



## Johnston Farm , Johnston, SA62 3EY

**Offers In The Region Of £499,950**

\*Johnston Farm is a beautifully presented and highly versatile multi-age property, combining a charming two-bedroom farmhouse dating back to the 1800s with a two-bedroom annex, a two-bedroom cottage, and an exceptional range of outbuildings and garages.

\*Rich in character and original features throughout, the accommodation is thoughtfully arranged and meticulously maintained, offering both period charm and modern-day flexibility.

\*Ideally suited for multi-generational living, the layout also presents excellent income-generating or home-based business potential, subject to the necessary planning consents.

\*Of particular note, the corn shed offers scope for potential further residential development, providing exciting future possibilities, again subject to relevant approvals.

\*Approached via private gated access, the property sits within fully enclosed and secure grounds, featuring a large gravel driveway and forecourt providing extensive off-road parking.

\*An impressive collection of versatile outbuildings, including workshops, garages, storage and traditional agricultural buildings, adds significant lifestyle and development appeal.

\*The external space is further enhanced by a rear paddock, a separate side garden area, a decked seating space for outdoor entertaining, gated side access, and a greenhouse, creating a peaceful yet practical setting.

\*Conveniently located close to schools, bus routes, local shops and public houses, Johnston Farm offers a rare balance of rural charm and accessibility and is offered with no onward chain.

## Description/Situation

Johnston Farm is a beautifully presented and highly versatile multi-age property offering an exceptional amount of accommodation, character, and future potential. The property comprises a charming two-bedroom farmhouse dating back to the 1800s and retaining a wealth of original features throughout, alongside a two-bedroom annex, a two-bedroom cottage, and an extensive range of outbuildings and garages.

Perfectly suited for multi-generational living, the layout also lends itself to income-generating opportunities or home-based business potential, subject to the necessary planning permissions. Of particular note, the corn shed offers scope for potential further residential development, again subject to the relevant consents.

Externally, the property benefits from a paddock, a separate side garden area, and masses of off-road parking, making it as practical as it is attractive. All accommodation is beautifully maintained, full of character and charm, and adaptable to a wide range of needs.

Conveniently located close to schools, bus routes, local shops, and public houses, Johnston Farm offers a rare combination of rural charm and everyday accessibility. With a huge amount of property and potential for the price, this is a truly versatile opportunity.

Offered with no onward chain.

## Porch

Double glazed windows to rear and side, obscure pvc door to rear, tiles to floor.

## Utility Room

Double glazed window to rear, door to rear leading out to courtyard space, large storage cupboard with fitted shelving, space for white goods, plumbing for washing machine, wall mounted Valiant boiler, wood flooring, door leading through to shower room.

## Shower Room



Obscure double glazed window to rear, low level w.c, wash hand basin, full height wall tiles, spotlights, radiator, extractor fan, corner shower enclosure.

## Kitchen/Breakfast Area



Double glazed window to fore, wood flooring, a range of shaker style wall, base units and plate rack, work surface over, splash back, porcelain sink and drainer with mixer tap over, radiator, spot lights, gas range cooker with cooker splash back, wall mounted fitted shelving, door leading through to The Dairy.

## Lounge



Double glazed windows to the fore, radiators, wooden floor boards, exposed upright beams, feature fireplace to include wood burner on a slate hearth with wooden floating mantle over, staircase leading to first floor landing, under stairs storage space, door through to dining room.

## Dining Room



Double glazed French doors to rear leading out to decked area, Velux windows to rear, exposed beams, tiles to floor, radiator, original bread oven with log burner insert - tile hearth and surround.

## First Floor Landing

Double glazed window to rear, radiator, wooden balustrade over staircase, doors leading off to:

## Bedroom 1



Double glazed window to fore with deep oak sill, exposed beams, original feature open fireplace, radiator.

## Bedroom 2



Double glazed window to fore with deep oak sill, exposed beams, feature open fireplace with tile hearth, surround and wood mantle over, radiator.

## First Floor Shower Room



Obscure double glazed window to fore, wash hand basin vanity unit with storage, low level w.c, double shower enclosure with chrome rainforest shower head, spotlights, radiator/heated towel rail.

## The Dairy



## Open Plan Lounge/Dining/Kitchen



Accessed via composite door through to the open plan living space, wood effect flooring, door to shower room, stairs to first floor landing, obscure double glazed windows to fore, a range of base units with work surface over, tile slash back, free standing electric cooker with extractor hood over, dishwasher, wall mounted Ideal boiler, doorway through to the farmhouse, steps down to the living area to include Original Flagstone floor tiles, radiators, exposed beams double glazed windows to rear and side.

## Shower Room



Low level w.c, wash hand basin, corner shower enclosure with Rainfall shower head, vinyl wall panels, tiles to floor, extractor fan, wall mounted heated towel rail

## First Floor Landing



Wood paneling to walls, doors leading off to:

## Bedroom 1



Velux window to rear, radiator, wood paneling to walls, wood floor boards.

## Bedroom 2



Velux window to rear, wood paneling to walls, wood floor boards, door leading through to the roof storage space.

## Number 4

### Porch

Accessed via wooden door, windows to fore, door leading through to kitchen.

### Kitchen



Double glazed window to rear, a range of wall and base units with work surface over, tile splash back, tiles to floor, radiator, spotlights, dishwasher, electric cooker with extractor hood over, wall mounted Valliant boiler, sink and drainer with mixer tap over. Doors to shower room and utility cupboard.

### Utility Cupboard

Plumbing for washing machine, space for white goods.

## Shower Room



Obscure double glazed window to rear, low level w.c, wash hand basin, radiator, full height wall tiles, corner shower enclosure.

## Lounge/Dining Room



Archway from kitchen leading through, double glazed windows to fore with deep slate sills, pvc door to fore, radiators, original fireplaces consisting of one with a wooden mantle and also a open fireplace with marble surround and mantle, central staircase leading to first floor landing.

## First Floor Landing

Double glazed window to rear with slate sill, radiator

## Bedroom 1



Double glazed window to fore with deep slate sill, radiator.

## Bedroom 2



Double glazed window to fore with deep slate sill, radiator, loft access.

## The Outbuildings (Measurements)



Number 4 - Garage - 4.78m x 3.44m

The Fish Shed - 1.03m x 8.33m

The Workshop - 4.92m x 13.74m

The Corn Shed Ground Floor - 3.96m x 4.32m

The Corn Shed First Floor - 4.32m x 6.76m

The Meat Shed - 2.29m x 3.94m

The Cow Shed - 3.99m x 13.44m

Storage Shed 1 - 6.95m x 4.82m

The Log Store - 5.00m x 4.62m

Storage Shed 2 - 4.53m x 4.96m

The Potting Shed - 5.11m x 4.80m

Storage Shed 3 - 2.77m x 1.84m

## External Description



The property is approached via private gated access, opening onto a large gravel driveway and forecourt that provides extensive parking and a real sense of arrival. The grounds are fully enclosed and secure, making them ideal for families, pets, or those seeking privacy.

A standout feature is the exceptional range of versatile outbuildings, offering enormous potential for storage, hobbies, workshops, or conversion (subject to consents).

These include Number 4 – Garage (4.78m x 3.44m), The Fish Shed (1.03m x 8.33m), The Workshop (4.92m x 13.74m), The Corn Shed with ground floor (3.96m x 4.32m) and first floor (4.32m x 6.76m), The Meat Shed (2.29m x 3.94m), The Cow Shed (3.99m x 13.44m), Storage Shed 1 (6.95m x 4.82m), The Log Store (5.00m x 4.62m), Storage Shed 2 (4.53m x 4.96m), The Potting Shed (5.11m x 4.80m), and Storage Shed 3.

To the rear lies a paddock, offering further flexibility for grazing, recreation, or lifestyle use. Outdoor leisure space is well catered for with a decked seating area, a small lawned garden to the side, and a greenhouse for keen gardeners. Additional benefits include gated side access, enhancing both usability and security.

Overall, the external space offers an impressive combination of practicality, privacy, and lifestyle potential, perfect for those needing room to spread out and make it their own.

#### **Utilities & Services -The farmhouse & The dairy**

Heating Source: Gas Mains

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Broadband: Available

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Council Tax: Band E

#### **Utilities & Services - Number 4**

Heating Source: Gas Mains

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Broadband: Available

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Council Tax: Band B

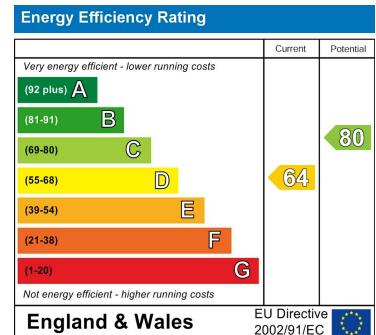
EPC Rating: Current 65D - Potential 80C

## Property Boundary



## 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