



Cloverhill, Reynalton, Kilgetty, Pembrokeshire SA68 0PE

Guide Price: £675,000

Property Features

- Charming traditional Pembrokeshire farmstead set in 12 acres
- 4-bedroom detached Pembrokeshire farmhouse
- A range of traditional and modern farm buildings, some in need of repairs
- Popular edge of rural village location
- Convenient location 5-miles equidistance from popular market town of Narberth and village of Kilgetty

Property Summary

Clover Hill is a charming traditional Pembrokeshire smallholding extending to approximately 12 acres, situated in a peaceful semi-rural setting on the edge of Reynalton, conveniently located just 4 miles from Narberth and Kilgetty, it offers an excellent combination of countryside living, local amenities, and access to the Pembrokeshire coastline.



Full Details

Location

A delightful traditional Pembrokeshire homestead extending to approximately 12 acres, occupying an enviable semi-rural position on the edge of the sought-after village of Reynalton. Enjoying a wonderful sense of peace and privacy, the property is perfectly located just 4 miles from both the thriving market town of Narberth and the popular village of Kilgetty, providing an exceptional combination of idyllic countryside living and excellent access to local amenities and the Pembrokeshire coastline.

Clover Hill offers the most discerning buyer an opportunity to acquire a country small holding / lifestyle / equestrian holding, with excellent scope for a range of uses, subject to obtaining the necessary planning consents.

ACCOMMODATION

Farmhouse

At the heart of the holding lies a characterful traditional Welsh farmhouse, arranged over two storeys and offering flexible three-bedroom accommodation, including two useful box rooms. Brimming with charm and retaining a wealth of original period features, the property presents a rare opportunity to create a truly impressive country residence. While now requiring a degree of updating, the farmhouse enjoys beautifully landscaped grounds and an idyllic rural setting.

GROUND FLOOR

Hallway

6.3m x 1.39m (20' 8" x 4' 7")

Living Room

5.94m x 3.74m (19' 6" x 12' 3")



Kitchen

6.26m x 3.02m (20' 6" x 9' 11")

Bedroom 1

3.72m x 5.43m (12' 2" x 17' 10")

Utility Room

2.37m x 2.13m (7' 9" x 7' 0")

FIRST FLOOR

Landing

4.21m x 2.36m (13' 10" x 7' 9")



Bedroom 2

4.02m x 3.88m (13' 2" x 12' 9")

Bedroom 3

2.5m x 3.71m (8' 2" x 12' 2")

Bedroom 4

4.14m x 3.13m (13' 7" x 10' 3")

Bathroom

2.54m x 2.95m (8' 4" x 9' 8")

Bedroom / Dressing Room

2.35m x 2.14m (7' 9" x 7' 0")



Bedroom / Office

2.33m x 1.88m (7' 8" x 6' 2")



EXTERNALLY

Outbuildings

Forming an attractive feature of the holding, a charming courtyard range of traditional stone outbuildings adjoins the homestead and offers immense character and exciting potential. Currently utilised for storage and livestock housing, the buildings present an excellent opportunity for conversion into additional accommodation, holiday cottages or lifestyle amenities, subject to the necessary planning consents. Complementing the range are further stabling, loose boxes and a tack room, ideally suited to equestrian, hobby farming or rural lifestyle pursuits.

Set beyond the courtyard is a substantial modern general purpose / loose housing farm building, offering excellent versatility for agricultural, storage or livestock use.

Land

The land extends predominantly to the east of the homestead and presents an excellent block of productive pastureland, comprising level to gently undulating ground ideally suited to both grazing and mowing. Divided into a number of well-sized, easily managed enclosures, the land offers versatility for a range of agricultural and equestrian uses.

Access is both convenient and practical, available directly via the homestead, together with the added advantage of gated access onto unclassified highways along the western and northern boundaries.

The land benefits from freely draining, slightly acidic loamy soils and is classified as Grade 3a on the predictive Agricultural Land Classification.



FURTHER INFORMATION

Tenure

We understand the property is held on a freehold basis.

Services

We understand that the property benefits from mains water and electricity, private drainage and air source heating. None of the services have been tested.

Energy Performance Certificate

EPC Rating C (72).

Council Tax Band

We understand that the Pembrokeshire County Council Tax Band is E - approx £2,111.95 for 2026/2027.

Wayleaves, Easements and Right of Way

The property is sold to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

Planning

Please direct all planning related enquiries to Carmarthenshire County Council Planning Department.

Local Authority

Pembrokeshire County Council, County Hall,
Haverfordwest SA61 1TP
Phone: 01437 764551





Viewing

Strict by appointment with the Joint Selling Agents
Rees Richards & Partners & Black Bear, Tenby
Please contact us on 01834 526126 or email
property@reesrichards.co.uk for further
information.



Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1543 ft²
 143.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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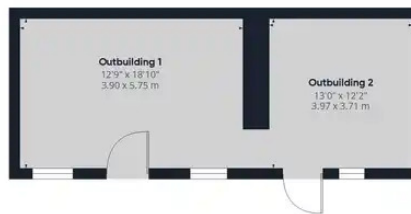
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area⁽¹⁾
2179 ft²
202.5 m²

(1) Excluding balconies and terraces

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