



Mayfield House, Llys Y Fran, Pembrokeshire, SA63 4RS

Five Bedrooms
Four Bathrooms
Detached Garage

FREEHOLD

OFFERS IN THE REGION OF

£149,995

Self Build Opportunity
3,783 sqft



A ready-to-build rural home of
real scale and presence, with
planning secured and ground-
work already in place.

Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. Computer generated images are for illustrative purposes only.





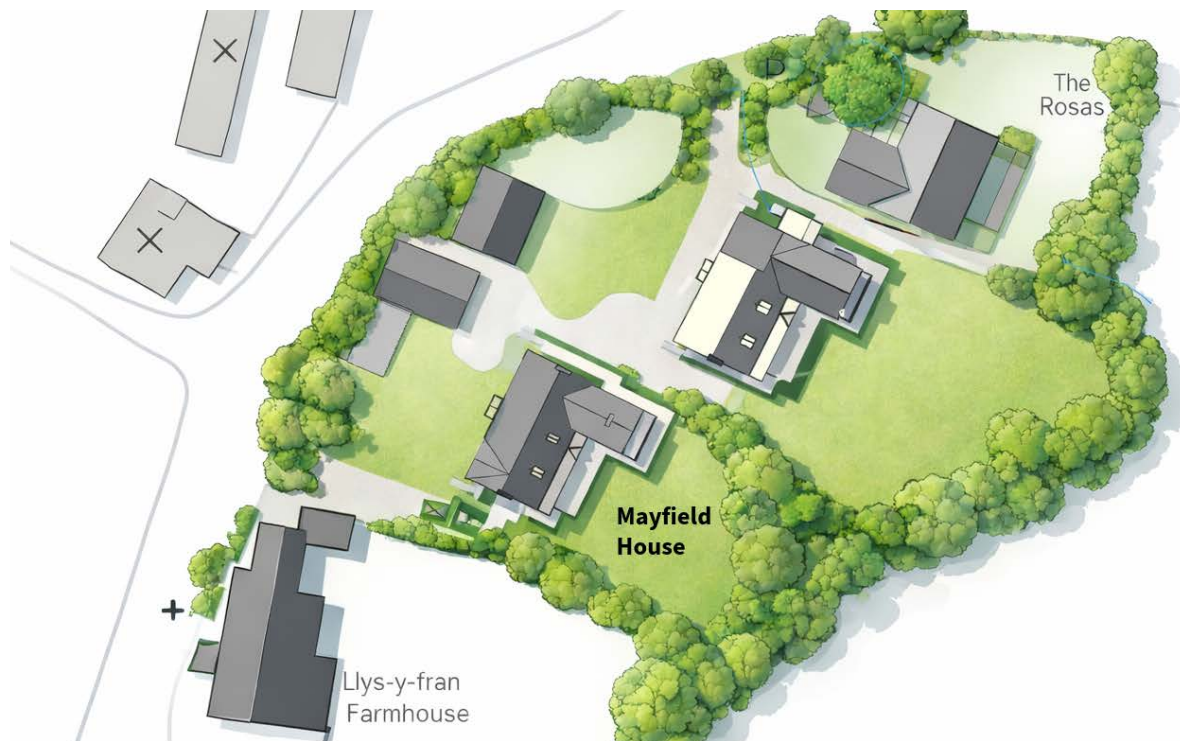
A beautiful rural plot with conditional planning permission for a detached family home.

The plot extends to approximately 0.25 acres and the planning is extant due to work having been commenced.

The planning permission is for a five bedroom home with four receptions and four bathrooms, which offers 3,783sqft of living space, a detached garage, private driveway and ample parking. To the rear there will be a generous south facing garden which backs onto woodland.

Llys Y Fran is a stunning rural village in the heart of Pembrokeshire, only a short distance from the Presili Hills and within easy access of the coast.





Plot Two occupies an enviable position within the peaceful village setting of Llys Y Fran, enjoying a gently elevated aspect and a natural backdrop of woodland to the rear. The plot extends to approximately 0.25 acres and benefits from conditional planning permission for a substantial five-bedroom detached family home offering 3,783sqft of internal accommodation, alongside a detached garage and ample private parking.

Importantly, planning permission remains extant, with works already commenced on site. Since acquisition, considerable investment and preparation have been undertaken to ensure a smooth build process for the next owner.

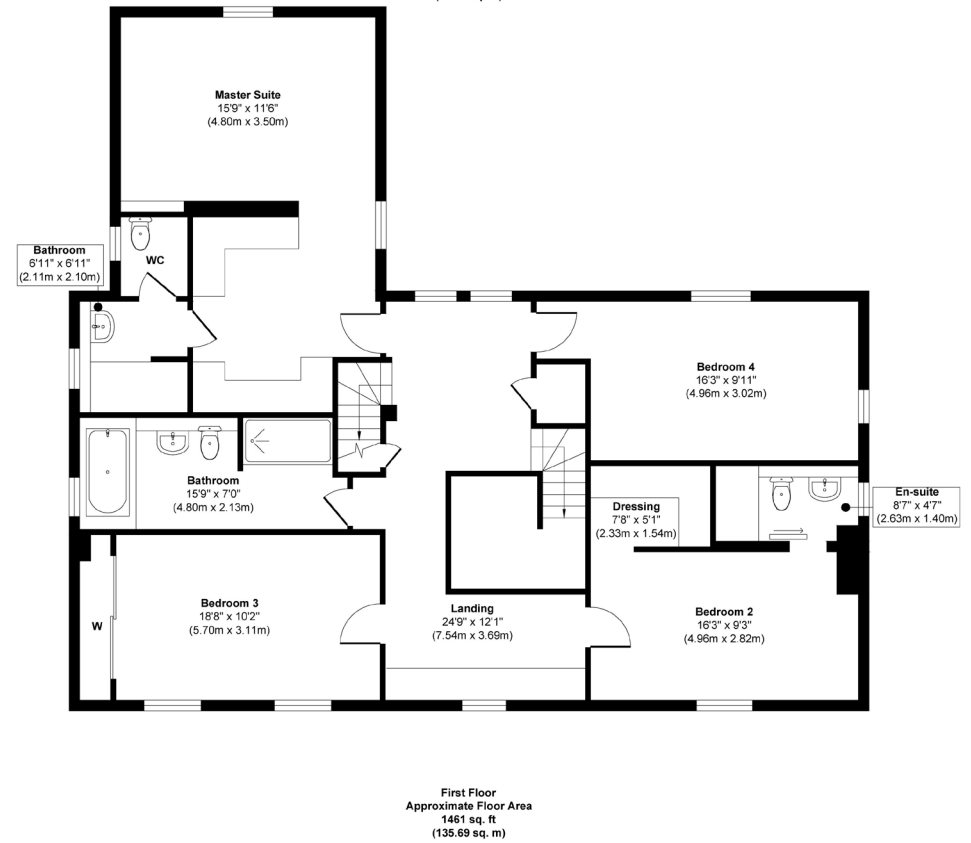
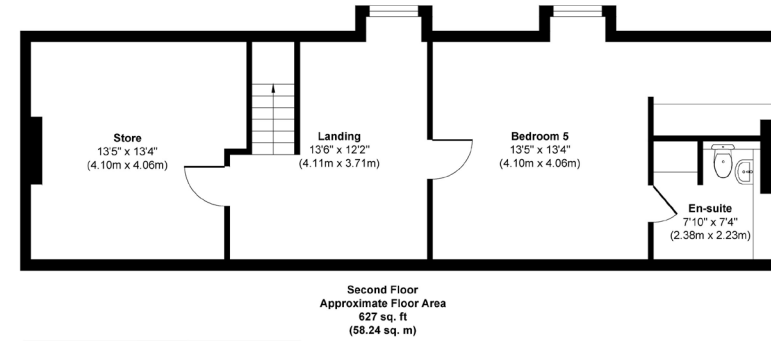
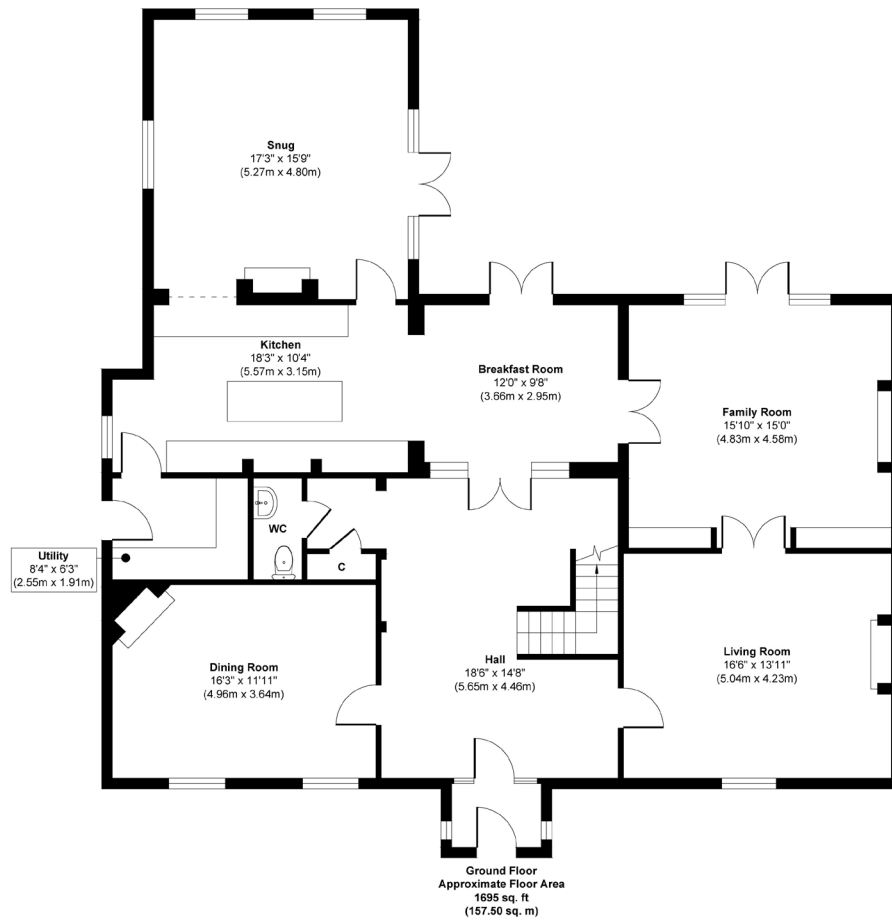
Building Regulations have been paid in full, and an exemption certificate from Natural Resources Wales has been obtained in respect of the approved treatment tank installation. A percolation test and full drainage design have been completed and paid for. The electricity supply has been regenerated on site, and a substantial gabion retaining wall has been installed to level the plot and prepare the ground for construction.



Amended architectural drawings have also been commissioned, enhancing the original design to allow for aluminium or UPVC windows, the removal of one chimney stack, the removal of the brick head detailing, and the introduction of natural slate sills — creating a cleaner, more refined exterior aesthetic in keeping with its rural setting.

The approved design provides for an impressive family home arranged over three floors. The ground floor incorporates four reception rooms, offering flexibility for formal and informal living, home working or entertaining. The layout includes a generous kitchen/breakfast room, family room, dining room, snug and living room, alongside practical utility and cloakroom facilities.

To the upper floors, five well-proportioned bedrooms are arranged across the first and second floors, with four bathrooms in total, including en-suite facilities and a principal suite arrangement. The design offers scale, balance and versatility — ideal for modern family living within a countryside setting.



Approx. Gross Internal Floor Area 3783 sq. ft / 351.43 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Location

Llys Y Fran is a charming rural village set in the heart of Pembrokeshire, surrounded by open countryside and rolling farmland. The nearby Llys y Fran Country Park and Reservoir (approximately 1 mile) offers lakeside walks, cycling trails, water sports and panoramic views across the Preseli Hills — a remarkable lifestyle asset quite literally on your doorstep.

The Preseli Hills are within easy reach (approximately 6 miles), offering dramatic walking routes and unspoilt landscapes, while the Pembrokeshire Coast National Park and its celebrated beaches are accessible within approximately 12–15 miles, including the renowned coastline around Newport and Cardigan Bay.

For everyday amenities, the market town of Narberth lies approximately 9 miles away, known for its independent shops, restaurants and cafés. Haverfordwest (approximately 8 miles) provides a broader range of supermarkets, retail facilities, schools and professional services.

The A40 trunk road is within convenient reach, connecting to Carmarthen (approximately 20 miles) and onward to the M4 corridor, making the property surprisingly accessible despite its rural tranquillity.

Local primary schooling is available in nearby villages, with secondary education served by Haverfordwest. The area is known for its strong community feel, outdoor lifestyle and slower pace of life — ideal for families, retirees or those seeking a substantial country base within reach of coast and countryside alike.





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