

Folkestone Farmhouse, Nolton Haven, Haverfordwest, Pembrokeshire, SA62 3NL

Offers In The Region Of £300,000

An unspoilt, character farmhouse pleasantly situated close to the coastline and offering plenty of potential for modernisation improvement, standing within grounds extending to approximately a half an acre.

Located in the Pembrokeshire Coast National Park, within easy reach of the pretty coastal inlet of Nolton Haven and the expanse of the long sandy beach at Newgale.

A rare opportunity to acquire a traditionally constructed Pembrokeshire farmhouse. Viewing is highly recommended.

NO FORWARD CHAIN

SITUATION

Historically, one of the farms of the Southwood estate. Folkstone Hill Farm occupies a pleasant rural setting within easy reach of the coastline.

The original farm buildings now form a residential property in their own right and whilst situated close by, this does not detract from the setting of the original farmhouse.

The coastal inlet of Nolton Haven with its popular public house overlooking the beach is a mile or so distant, and the stunning beach at Newgale being slightly further.

Local services can be found in the nearby villages of Roch, Simpsons Cross and Keeston, with the town of Haverfordwest and its further range of facilities being some 8 miles so distant.

DIRECTIONS

From Haverfordwest, take the St Davids road out of the town and shortly after leaving Simpson Cross, turn left, onto Folkestone Lane, signposted for Nolton Haven. Folkstone Hill Farm is located approximately 1 mile further on.

WHAT3WORDS: crockery.brains.stumps

DESCRIPTION

Folkstone Hill Farmhouse stands in grounds of approximately 1/2 acre and comprises a detached traditionally constructed two storey residence, that does now require modernisation to realise its full potential but already benefits from oil fired central heating and solar PV panels.

The accommodation includes:

GROUND FLOOR

Utility Room



A uPVC double-glazed entrance door leads into a practical utility room, featuring a tiled floor, fitted sink unit and plumbing for an automatic washing machine. An

open-tread staircase ascends to the first-floor Crog Loft, currently utilised as useful additional storage space.

Living Room 14'6" min x 13'1" (4.42m min x 3.99m)



Heated by two radiators and featuring a uPVC double-glazed window to the front, this room offers a tiled floor, open-beamed ceiling and an inset Rayburn range (currently not in working order). A section of the space also serves as the front hallway, enhancing the flow through the property.

Entrance Hallway

With door to the fore.

Kitchen 6'4" x 19'4" (1.93m x 5.89m)



Located at the rear of the property, this room is divided into two distinct areas and features windows to both the rear and side. It includes a range of base and wall units, a fitted sink, and additional workspace, offering excellent functionality.

Store Room

with radiator and the controls for the solar panels.

Sitting Room 15'0" max x 13'0" (4.57m max x 3.96m) Bathroom



Featuring a tongue-and-groove board-clad ceiling, two radiators, a central fireplace as a focal point, and two front-facing windows, this room combines character with natural light.

Inner Hallway

with stairs rising to the first floor and door to the fore.

Sitting Room 2 10' x 13' (3.05m x 3.96m)



Boasting a uPVC double-glazed window to the front, radiator, tongue-and-groove board-clad ceiling, and built-in alcove cupboards, this room offers both character and practical storage.

FIRST FLOOR

Half Landing

with door leading to:



Featuring a sloping ceiling, this bathroom is fitted with a suite comprising a bath, WC, and wash basin, complete with a radiator for added comfort.

Bedroom 1 13'1" x 10'3" (3.99m x 3.12m)



Featuring a uPVC double-glazed window to the front, a radiator, and a tongue-and-groove clad ceiling, this room combines natural light with classic character.

Bedroom 2 10'0" x 14'8" (3.05m x 4.47m)



Boasting two uPVC double-glazed windows to the front, a radiator, and a tongue-and-groove clad ceiling, this room is bright and full of character.

Bedroom 3 14'10" x 13'7" (4.27m x 4.14m)



Featuring two uPVC double-glazed windows to the front and a radiator, this room is light-filled and comfortably heated.

Attic

with radiator and a sloping ceiling.

EXTERNALLY



The property stands in approximately 1/2 acre or thereabouts and the grounds have the potential for vegetable gardens, lawns, etc. The solar PV panels are located within the grounds and there are several mature trees and Pembrokeshire hedgebanks that offer a degree of natural shelter. There are domestic outbuildings that are traditionally constructed of solid stone walls that are suitable for storage.

SERVICES

Mains water and electricity are connected. Private drainage. Air source heat pump. . Partial uPVC double glazing.

LOCAL AUTHORITY

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP.

Tel: 01437 764551

Pembrokeshire Coast National Park, National Park Office, Llanion Park, Pembroke Dock, Pembrokeshire, SA72 6DY

Tel: 01646 624800

Email: info@pembrokeshirecoast.org.uk

TENURE

Freehold with vacant possession upon completion. No ongoing chain.

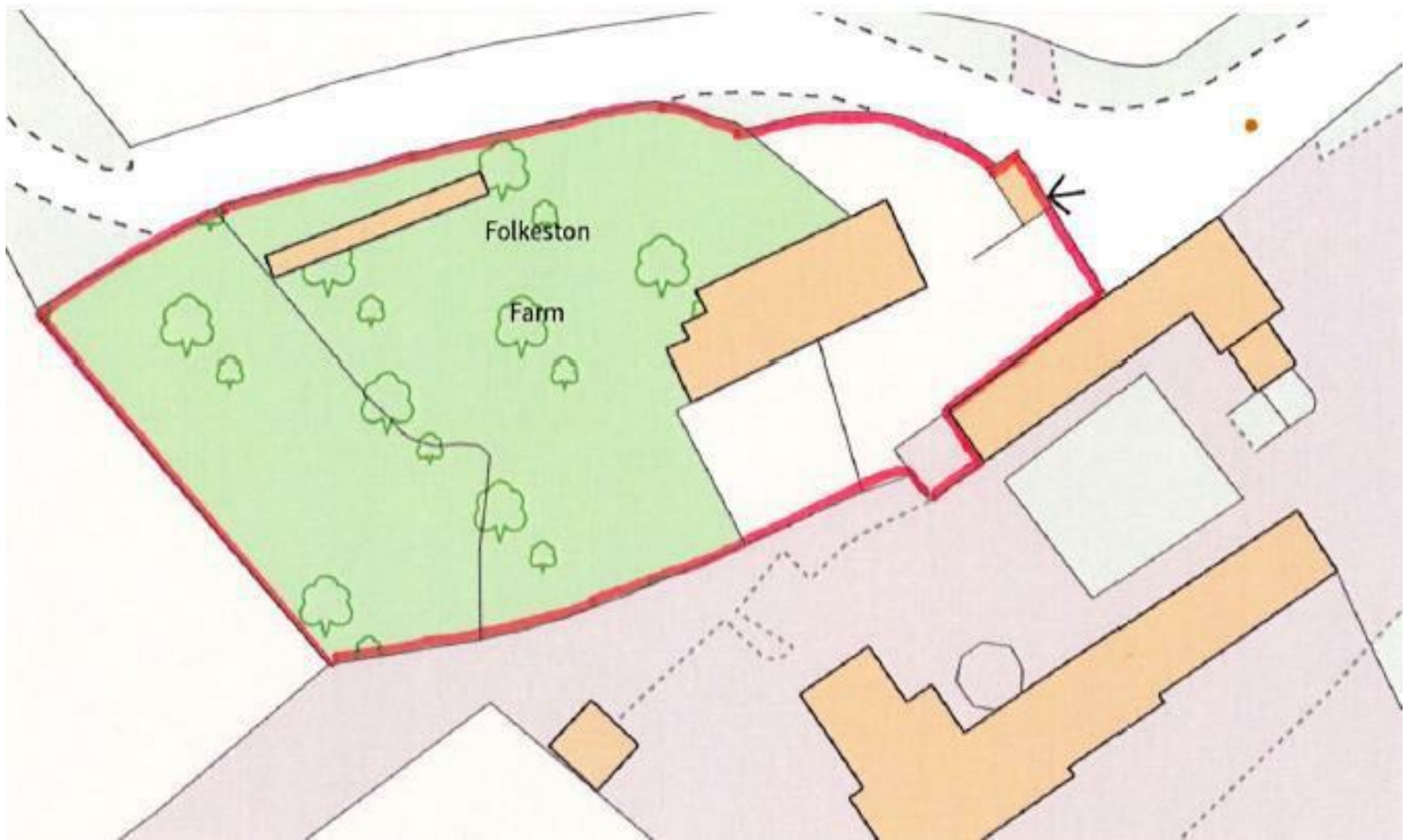
GENERAL REMARKS

The sale of Folkstone Hill Farmhouse offers purchasers an increasingly rare opportunity to acquire a traditional Pembrokeshire farmhouse that retains a wealth of character in the pleasant rural setting and within easy reach of the stunning scenery of the stretch of coastline between Nolton Haven and Newgale.

Although this is a property that does now require improvement in order to realise its full potential, it is easy to see that with creative vision, this is a residence that could be sympathetically upgraded into a lovely home in a desirable location that would include a wealth of character features

Standing in approximately a 1/2 acre of grounds, that have the potential for gardens and perhaps even the creation of a new access subject to the necessary planning consents being obtained, viewing is highly recommended.

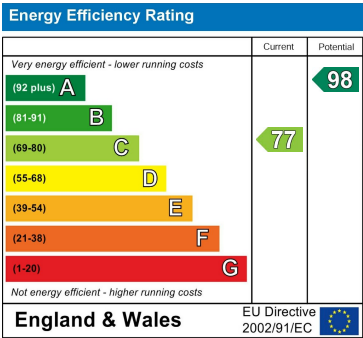
Folkestone Hill Farm - For identification purposes only.



Area Map



Energy Efficiency Graph



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