





FOR IDENTIFICATION PURPOSES ONLY

Property Summary

Mountain Farm is a conveniently situated small livestock farm extending to 36.63 acres, benefiting from a 4-bedroom farmhouse along with a range of traditional farm buildings with scope for conversion, subject to obtaining the necessary planning consents (s.t.p.c), and modern farm building.

The land is gently sloping in nature and laid to pasture utilised for grazing and cutting purposes, accessed via several gated access points from the adopted highways, plus a small area of amenity woodland.

The land is classified as having freely draining slightly acid loamy soils according to the Cranfield University Soilscales map and Grade 3a according to the Agricultural Land Classification Map (ALC) 2 produced by the Welsh Government.

Rare does a property of this nature become available on the open market in a rural yet convenient position, suitable as a small stock farm, retirement / lifestyle holding, or other diversification uses (s.t.p.c).

The farm is offered For Sale by Private Treaty as whole or in four lots.

Situation

The property is located in the heart of South Pembrokeshire countryside, and the local area is characterised by traditional farmstead, detached properties and cottages, many of which formerly formed, and some still form part of the historic Cresselly Estate. The property lies a mile equidistance between the historic villages of Cresselly, to the west, and Jeffreyston, to the east, offering local primary school, parish Church and nearby public house. The larger village of Kilgetty lies 4 miles away being home to a wider range of amenities, with established retail offering of supermarket and national retailers available in Pembroke Dock, within 7 miles.

The popular seaside village and town of Saundersfoot and Tenby lie within 5 miles and 6 miles to the east respectively, providing an excellent range of amenities and services to include restaurants, eateries, national retailers and supermarkets, plus sandy beaches and harbour. The A477 highway lies within 2 miles providing excellent road links to the A40 – A48/M4 Link Road.

Lot 1 (Guide Price £499,950)

An improvable 10.60 acre residential small holding

A rare opportunity to acquire an improvable small holding with excellent potential comprising a two storey 4-bedroom farmhouse, and a range of farm buildings with scope for a range of uses (s.tp.c).

The farmhouse is set within spacious grounds extending to approx. 0.31 acres to the rear and side, with parking area to the side and front.

The land surrounds the homestead contained in one convenient field, benefiting from established hedgerow and trees boundary, plus a spring-fed pond.



FARMHOUSE

GROUND FLOOR

Entrance Hall

Front door leading into Hall. Door off into Living Room and Sitting Room. Carpet flooring and radiator. Staircase to First Floor.

Living Room: 3.60m x 3.00m (11' 10" x 9' 10")

Window to front with feature open fireplace with tiled hearth and surround. Carpet flooring and radiator.

Sitting Room: 3.05m x 3.14m (10' 0" x 10' 4")

Window to front with feature electric fire. Carpet flooring and radiator.



Kitchen - Breakfast Room: 5.26m x 4.44m (17' 3" x 14' 7")

A fitted kitchen comprising a range of base units with worktops over with matching wall units comprising an integrated one and a half bowl stainless steel sink with single drainer, an electric oven with 4 ring hob and extractor fan above. Plumbing for dishwasher and washing machine. Fireplace with Rayburn (decommissioned) and Worcester oil fired boiler. Tiled flooring. Window to rear and timber door to side.

Dining Room: 5.22m x 4.39m (17' 2" x 14' 5")

Window and door to rear with feature open fireplace with tiled hearth and surround. Fitted base units with stainless steel sink. Carpet flooring and radiator.



FIRST FLOOR

Landing with doors leading to:

Bedroom 1: 4.00m x 3.30m (13' 1" x 10' 10")

Window to front and carpet flooring.

Family Bathroom: 4.00m x 1.80m (13' 1" x 5' 11")

Featuring wet room style walk-in shower with WC, wash hand basin and radiator. Window to rear.

Bedroom 2: 4.20m x 3.30m (13' 9" x 10' 10")

Window to front and carpet flooring.

Bedroom3: 4.20m x 3.30m (13' 9" x 10' 10")

Window to rear and carpet flooring.

Bedroom 4: 4.00m x 4.00m (13' 1" x 13' 1")

Window to front and carpet flooring.

Airing Cupboards

There are two airing cupboard either side of the first floor landing





OUTBUILDINGS

Former Cowshed: 58' 0" x 15' 0" (17.68m x 4.57m) of traditional stone and concrete block construction under a pitched corrugated sheeted roof, with two separate lean-to's to the front of the same construction. Services available and the building is utilised as general storage purposes.

Modern Livestock / General Purpose Building

Of steel stanchion framed construction under a pitched corrugated fibre cement roof with part corrugated fibre cement elevations, extending to 30' 0" x 25' 0" (9.14m x 7.62m)

A side lean-to of the same construction extending to 30' 0" x 20' 0" (9.14m x 6.10m) utilised for livestock housing and general storage.

LAND

The land surrounds the homestead contained in one convenient field, benefiting from established hedgerow and trees boundary, plus a spring-fed pond. The land is classified as having freely draining slightly acid loamy soils according to the Cranfield University Soils map and Grade 3a according to the Agricultural Land Classification Map (ALC) 2 produced by the Welsh Government.

The land benefits from road frontage and gated access points from unclassified highway which run along the south – western boundary.





Lot 2 (Guide Price £100,000)

9.30 acres to the west of Mountain Farm

The land extends to approximately 9.30 acres in total being level to gently sloping in nature situated immediately west of the homestead. The land benefits from frontage and a gated access point off the unclassified adopted highway on the southern boundary.

The land is currently laid to pasture, being suitable for both grazing and cutting purposes, with established hedgerow boundaries and trees providing shelter and cover during summer months.





Lot 3 (Guide Price £110,000)

10 acres north of Mountain Farm

The land extends to approximately 10 acres in total being contained in two convenient enclosures, being gently sloping in nature and laid to pasture utilised for grazing and cutting purposes.

The land benefits from direct gated access point off an unclassified highway from the northern boundary.





Lot 4 (Guide Price £75,000)

6.50 acres to the south of Mountain Farm

The land extends to approximately 6.50 acres contained in one convenient enclosure being gently sloping in nature with direct gated access point off unclassified highway on the southern boundary.

The land will be of particular interest to those seeking a pony paddock / field for equestrian purposes or land for amenity, recreation, conservation and horticulture purposes.



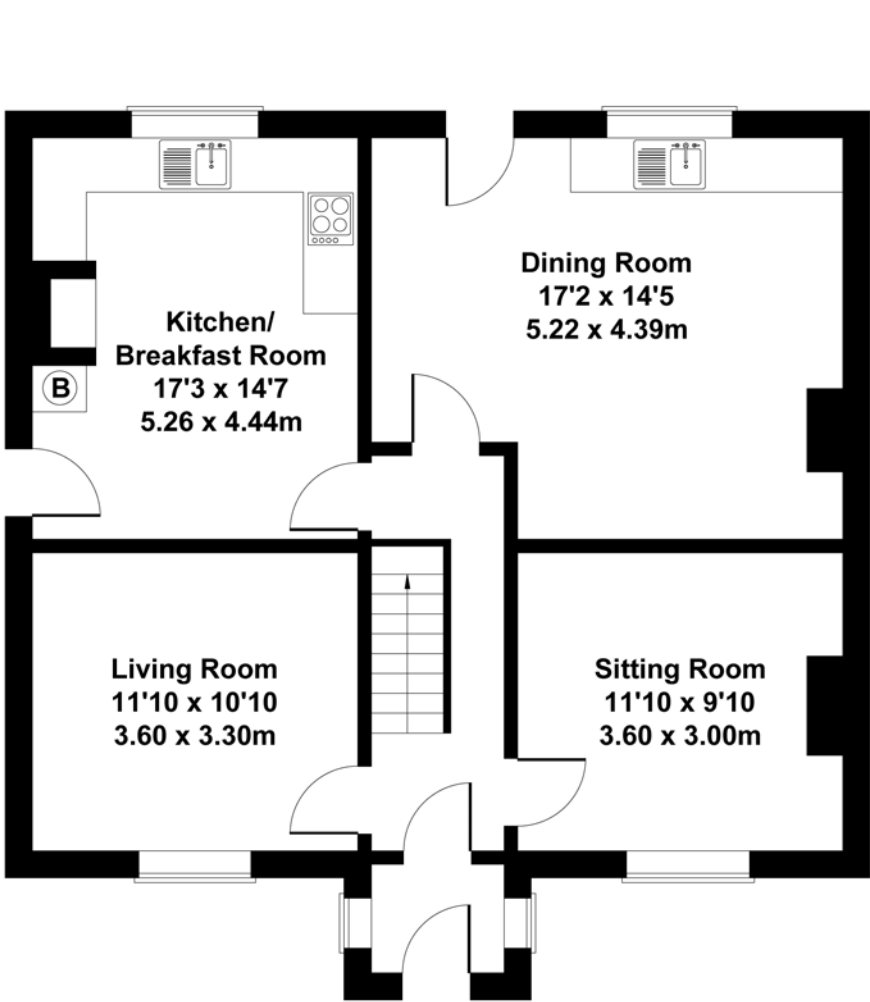


Floorplans

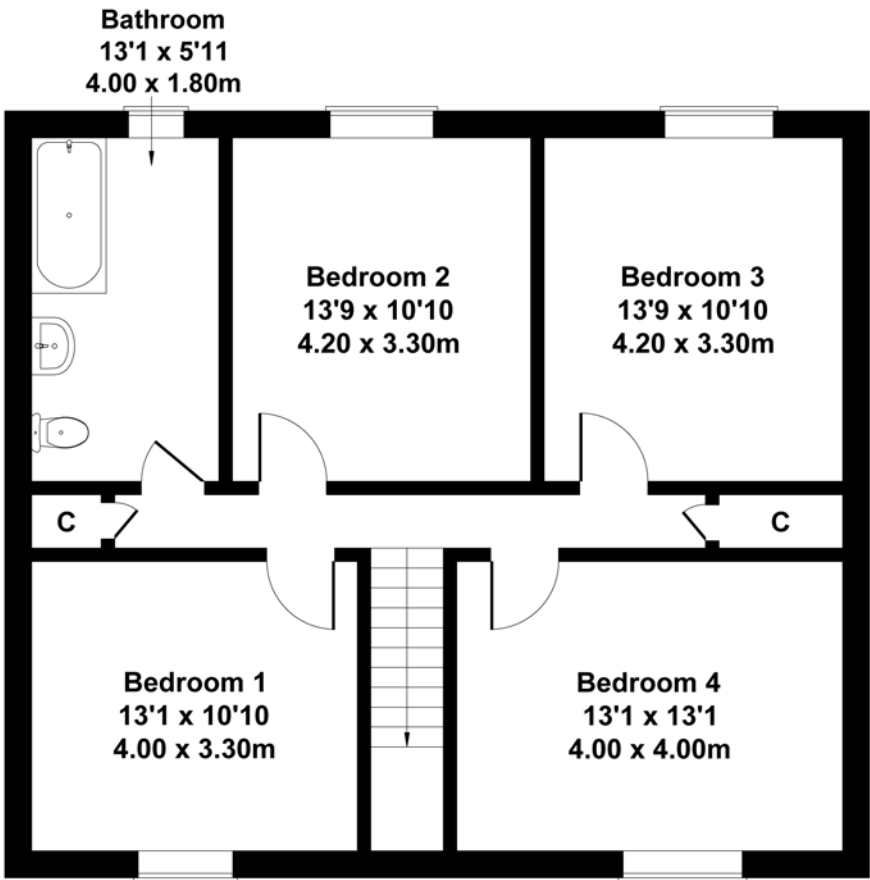
For identification purposes only

Mountain Farm, Cresselly, Kilgetty SA68 0SL

Approximate Gross Internal Area
1550 sq ft - 144 sq m



GROUND FLOOR



FIRST FLOOR

Location and Situation Plans For identification purposes only



Further Information

Tenure

We are advised the property is held on a Freehold basis with vacant possession upon completion.

Services

Lot 1: We are advised the property benefits from mains services including electricity and water, and private drainage. The farmhouse benefits from oil-fired central heating system, as well as solar panels. None of the services have been tested.

Lot 2: natural water supply.

Lot 3: natural water supply.

Lot 4: natural water supply.

Energy Performance Certificate

E (39)

I.A.C.S.

We understand the property is registered.

Basic Payment Scheme

We understand that all the land is registered for Basic Payment Scheme.

Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Planning

All planning related enquiries to Pembrokeshire County Council Planning Department - 2D County Hall Haverfordwest Pembrokeshire SA61 1TP. Telephone: 01437 775361.

E-mail: planning.support.team@pembrokeshire.gov.uk

Method of Sale

The property is offered For Sale by Private Treaty and is available as a whole, or in four lots, as follows and identified by the Lotting Plan.

Lot 1: Homestead in 10.60 acres - £499,950

Lot 2: 9.30 acres of Land - £100,000

Lot 3: 10 acres of Land - £110,000

Lot 4: 6.50 acres of Land - £75,000

Wayleaves, Easements and Rights of Way

The property is sold subject 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.

Local Authority

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

What 3 Word gateways

Lot 1: innovator.bonkers.fund

Lot 2: pace.fellow.presides

Lot 3: equity.rare.mavericks

Lot 4: ambushed.builder.chat

Viewing

Strictly by appointment with the Sole Selling Agents.

Please contact Rees Richards & Partners for further information

Tel: **01834 526126** or email property@reesrichards.co.uk

IMPORTANT NOTICE Rees Richards & Partners gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Rees Richards & Partners does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.





Swansea Head Office
Druslyn House
De la Beche Street
Swansea
SA1 3HH
Tel: 01792 650705

Carmarthen Office
12 Spilman Street
Carmarthen
SA31 1LQ
Tel: 01267 612 021

Tenby Office
Quay Hill
Tenby
SA70 7BX
Tel: 01834 526 126

DX: 39568 SWANSEA1
F: 01792 468 384
property@reesrichards.co.uk
reesrichards.co.uk

