealed fire door which can be easily adapted back into the main home, offering either Twin or Super King sleeping arrangements, a bunk room, kitchenette/utility room, and an ensuite shower room off the principal guest bedroom. French doors open onto a private garden terrace, an ideal spot for guests to relax and enjoy the sea views from morning through to sunset. The layout allows the guest accommodation to be

easily reintegrated into the main house if desired.

The property is surrounded by an easy-to-maintain garden, with a variety of flowers and shrubs in raised borders, and a well-kept lawn. The spacious driveway was upgraded with concrete and gravel in 2025, providing ample parking for family and guests alike.

Practical and well-equipped outbuildings support both the smallholding and the campsite, including a workshop fitted with an LPG boiler dedicated to the campsite shower block, a second washing machine for private use, a wooden tool shed, field shelter, and the versatile Far Barn — a breeze block and metal construction, currently used as a workshop with electric, water supply, and double doors framing breathtaking sea views towards Ramsey Island and Grassholm on the horizon.

Druidston Home Farm also boasts direct access to some of Pembrokeshire's finest coastal treasures. The Pembrokeshire Coast Path is just a short 10-minute walk away, with another 5 minutes leading you down to the picturesque Druidston Haven Beach — a favourite among dog walkers, swimmers, surfers, and nature lovers. In the opposite direction, the nearby village of Broad Haven offers a full range of everyday amenities including shops, pubs, restaurants, a post office, and public transport.

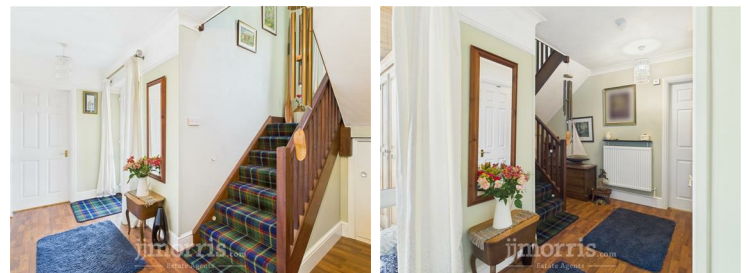
Perfectly positioned at the mid-point of the Pembrokeshire coastline, Druidston offers easy access to St Davids and Ramsey Island to the northwest, and Marloes, Dale, and Skomer Island — home to the famous puffins — to the southwest.

Whether you are seeking a lifestyle change, an eco-tourism venture, or simply a private coastal retreat, Druidston Home Farm is a truly special and versatile property. Early viewing is highly recommended.

### Entrance porch

Property accessed via obscure pvc door, double glazed windows to fore and side, wood paneling decorate ceiling, tiles to floor, door leading through to hallway.

### Hallway



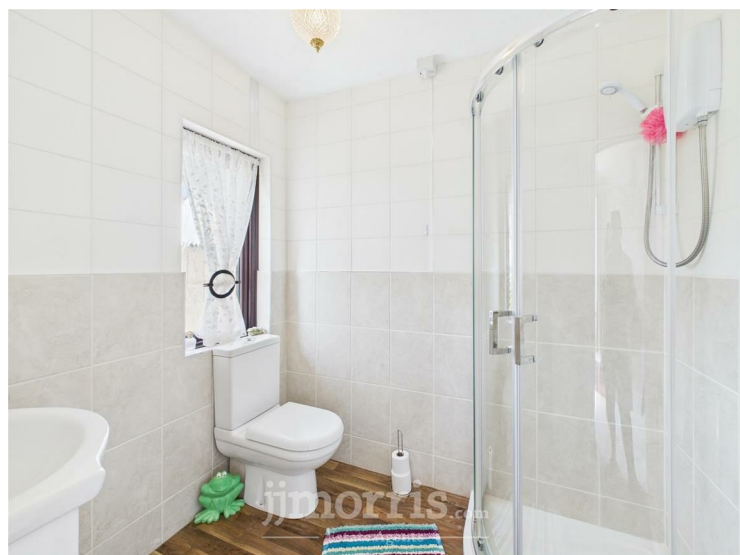
Entered via obscure pvc door with window to side, wooden flooring, door leading through to annex, large, fitted storage cupboard space, under stairs storage cupboard, radiator, stairs leading up to first floor landing, doors leading off to:

### Bedroom 3



Double glazed sliding patio door to rear overlooking private garden space, double glazed window to rear, wall spotlight, radiator, door leading through to ensuite.

### Ensuite



Obscure double-glazed window to rear, full height wall tiles, wooden effect flooring, chrome wall mounted heated towel rail, wash hand basin vanity unit with chrome central mixer tap, wall mounted LED mirror, low level w.c, corner shower enclosure with Mira electric shower.

### Bedroom 2



Double glazed window to rear, wall light, radiator.

### Bedroom 4



Double glazed window to rear, fitted wardrobe space, radiator.

### Bathroom



Obscure double glazed window to side, wash hand basin/low level w.c, vanity unit with chrome central waterfall mixer tap, full height wall tiles, spotlights, bath with central chrome waterfall mixer tap, shower attachment and glass shower screen, chrome wall mounted heated towel rail.

## First Floor Landing



Large double glazed window over staircase, Velux window to fore, doors leading off to:

## W.C.



Double glazed window to fore, low level w.c, wash hand basin, half height wall tiles, wooden effect flooring, loft access, large, fitted storage cupboard space housing hot water tank and heating main control unit.

## Kitchen/Dining Room



Double glazed windows to rear wooden effect flooring, a range of wall mounted shaker units with work surface over, tiled splash back, stainless double sink and drainer with mixer tap over, integral electric hob and double oven with

extractor fan over, stainless steel splash back, space for dishwasher and fridge/freezer, radiator, downlighters.

## Lounge



Double glazed window to fore, double glazed bay window to rear with spectacular panoramic sea views, wall lights, feature marble fireplace and mantle multi-fueled economic burner and granite hearth, radiator.

## Annex Hallway

Accessed via double glazed sliding patio doors at the fore of the property, radiator, tiles to floor, step to kitchenette, steps to optional bunkroom, door leading through to bedroom 1.

## Annex Family bed and breakfast



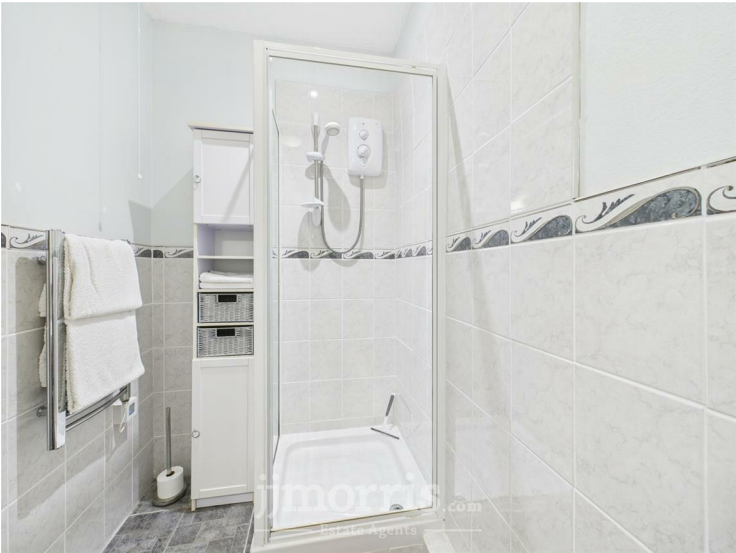
Double glazed windows to fore, wooden effect flooring, radiator loft access, door leading to ensuite shower room, French doors to side leading out onto private decked area complete with balustrade and steps off to enclosed garden with sea view.

Optional Bunk room



Double glazed circular feature window to fore, wall mounted hanging hooks.

Annex Family En-suite



Half height wall tiles, low level w.c, wash hand basin, wall mounted chrome heated towel rail, tiles to floor, shower enclosure with Mira electric shower, spotlights.

Annex Kitchenette



A range of shaker style wall and base units with work surface over, stainless steel sink and drainer with mixer tap over, brick effect tiled splash back, space for white goods, plumbing for washing machine.

Annex Externally



Leading directly from Bedroom 1, elegant French doors open out onto a beautifully designed, elevated decked balcony area, complete with a contemporary chrome and glass balustrade. This private outdoor space offers the perfect setting for morning coffee or evening relaxation while soaking up the truly breathtaking Pembrokeshire sunrises and sunsets. Whether you're unwinding after a day exploring the coast or simply sitting back to admire the sweeping countryside and sea views, this balcony offers a peaceful and privileged vantage point.

Beyond the balcony, there is also an area of level, lawned garden — fully enclosed to provide a secure and private outdoor space, ideal for pets or young children to enjoy safely.

A convenient gate to the side of the garden leads directly back out to the main driveway and parking area at the front of the property, offering easy access while maintaining the sense of privacy and separation from the rest of the home.

Externally & The Land



Set within 3.67 acres of gently undulating Pembrokeshire countryside, the land at Druidston Home Farm is a blend of natural beauty, wildlife conservation, and sustainable land

management. Divided into 5 fields and 2 paddocks, each section serves its own purpose, contributing to the property's harmonious ecosystem.

#### Top Field:

The Top Field is an increasingly rare traditional hay meadow, where the hay is carefully cropped to enhance the habitat for a diverse range of wildflowers and grasses. The field is a haven for wildlife, including the rare Common Blue Butterfly, which thrives here, alongside many other species of flora and fauna. This field is part of a broader commitment to preserving and enriching the environment, offering a living example of sustainable farming practices.

#### Campsite Fields:

Two of the fields are utilised as a Certificated Campsite during the summer months, attracting campers who return year after year for the tranquillity, natural beauty, and exceptional sunsets. The site boasts breathtaking sea views and dark skies perfect for stargazing. Guests often enjoy the chance to see Peregrine Falcons, Red Kites, and Buzzards, as well as a host of other birdlife that frequent the area. The fields are well-managed, ensuring a comfortable camping experience with lush, well-drained grass that's ideal for pitching tents.

#### The Croft:

One of the paddocks, known as The Croft, has been occasionally used as an extension for the campsite, gaining permission to do so in 2021. This field, though under-utilised in recent years, holds great potential for expanding the campsite and increasing guest capacity. In the colder months, it serves as a grazing area for the farm's Shetland Sheep, who also help with natural grass management throughout the land.

#### Grazing Fields:

The remaining two fields are predominantly used for grazing, with the Shetland Sheep playing an important role in maintaining the pasture. These fields are rich in clover, daisies, and lawn grasses, with good natural drainage that keeps the grass in excellent condition for both grazing and camping use. The bottom fields are particularly rich in vegetation and are often cut with a mulcher during the camping season to ensure they remain lush and well-maintained.

#### Inner Hedgerows:

Over the years, the establishment of the inner hedgerows has been one of the farm's most rewarding achievements. These hedgerows have become a vital habitat for a wide variety of wildlife, including birds, insects, and small mammals, enhancing the ecological balance of the entire property. The hedgerows, combined with the hay meadow and well-managed grazing areas, create a perfect blend of farming, conservation, and recreation.

#### Land Management:

The overall layout and size of the land make it easy to manage, with the top three fields mostly dedicated to meadow-type grasses, such as plantain, red and white clover, cats' ears, and the striking yellow rattle that thrives in the top meadow. The bottom two fields offer a rich, nutrient-dense environment ideal for grazing and camping, ensuring a consistently high-quality experience for both guests and livestock. The property's land management practices reflect a deep commitment to sustainability, wildlife conservation, and natural farming methods.

This well-maintained and thoughtfully designed land offers an extraordinary opportunity to continue its current use as a successful campsite, expand its potential, or embrace more agricultural and conservation-focused ventures. Whether you're drawn to the tranquillity of the hay meadow, the richness of the grazing fields, or the expansion possibilities, Druidston Home Farm is a rare gem in the heart of Pembrokeshire.

#### The Outbuildings



The property boasts a range of well-maintained outbuildings, each serving an important role in supporting both the farm's operations and its seasonal campsite. These versatile structures provide ample space for storage, workshop activities, and shelter for livestock, making them essential to the farm's daily operations.

#### Craft/Campsite Cleaning Store Room:

This functional space is equipped with hot and cold water sinks, a Renai LPG boiler dedicated to both the store room and the campsite's shower block, ensuring consistent hot water. It also includes electric lights and double sockets for added convenience. With doors leading to both the driveway and the garden area at the rear, this space is well-positioned for easy access.

#### Wooden Tool Shed:

Attached to the cleaning store room, this wooden tool shed features a fixed window above the door, providing natural light and easy access for storing tools, equipment, and outdoor supplies.

#### Field Shelter (off the Croft Paddock):

Located just off the Croft paddock, this field shelter has one side dedicated to storing hay, while the other provides shelter for the pet Shetland sheep. A hardstanding holding

pen leads from the shelter, providing a safe and comfortable area for the sheep.

#### The Far Barn:

This breeze block and metal construction barn is a substantial outbuilding, primarily used as a workshop. It is equipped with electric sockets and lights, as well as a mains water supply from an external tap nearby. The barn features a stable entrance door leading to the smallholding paddock on the north wall and large double doors on the west wall, which open to reveal stunning views towards St Brides Bay, Solva, and the distant Ramsey Island. On clear days, you can even see Grassholm on the horizon.

#### Larch Wood-Clad Leanto (attached to the Far Barn):

This additional space has a metal roof and is larch wood-clad, providing a rustic yet practical storage area. Equipped with electric lights and double doors, the leanto offers a dry area for storing equipment like the sheep trailer and tractor mower. There is also wall space for storing larger items such as kayaks.

#### Wood Turning Shed (South end of Far Barn):

Attached to the southern end of the Far Barn is the wood turning shed, offering a dedicated space for craft or woodworking projects. This room is perfect for those with hobbies or businesses that require a sheltered workshop space.

#### Meadow Field Shed:

Situated in the meadow field, this shed is used to house portable field fencing and has double doors secured with a mortice lock and key safe. The shed is equipped with shuttered windows on the west side to enjoy the sea views. There is also a mains water tap conveniently located nearby, ensuring easy access to water for both agricultural and maintenance purposes.

These outbuildings are versatile and well-equipped, offering a mix of storage, workshop, livestock shelter, and campsite support. With ample space and thoughtful design, they provide the ideal foundation for any expansion or development of the property, whether for agricultural use or enhancing the campsite's facilities.

### Property Externally



The garden surrounding the main residence at Druidston Home Farm has been thoughtfully designed to offer both beauty and ease of maintenance. A variety of flowers and shrubs are neatly arranged in a raised border, providing year-round interest and bursts of colour throughout the seasons.

The lawned area is laid out for simplicity and practicality,

making it easy to care for while offering a welcoming outdoor space for family and guests to enjoy. Whether relaxing in the sun, entertaining, or simply appreciating the peaceful rural setting, the garden is a perfect complement to the countryside surroundings.

The driveway offers generous parking space for both family and visitors, finished with a durable combination of concrete and gravel (newly completed in 2025), creating a smart and practical approach to the property.

At the rear of the house, the annex guest wing benefits from its own private garden terrace, added in 2021. This lovely spot catches both the morning and evening sun and offers a peaceful place for guests to sit back, relax, and soak in the sea views across the Pembrokeshire coastline.

In addition to the main driveway, the property also benefits from a separate private access road located on the opposite side of the land. This access offers direct entry to the fields and paddocks, providing easy, practical movement for livestock, machinery, or campers — ensuring the smooth running of both the smallholding and the campsite without disruption to the main residence.

### Utilities & Services

Heating Source: Oil fired central heating and hot water to house with electric override if needed. LPG hot water to campsite.

#### Services:

Electric: Mains electricity to house, workshops and campsite.

Water: Mains water to house, campsite and fields.

Drainage: Septic tank serves the house and campsite facility block. Elsan (chemical toilet waste for campsite)

Broadband/Wireless: Connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Council Tax: Band E

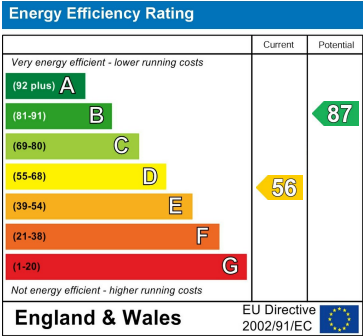
Floor Plan



Area Map



Energy Efficiency Graph



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