



Eastfield Farm St. Brides, Haverfordwest, SA62 3AW

Offers In Excess Of £1,000,000

A rare opportunity to acquire a coastal farm extending to 92 acres or thereabouts in total and including a traditionally constructed 3 bedroom Farmhouse that does now require some refurbishment to realise its undoubted potential, together with a range of buildings also in need of upgrading and including several traditionally constructed buildings that may well have the potential for conversion to residential use, subject to the necessary planning consents being obtained, on a parcel of land suitable for pasture and arable use, all in a stunning coastal setting.

SITUTATION

Eastfields Farm occupies an unrivalled coastal setting with views from the land over St. Brides Bay, being located within the Pembrokeshire coast National Park on the south west Pembrokeshire coastline some 12 miles or so south west of Haverfordwest, and some 7 miles or so west of Milford Haven.

The nearby villages of Marloes, St Ishmael's and the sailing center of Dale all lie within easy reach and provide local services which both Haverfordwest and Milford Haven, having the benefits of an extensive range of amenities and facilities.

The Pembrokeshire coastline is renowned for its outstanding natural scenery and long sandy beaches, with the long coastal foot path meandering its way for 183 miles from Amroth on the border of Carmarthenshire in the east to the beaches of the River Teifi at St. Dogmaels in the north. A section of the coast path crosses the western boundary of the farm.

Viewings are therefore highly recommended to appreciate the coastal setting of this farm.

DIRECTIONS

The property is located at post code SA62 3AW.

DESCRIPTION

Eastfields comprises a livestock and arable farming extending to 92 acres or thereabouts and including a residence together with a range of buildings. The farmstead occupies a central position on the holding and is approached over a long unsurfaced track and comprises a detached dwelling that was originally constructed pre 1919 old traditional solid stone walls under a slate roof although it has been extended to the rear in more recent times, in rendered cavity block walls under a pitched slate roof. The driveway leads into the farmstead and offers ample carparking and turning area and the residence offers the following accommodation :-

GROUND FLOOR

Entrance Porch

Enter through pane glass door, with single glazed windows and Quarry Tile floor.

Entrance Hall

With Quarry Tiled floor, stairs to the first floor, and doors leading to sitting room and dining room.

Sitting Room 16'6" x 12'2" (5.03 x 3.73)



With window to the fore and side, fireplace and suspended timber floor.

Dining Room 16'4" x 11'8" (4.99 x 3.58)



With Quarry Tile floor, window to the fore and side, Rayburn and storage cupboard.

Kitchen 9'10" x 9'8" (3 x 2.96)



With window to side and rear, stainless steel drainer unit and extractor.

Rear Hallway

Shower and WC 5'2" x 4'9" (1.59 x 1.45)

With shower, W.C. and wash hand basin.

FIRST FLOOR

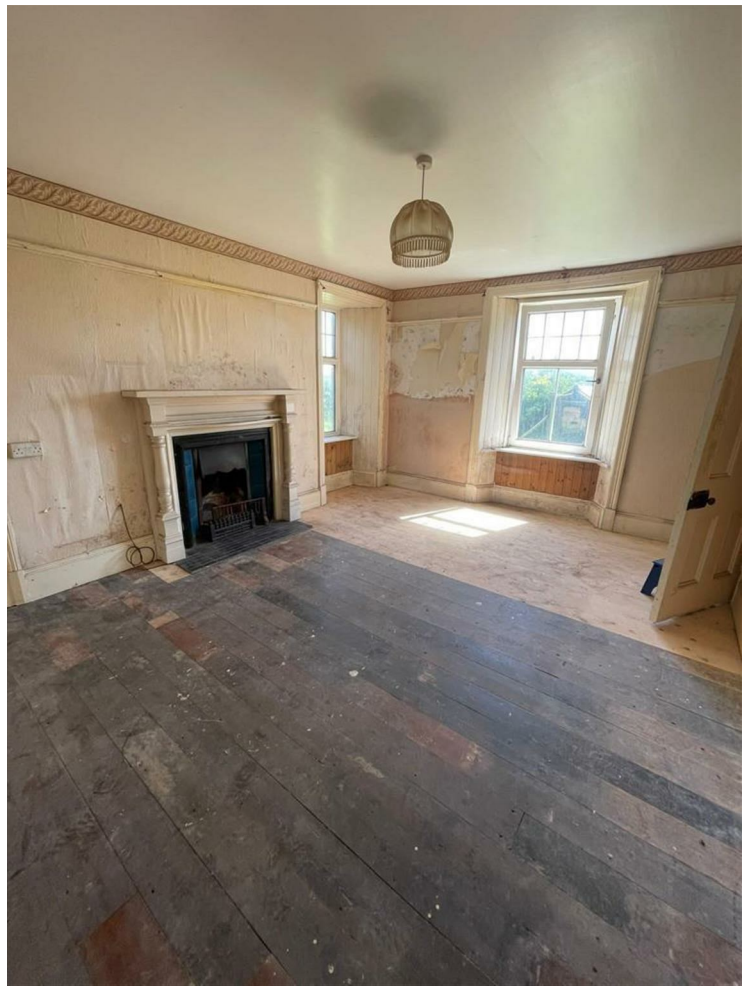
With split landing and loft access.

Double Bedroom 1 16'6" x 12'2" (5.03 x 3.72)



Having window to the fore, fireplace and hot water tank.

Double Bedroom 2 16'6" x 11'9" (5.05 x 3.6)



With window to the fore and fireplace.

Single Bedroom 3 13'8" x 9'8" (4.17 x 2.95)



With windows to the side and rear.

Bathroom 6'9" x 6'0" (2.06 x 1.84)



With W.C. wash hand basin and bath.

EXTERNALLY

To the rear of the residence is a garage whilst at the fore is a lawned area together with several domestic outbuildings.

Farm Buildings

The farm buildings are typical of a progressive farmstead development and comprise a range of traditionally constructed buildings alongside modern portal frame livestock sheds etc. although all are now in need of significant improvement in order to realise their potential. The buildings can briefly be summarised as a former milking parlour of block walls under a corrugated asbestos roof, stone range under a combination of asbestos and slate roof, various open fronted sheds being of steel frame construction with various styles of cladding affording hay sheds, livestock sheds and general storage.

Land

A plan of the land is attached for identification purposes only. The land comprises a parcel of land that is typical of the area being predominantly level in profile and having a reasonable depth of soil but is suitable for arable or grazing purposes. The land is all conveniently located to the farmstead and is reasonably well fenced and gated, although some areas will require improvement and is a block of early productive land. We would estimate over 80 acres is clean with the remainder being coastal slope, lanes, and the farmstead - subject to confirmation.

SERVICES

We understand the property has the benefit of mains water and electricity although drainage to the residence will be to a private system. There is no central heating provision within the residence.

TENURE

Freehold with vacant possession upon completion.
NB: the sale is subject to a probate application.

ACCESS

The farmstead is approached over an unsurfaced lane from the nearest adopted highway and we would estimate that this lane is approximately half a mile long. The first part of the lane is subject to a right of way in favour of adjoining land but the remainder provides a private access. There are two bridleways that cross the farm.

Wayleave agreement for electricity poles.

There is a deed of easement in favour of Eastfield farm, over Musslewick for access to water pipes and meter.

BASIC PAYMENTS

There is no single farm payment included within the sale.

LOCAL AUTHORITY

Pembrokeshire County Council, County Hall,
Haverfordwest, Pembrokeshire, SA62 1TP
TEL: 01437 764551

Pembrokeshire Coast National Park Authority
Llanion Park, Pembroke Dock, Pembrokeshire, Wales, UK,
SA72 6DY

TEL: 01646624800

GENERAL REMARKS

Eastfields comprises a traditional Pembrokeshire coastal farm in a setting that requires personal inspection in order to be fully appreciated.

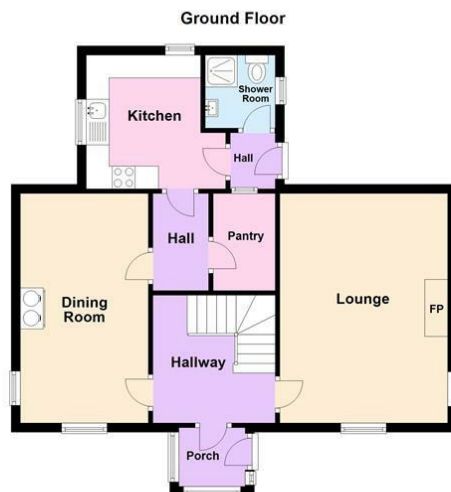
The farm occupies a private setting that lies within easy reach of the coastal village of Dale, and also Marloes and St Ishmaels. Haverfordwest and Milford Haven also being within easy reach.

Approached on a compacted stone and earth driveway, the farmstead is located in the centre of the holding and includes the residence and the buildings. The farmhouse does now require updating, has a wealth of character and offers purchasers the opportunity to put their own stamp on the present accommodation. The farm buildings may well have some conversion potential, subject to the necessary consents being obtained. The land is suitable for arable or grazing purposes and leads on to the coastline, and there is a ready demand within the location for land to rent if required.

PLAN - FOR IDENTIFICATION PURPOSES ONLY

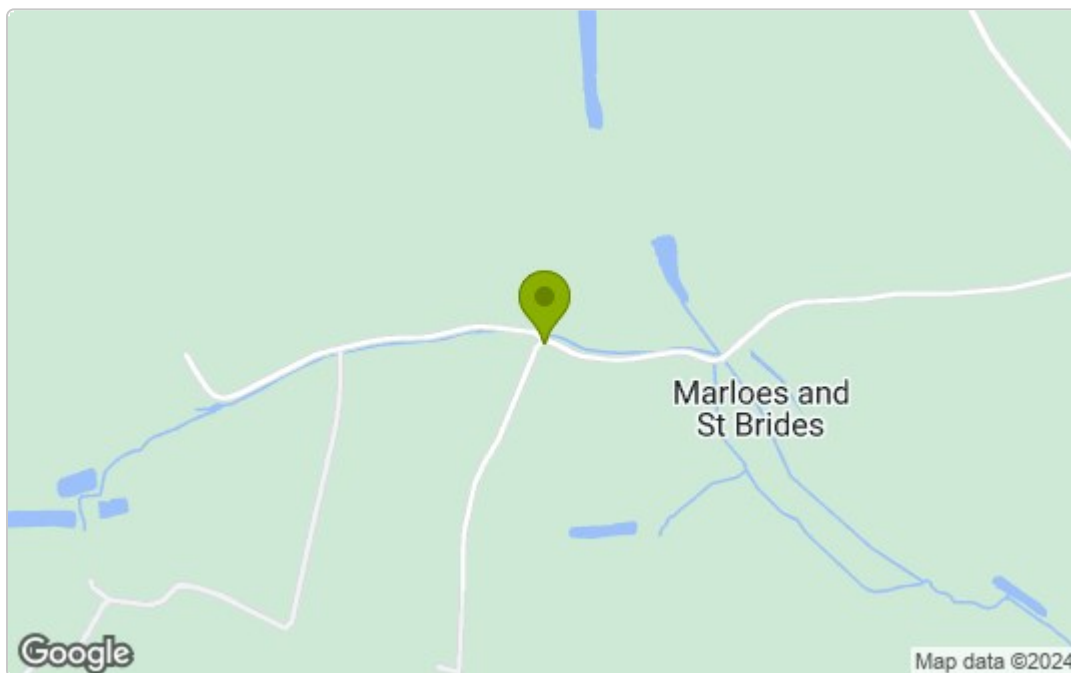


Floor Plan



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

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 66 |
| (39-54) E | | | |
| (21-38) F | | 12 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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