



Lower Solbury Farm, Walwyn's Castle, Haverfordwest, SA62 3SD

Offers Over £550,000

Occupying a convenient location on the periphery of the Pembrokeshire Coast National Park, Lower Solbury briefly comprises a residential smallholding extending to 8 acres or thereabouts and including a character residence, portal framed buildings, a static caravan and a parcel of productive land.

Ideally suited to those purchasers looking for a property with land that is close to the beaches, viewing is highly recommended.

N.B. Available without land and buildings if required.

What 3 words: retained.otherwise.deeds

SITUATION

Lower Solbury occupies a rural setting in the south west Pembrokeshire countryside some 5 miles or so from both Haverfordwest and Milford Haven which between them provide an extensive range of services and facilities. The popular coastal villages of Broad Haven and Little Haven both lie within some 2-3 miles or so.

DIRECTIONS

The property is located at post code SA62 3SD

What 3 words: retained.otherwise.deeds

DESCRIPTION

Lower Solbury briefly comprises a residential smallholding affording a character residence which does now require some further refurbishment in order to realise its potential and including a useful portal frame building and lean-to, static caravan and some 8 acres or thereabouts of productive pasture land that is ideally suited for equestrian use or similar.

The property occupies a very convenient location being within easy reach of all the major towns of the area and the superb coastal scenery of the renowned Pembrokeshire coastline and in more detail comprises as follows.

THE RESIDENCE

The residence at Lower Solbury is a detached traditionally constructed farmhouse that offers well proportioned accommodation that does now require some improvement in order to realise its full potential but nevertheless has the benefit of UPVC double glazing and full oil fired central heating, the property has a very pleasant outlook and briefly comprises the following:-

GROUND FLOOR

a UPVC double glazed entrance porch with quarry tiled floor opens into :-

Entrance Hall

with stairs rising to the first floor, mosaic tiled floor and radiator.

Sitting Room 17'8" x 11'9" (5.4 x 3.6)

having a timber floor, double aspect windows, radiator and a focal point of a tiled fireplace with timber surround.

Dining Room 12'3" x 15'8" (3.75 x 4.80)

having a bay window to the fore, marble effect fireplace, 2 radiators and a picture rail.

Office 12'5" x 11'1" (3.80 x 3.40)

with radiator

Living Room 11'1" x 20'2" (3.4 x 6.15)

having part exposed stone walls and a tiled floor, a focal point of a cast iron fireplace within a timber surround, radiator, under stairs storage cupboard and archway opening into :

Kitchen 20'4" x 11'9" (6.2 x 3.6)

having a tiled floor and double aspect windows, part tiled walls and a range of fitted base storage cupboards with complementary work surfaces over and including an integrated dishwasher and refrigerator together with a stainless steel double bowl sink unit. There is an inset oil fired Aga for domestic hot water and cooking with a beam over. There is further storage in matching wall mounted cupboards and UPVC door leading to the fore.

Utility Room

having a quarry tile floor and a further door to the fore and a cloakroom off with shower, WC and wash basin. There is plumbing for an automatic washing machine within the utility together with an oil fired boiler.

FIRST FLOOR

Rear Landing

with radiator.

Bedroom 1 12'2" x 11'5" (3.73 x 3.50)

with cast iron fireplace, radiator and picture rail.

Bedroom 2 14'11" maximum x 9'0" (4.56 maximum x 2.75)

with cast iron fireplace, radiator and picture rail.

Bathroom 7'2" x 14'3" (2.2 x 4.36)

with partly tiled walls and floor, radiator, airing cupboard and suite comprising bath, WC and wash basin.

Bedroom 3 12'3" x 12'1" (3.75 x 3.70)

with bay window to the fore and radiator.

Front Landing

with radiator.

Bedroom 4 12'5" to a maximum of 13'11" (3.8 to a maximum of 4.25)

with double aspect windows and radiator.

EXTERNALLY

The residence stands within domestic grounds that provide an off road car parking and turning area for several vehicles together with lawned gardens and a small vegetable plot. there is a corrugated iron store shed.

The Buildings

the principal buildings comprise a 75' x 52 ' steel portal framed building with ventilated cladding on a dwarf block wall being 12' to the eaves and having a concreted floor to one of the bays within the main shed and compacted stone within the remainder. This building is connected to mains water and electricity and has the potential for a variety of other uses. There is also a POLYTUNNEL and a STATIC CARAVAN which we are advised has been on site for many years and is currently connected to mains water, electricity and a private drainage system and which perhaps could be used for letting or overspill accommodation.

The Land

A plan of the land is attached for identification purposes only.

The land comprises a level pasture situated to the rear of the property that is ideally suited for grazing, cropping or perhaps some form of market garden use, subject to any consents being obtained.

SERVICES

The property has the benefit of mains water and electricity together with private drainage. There is UPVC double glazing and oil fired central heating within the residence. The building is connected to the mains water and electricity as is the static caravan which is also connected to the private drainage system.

TENURE

Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Pembrokeshire County Council, County Hall,
Haverfordwest, Pembrokeshire, SA61 1TP

Telephone: 01437 764551

GENERAL REMARKS

This is a rare opportunity to acquire a smallholding of this nature within a few miles of the coast.

The residence offers well proportioned, deceptively spacious accommodation although it does now require some further updating in order to realise its full potential but never the less it enjoys quite a pleasant aspect and has a wealth of character features.

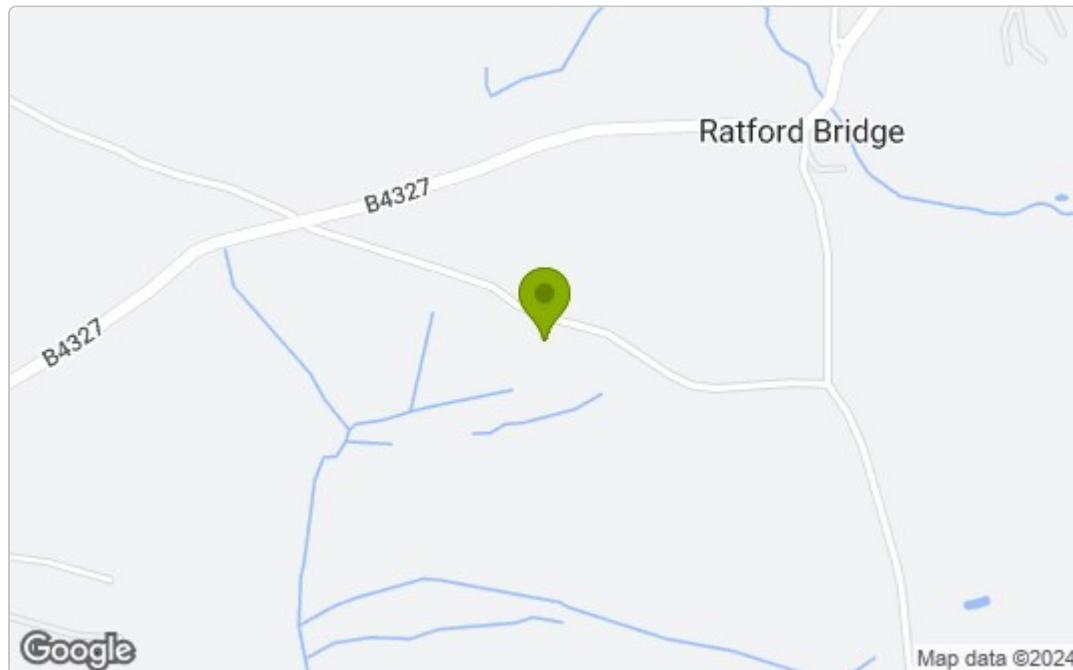
We are advised that the static caravan has been on site for many years and therefore this either could be upgraded or replaced to provide secondary accommodation if required, subject to any necessary planning consents being obtained.

The main building provides a useful modern building that is readily adaptable to a variety of uses again subject to any necessary planning consents being obtained and the Land is a good block of pasture land that suits a variety of uses.

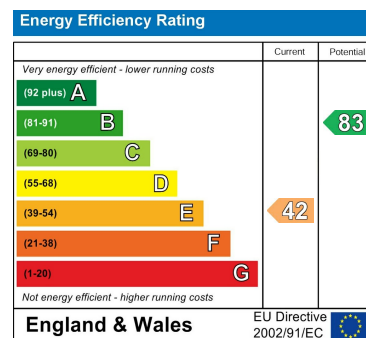
Viewing is highly recommended.

Floor Plan

Area Map



Energy Efficiency Graph



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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