



Longhouse Farm, Mathry, Haverfordwest, Pembrokeshire, SA62 5AN

Price Guide £3,950,000

- * One of the finest Coastal Arable/Stock Farms on the North West Pembrokeshire Coastline within the renowned early Potato Growing Belt and with excellent Tourism potential.
- * Spacious Detached Character Farmhouse Residence with 3 Reception Rooms, Kitchen, Utility, Freezer Room, 4/5 Bedrooms and Bathroom accommodation benefiting from Oil Central Heating and being in the main, uPVC Double Glazed.
- * Adjoining Wing with 2/3 Reception Rooms and 5 Bedroom accommodation in need of Renovation and Modernisation.
- * Substantial Range of both Traditional and Modern Farm Buildings utilised for Stock Rearing and Grain Storage purposes.
- * 381 Acres of predominantly Arable and Pasture Land of which there is 295 Acres or thereabouts down to Arable Crops and some 80 Acres of Pasture Land, together with 3 Irrigation Reservoirs/Ponds and a Caravan Club Licence for 5 Tourers.
 - * The vendors are currently renting on an Annual Licence 123 Acres of adjoining Coastal Land.

N.B. The Vendors would consider a Sale of the Farmhouse, Outbuildings and a reduced Acreage.

SITUATION

Longhouse Farm stands on the North West Pembrokeshire Coastline within The Pembrokeshire Coast National Park from where some of the finest Coastal Sea views in the area can be enjoyed. The Property is situated between the Market Town of Fishguard (8 miles north east) and the Cathedral City of St Davids (9 miles south west).

Longhouse Farm is bisected by the Abercastle to Trefin Council Maintained District Road and is situated within three quarters of a mile or so of the village of Trefin.

Trefin benefits from a Public House, an Art Gallery/Cafe, a former Chapel and a Youth Hostel.

Within a mile and a half or so of the Property is the hamlet of Square & Compass which benefits a Petrol Filling Station/Store/Mini Market and a Public House.

Fishguard being close by, has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets, Petrol Filling Stations, Repair Garages and a Leisure Centre.

The Cathedral City of St Davids is also within easy car driving distance and is renowned for it's Cathedral and Bishop's Palace.

The Property stands on The North West Pembrokeshire Coastline and is within a half a mile or so by road is the cove at Abercastle. Other well known sandy beaches and coves close by include Abermawr, Aberbach, Pwllcrochan, The Parrog, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

The County and Market Town of Haverfordwest is some 16 miles or so south west and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, a Post Office, Library, Supermarkets, a Leisure Centre, Petrol Filling Stations, Repair Garages, a Further Education College, Doctor's Surgeries, Dentists, Opticians, The County Council Offices and The County Hospital at Withybush.

There are Cattle/Livestock Markets at Whitland, Crymych, Newcastle Emlyn and Carmarthen.

Nearest Airport - Cardiff. Internal Flights available from Withybush, Haverfordwest.

Nearest Railway Stations - Fishguard and Haverfordwest (direct service to London).

Car Ferry to Ireland from Fishguard and Pembroke Dock

Schools - Primary Schools at Croesgoch and Fishguard. Secondary Comprehensive Schools at Fishguard, St Davids and Haverfordwest.

Private Schools at Haverfordwest.

Nearest Village at Trefin (Three Quarters of a Mile) and Mathry (2 Miles).

DIRECTIONS

From Fishguard, take the Main A487 Road south west for some 7 miles passing through the hamlet of Square & Compass and a few hundred yards or so further on, take the turning on the right, signposted to Trefin. Continue on this road for a mile or so and on entering the village of Trefin, turn right. Proceed on this road for a few hundred yards and follow the road to the right and then to the left and proceed to the "T" junction. Turn right in the direction of Abercastle and continue on this road for a half a mile or so and the farm entrance to Longhouse Farm is on your left. A 250 yard tarmacadamed Council Maintained Road leads into the Property.

Alternatively from Haverfordwest, take the Main A40 Road north towards Fishguard for 10 miles and in the village of Letterston, take the turning at the crossroads, signposted to Mathry and St Davids. Continue on this road for 2.5 miles or so and proceed through the hamlet of Castlemorris and a mile or so further on and upon reaching the "T" junction with the Main A487 Fishguard to St Davids Road, turn left. Continue on this road for approximately 2 miles and on leaving the hamlet of Square & Compass, turn right, signposted to Trefin. Follow directions as above.

DESCRIPTION

Longhouse Farm is a 381 Acre Arable/Stock Farm which stands on The North West Pembrokeshire Coastline within Three Quarters of a Mile or so of the village of Trefin.

The Farmhouse comprises a Detached 2 storey Building of mainly solid stone construction with rendered and pebble dashed elevations and rendered and roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

GROUND FLOOR

uPVC Double Glazed Entrance Door to:-

Porch

11'2" x 9'0" (3.40m x 2.74m)

(maximum). With 6 uPVC double glazed windows, fitted carpet, ceiling light and half glazed door to:-

Reception Hall



15'4" x 7'4" (4.67m x 2.24m)

With fitted carpet, radiator, attractive cornice, ceiling rose, ceiling light, staircase to First Floor, understairs cupboard and doors to Sitting Room, Office, Kitchen and:-

Lounge/Diner



19'8" x 14'7" (5.99m x 4.45m)

With Oak floorboards, 2 uPVC double glazed windows, skirting board radiator, brick open fireplace, 2 built in display cupboards, 2 ceiling lights and door to Utility Room

Sitting Room



17'1" x 16'8" (5.21m x 5.08m)

With fitted carpet, radiator, stone open fireplace, attractive cornice, ceiling light and 2 wall lights, uPVC double glazed window, radiator and power points.

Office

17'5" x 9'1" (5.31m x 2.77m)

With Oak floorboards, 2 windows (one uPVC double glazed and one single glazed), 2 radiators, 2 strip lights, staircase to First Floor Store Room/Bedroom 5, power points and a uPVC double glazed door to Side Entrance Porch.

First Floor

Store Room/Bedroom 5

17'5" 9'1" (5.31m 2.77m)

(approx) With 2 uPVC double glazed windows, ceiling light and power points.

GROUND FLOOR

Kitchen/Breakfast Room



17'1" x 15'1" (5.21m x 4.60m)

With ceramic tile floor, range of fitted Oak floor and wall cupboards, part tile surround, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, uPVC double glazed window, built in refrigerator, Bosch built in Dishwasher, Bosch built in eye level Electric Double Oven, 4 ring Neff Ceramic Hob, Cooker Hood, strip light, part tile surround, ample power points, door to Hall and a half glazed doors to Utility Room and:-

Rear Porch

With ceramic tile floor, ceiling light and a uPVC double glazed door to rear Concreted Patio.

Utility Room



18'10" x 9'0" (5.74m x 2.74m)

With ceramic tile floor, uPVC double glazed window, uPVC double glazed door to exterior, range of floor cupboards with an inset single drainer stainless steel sink unit with mixer tap, built in cupboard, radiator, power points, doors to Kitchen/Breakfast Room, Lounge Diner, Exterior and:-

Freezer Room

12'1" x 9'0" (3.68m x 2.74m)

With ceramic tile floor, ceiling light, alcoves with shelves, coat hooks, radiator, power points and doors to Boiler/Wood Shed and:-

Separate WC

With ceramic tile floor and ceiling light.

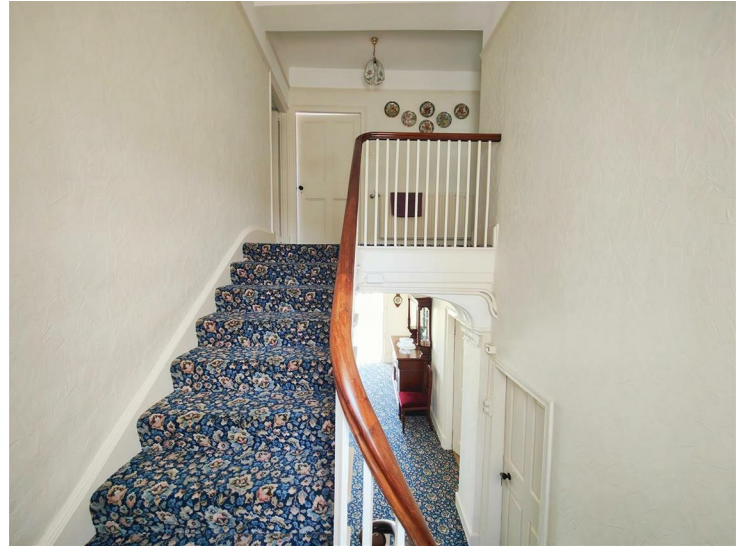
Boiler/Wood Shed

18'3" x 10'6" (5.56m x 3.20m)

With a Worcester freestanding Oil Boiler (heating domestic hot water and firing central heating), ceiling light and a coal hatch from the exterior.

FIRST FLOOR

Landing



7'0" x 6'0" (2.13m x 1.83m)

With fitted carpet, radiator and ceiling light.

Bedroom 1



16'9" x 15'6" (5.11m x 4.72m)

With fitted carpet, uPVC double glazed window, Wash Hand Basin, skirting board radiator, ceiling light and power points.

Bedroom 4

12'5" x 9'0" (3.78m x 2.74m)

With fitted carpet, double panelled radiator, ceiling light and power points.

Inner Landing

8'2" x 8'4" (2.49m x 2.54m)

("L" shaped maximum). With fitted carpet, downlighter, door to staircase to an Insulated Loft, opening to Inner Landing 2 and door to:-

Bedroom 2



16'7" x 14'8" (5.05m x 4.47m)

With fitted carpet, 2 uPVC double glazed windows, skirting board radiator, walk in wardrobe, ceiling light and power points.

Inner Landing 2

("L" shaped). With fitted carpet, ceiling light, downlighter and a built in Cupboard.

Bedroom 3



12'0" x 10'5" (3.66m x 3.18m)

With fitted carpet, uPVC double glazed window, built in wardrobe, wall mirror, radiator, ceiling light and power points.

Bathroom



11'4" x 10'2" (3.45m x 3.10m)

With vinyl floor covering, uPVC double glazed window, white suite of panelled Bath, Wash Hand Basin in a vanity surround and WC, radiator, chrome heated towel rail/radiator, wall mirror, ceiling light, wall cupboard, Mira Excel Thermostatic Shower over Bath, shower curtain and rail, radiator and an Airing Cupboard with shelves housing a copper hot water cylinder.

EXTERNALLY



Directly to the fore of the Farmhouse is a good sized (predominantly enclosed), well maintained Lawned Garden with Flowering Shrubs and a chipping drive allowing for ample Vehicle Parking and Turning Space and giving access to a:-

Garage

45'0" x 14'0" (13.72m x 4.27m)

Of concrete block construction with a corrugated cement fibre roof. It has an electric light and power points.

Adjacent to the front Lawned Garden is a further Lawned Garden together with a small Vegetable Plot.

Outside Electric Lights.

Adjoining the Farmhouse at the rear is:-

The Wing

The Wing is of solid stone and cavity concrete block/brick construction with rendered and roughcast elevations under a pitched composition slate and corrugated cement fibre roof. Accommodation is as follows:-

Hall

With quarry tile floor and doors to Office and:-

Living Room

17'8" x 12'3" (5.38m x 3.73m)

With tiled open fireplace, quarry tile floor, single glazed window, open beam ceiling and door to:-

Sitting Room

15'3" x 13'3" (4.65m x 4.04m)

(maximum). With stone open fireplace, quarry tile floor, single glazed window and power points.

Office

15'0" x 10'6" (4.57m x 3.20m)

("L" shaped maximum). With staircase to First Floor, 2 single glazed windows, open beam ceiling, ceiling light, power points and door to:-

Kitchen

15'3" x 9'3" (4.65m x 2.82m)

With 2 strip lights, door to Living Room, single drainer stainless steel sink unit, window and power points.

FIRST FLOOR

Landing

With window and ceiling light.

Bathroom

8'9" x 8'9" (2.67m x 2.67m)

With white suite of panelled Bath, Wash Hand Basin and WC, single glazed window, ceiling light, shaver light/point and access to Loft.

Walk in Airing Cupboard

8'9" x 4'0" (2.67m x 1.22m)

With shelving and a lagged copper hot water cylinder and immersion heater.

Bedroom 1

15'5" x 9'3" (4.70m x 2.82m)

With Pine floorboards, single glazed window, ceiling light and power points.

Bedroom 2

17'9" x 10'5" (5.41m x 3.18m)

With Pine floorboards, ceiling light, Pine tongue and groove clad ceiling, window, power points and door to:-

Bedroom 3

15'4" x 7'10" (4.67m x 2.39m)

With single glazed window, ceiling light, radiator, power points and door to:-

Inner Landing

With doors to Bedroom 5 and:-

Bedroom 4

12'2" x 8'1" (3.71m x 2.46m)

With single glazed window, ceiling light, 1 power point and radiator.

Bedroom 5

17'0" x 10'4" (5.18m x 3.15m)

With thermoplastic tile floor, single glazed window (affording Sea views), radiator, ceiling light, electric wall heater, power points and door to:-

En Suite Bathroom

With suite of panelled Bath, Wash Hand Basin and WC, fully tiled walls, ceiling light and a single glazed window.

EXTERNALLY

Directly to the fore of The Wing is a concreted Patio together with a small Lawned Garden which is bounded by a rendered stone wall.

Outside Electric Light.

Conveniently situated to the Farmhouse and The Wing are an extensive range of Farm Buildings.

FARM BUILDINGS

Lean-to Fuel Shed (adjoining The Wing)

Of concrete block construction with a corrugated cement fibre roof.

3 Car Vehicle Port/Open Garage

45'0" x 20'0" (13.72m x 6.10m)

(approx). Of concrete block construction with a corrugated cement fibre roof.

2 Cattle/Store Sheds

Of stone and concrete block construction with corrugated cement fibre roofs.

Stone Ranges/Barns

Barn 1

90'0" x 18'0" (27.43m x 5.49m)

With pitched corrugated iron and corrugated cement fibre roofs with loft over.

Barn 2

72'0" x 21'0" (21.95m x 6.40m)

With loft over with corrugated iron and corrugated cement fibre roofs with external stone staircase.

Granary Barn

60'0" x 20'0" (18.29m x 6.10m)

Of stone construction with a pitched slate and corrugated cement fibre roof.

Wood Shed

Hay Barn

60'0" x 25'0" (18.29m x 7.62m)

Of a concrete portal frame construction with low concrete block walls, box profile cladding and a corrugated cement fibre roof.

Straw Shed

65'0" x 17'0" (19.81m x 5.18m)

Calving Shed

65'0" x 40'0" (19.81m x 12.19m)

Of stone construction with corrugated cement fibre roof and concrete floor.

Implement/Store Shed

85'0" x 20'0" (25.91m x 6.10m)

Of concrete block construction with a corrugated cement fibre roof.

Lean-to Cattle Shed 1

75'0" x 20'0" (22.86m x 6.10m)

Of concrete block construction with a corrugated cement fibre roof.

Lean-to Cattle Shed 2

70'0" x 25'0" (21.34m x 7.62m)

Of concrete block construction with a corrugated cement fibre roof with Concreted Yards to fore.

Sheep Handling Yard

With an adjoining:-

Lean-to Sheep Shed

65'0" x 20'0" (19.81m x 6.10m)

(approx). Of concrete block construction with a corrugated cement fibre roof.

Silage Clamp 1

90'0" x 40'0" (27.43m x 12.19m)

With concrete block and sleeper walls with a concreted floor.

Silage Clamp 2

90'0" x 45'0" (27.43m x 13.72m)

With sleeper walls and earthbank surround with a concreted floor.

Silage Clamp 3

70'0" x 45'0" (21.34m x 13.72m)

With sleeper walls and a concreted floor.

Loose Cattle Shed 1

125'0" x 28'0" (38.10m x 8.53m)

Of concrete block construction with a corrugated cement fibre roof and a concreted floor.

Loose Cattle Shed 2

120'0" x 28'0" (36.58m x 8.53m)

Of concrete block construction with a corrugated cement fibre roof and a concreted floor.

Loose Cattle Shed 3

105'0" x 28'0" (32.00m x 8.53m)

Of concrete block construction with a corrugated cement fibre roof and a concreted floor.

Store/Straw Shed

46'0" x 18'0" (14.02m x 5.49m)

Of concrete block construction with a corrugated cement fibre roof.

Multipurpose Shed

90'0" x 28'0" (27.43m x 8.53m)

Of concrete block construction with a corrugated cement fibre roof and a Storage Loft over.

Extensive Concrete Yards.

Multipurpose Shed

150'0" x 60'0" (45.72m x 18.29m)

Of a concrete portal frame construction with 6' high concrete block walls and a corrugated cement fibre roof.

6 No. Lambing Sheds each measuring

33'0" x 18'0" (10.06m x 5.49m)

(Nissen type) With low concrete block walls and a curved corrugated cement fibre roofs and concreted floors.

Grain Shed

120'0" x 45'0" (36.58m x 13.72m)

Of a concrete portal frame construction with concrete block walls, corrugated cement fibre cladding and a corrugated cement fibre roof.

Grain/Implement Shed

120'0" x 45'0" (36.58m x 13.72m)

Of a concrete portal frame construction with low concrete block walls together with corrugated cement fibre cladding and roof.

THE LAND

The Land in total extends to 381 Acres or thereabouts in 2 Blocks.

Adjacent to the Farmhouse and Outbuildings is some 145 Acres or thereabouts and on the south eastern side of the Trefin to Abercastle Council Road is a block of predominantly Arable Land extending to 236 Acres or thereabouts.

Of the total acreage, there is approximately 295 Acres utilised for Arable Cropping whilst the remaining 80 Acres or thereabouts is down to Pasture Land.

The Land benefits from 3 Irrigation Ponds with 9" underground Irrigation Pipes to the majority of the Fields. The Land is in the main, sheep fenced, gated, watered and in excellent heart.

N.B. 292 Acres of the Land is currently "Let" on a Farm Business Tenancy until September 2024. Vacant Possession of the Farmhouse, Outbuildings and some 80 Acres or

thereabouts of Land can be given at any stage, if required.

The boundaries of the Land are edged in red on the attached Plan and are set out in the attached:-

Schedule of Areas

Longhouse Farm, Mathry, Haverfordwest, Pembrokeshire, SA62 5AN

Schedule of Areas

Land Adjacent to the Homestead.

SM	Field O.S. No.	Acreage
SM 8332	7979	4.43
" "	2765	1.31
" "	3870	1.80
" "	1986	7.21
" "	3497	4.22
" "	4789	1.71
SM 8433	6312	12.88
" "	6132	0.44
" "	4534	9.01
" "	5451	0.34
" "	6855	5.55
" "	8846	4.01
" "	9229	3.75
" "	6939 Homestead	1.96 Est
" "	8225 Access Road	0.27
TOTAL		58.89 Hectares
		145.52 Acres

Land on the South Eastern side of the Abercastle to Trefin Road.

SM	Field O.S. No.	Acreage
SM 8432	3754	2.40
" "	4967	1.55
" "	5255	1.60
" "	5872	1.62
" "	7057	6.96
" "	7177	1.90
" "	7988	5.51
" "	8955	3.22
" "	9698	7.21
SM 8532	1358	11.51
" "	3029	12.51
" "	2385	7.58
" "	3968	0.73
" "	3979	0.87
" "	5737	4.86
" "	5384	9.05
SM 8533	1426	6.02
" "	2109	5.19
" "	3201	0.42
" "	3717	0.91
" "	4913	3.73
" "	4118	0.17 Est
TOTAL		95.52 Hectares
		236.03 Acres

Summary

154.41 Hectares
381.55 Acres

SERVICES

The Farmhouse has Mains Water (metered supply) and Mains Electricity connected. Drainage is to a Cesspit/Effluent Tank. Mainly uPVC Double Glazed. Oil Central Heating. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

The Water Supply to the Buildings and adjacent Land is from a Borehole.

TENURE

Freehold with Vacant Possession in September 2024 or earlier by arrangement.

Ancient Monuments

Carreg Samson is a 5,000 year old Neolithic Burial Chambers which is a Listed Ancient Monument and is situated in O.S No. SM 8433 - 8846.

Touring Caravan Club Licence

The Property has the benefit of a Touring Caravan Club Licence for 5 Touring Caravans in O.S. No. SM8433 - 8846.

Easements and Rights of Ways

The Property is Sold subject to Footpath and Unmade Public Road Rights of Way.

Council Tax Band

The Farmhouse is in Council Tax Band "G"

Agricultural Holding Number

55/450/0042

Single Farm Payment

The Basic Payment Scheme Entitlements are included in the Sale.

National Rivers Authority (Welsh Region)

South Western Area - Llysafon, Hawthorn Rise, Haverfordwest, Pembrokeshire, SA61 2BQ - Telephone 01437 760081

Local Authority

Pembrokeshire County Council, Cambria House, Haverfordwest, Pembrokeshire, SA61 1TP. Telephone 01437 764551.

Pembrokeshire Coast National Park

National Park Office, Llanion Park, Pembroke Dock, Pembrokeshire, SA72 6DY. Tel 01646 624800

Agricultural Department

Welsh Office Agricultural Department, Government Buildings, Picton Terrace, Carmarthen, Carmarthenshire, SA31 3BT. Telephone 01267 234545.

Water Board

Welsh Water, Fishguard Road Industrial Estate, Withybush, Haverfordwest, Pembrokeshire, SA62 4EQ. Telephone 01437 763453

Tenant Right

The purchaser will in addition to the purchase price, take and pay for at Valuation (to be prepared by the Vendors Agent) any Standing Crops (if applicable) and Harvested Crops in store eg, Silage, Hay, Straw etc together with unconsumed Fuels i.e. Fertilizers etc

REMARKS

Longhouse Farm is a fine Arable/Stock Farm which stands on the North West Pembrokeshire Coastline between the Market Town of Fishguard and the Cathedral City of St Davids. The Farm is situated within Pembrokeshire's early Potato Growing Belt and has the benefit of a spacious 4/5 Bedroom Farmhouse Residence benefiting from Oil Central Heating and Double Glazing, together with an adjoining 4/5 Bedroom Wing which is in need of renovation and modernisation, an extensive range of both Modern and Traditional Outbuildings which have been utilised in the main for Stock Rearing and Grain Storage together with 381 Acres or thereabouts of which there is

approximately 295 Acres or thereabouts of Arable Land together with 3 Irrigation Ponds and some 80 Acres or thereabouts of clean Pasture Land. Rarely do Farm Properties of this nature appear on the Market in Pembrokeshire and the opportunity to purchase an early Arable/Stock Farm should not be missed. To appreciate the qualities of this exceptional 381 Acre Arable/Stock Farm and indeed it's superb Coastal location, early inspection is strongly advised.

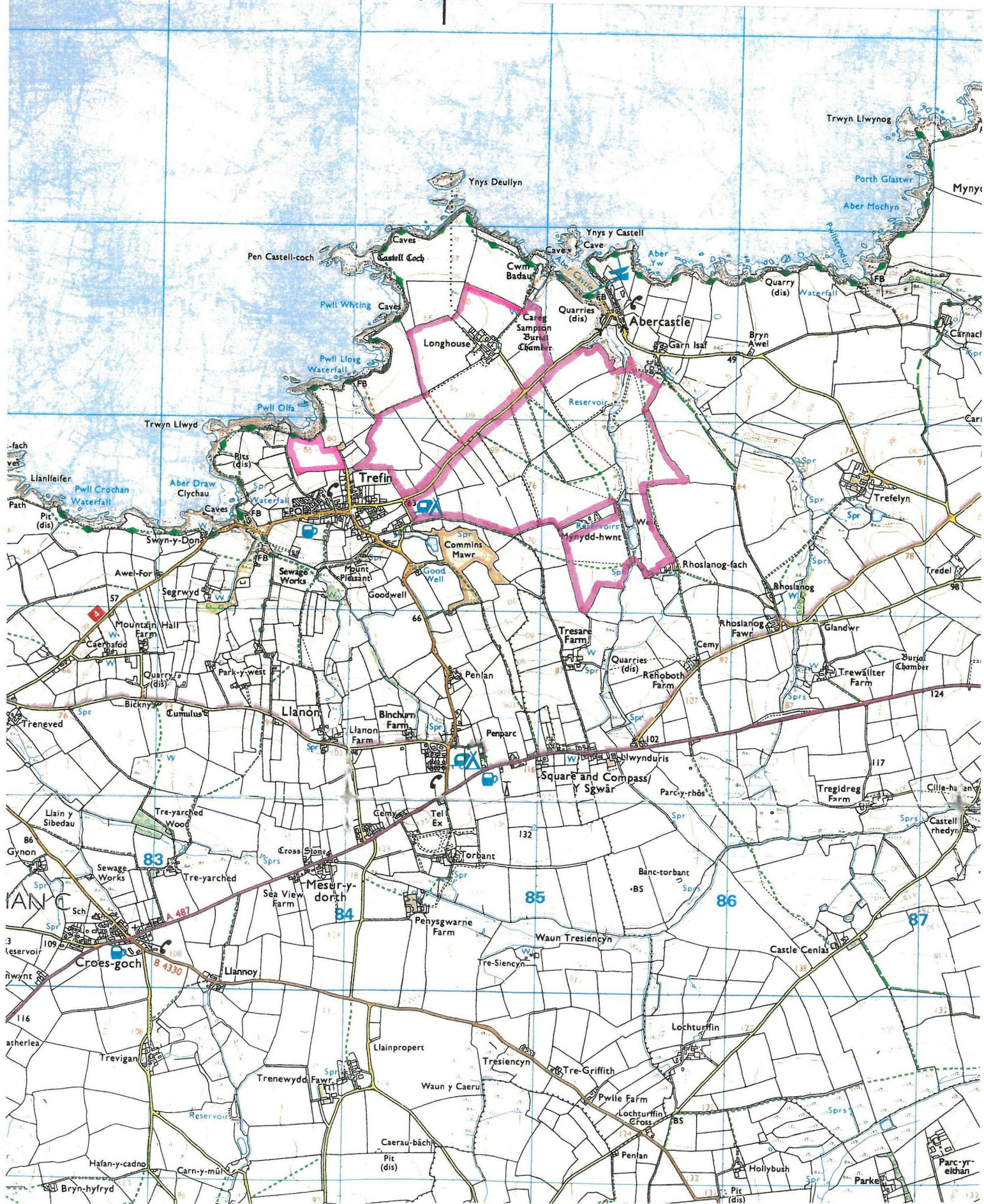


LONGHOUSE FARM

Mathry, Haverfordwest, Pembrokeshire

Scale 1/25000

Plan Strictly for Identification Purposes Only

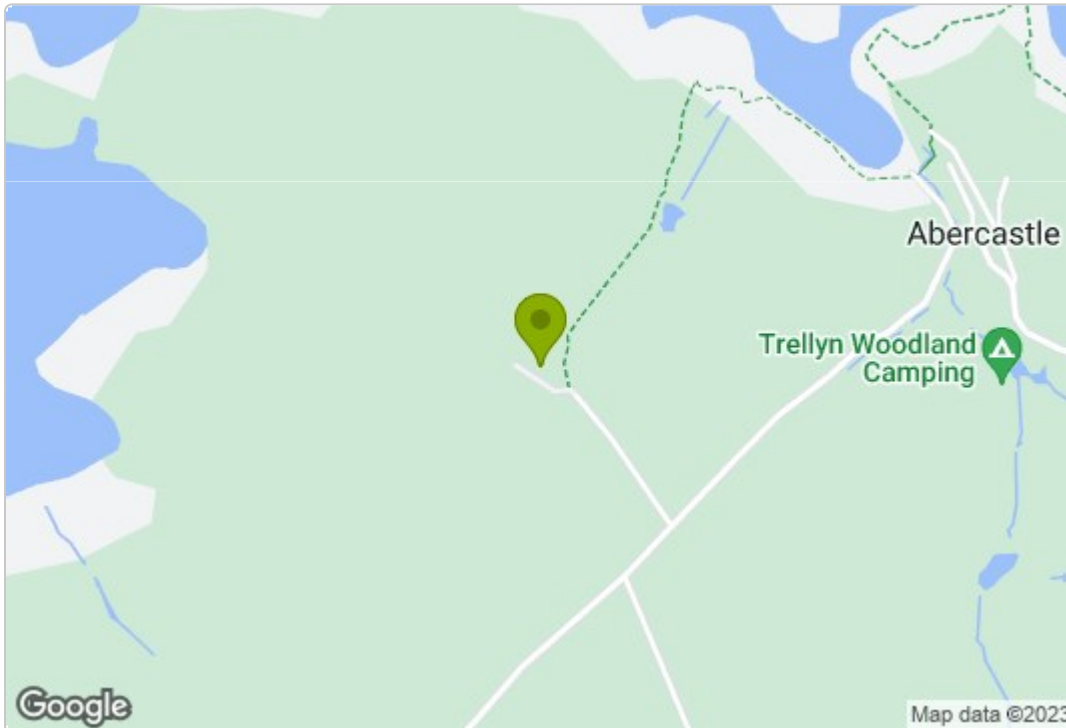


Floor Plan

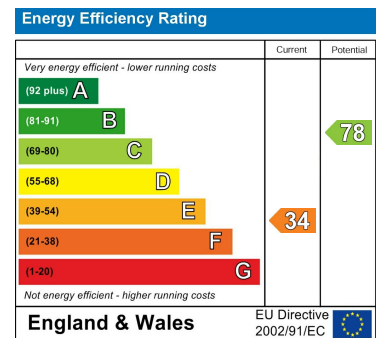


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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