



**Belmont Farm Long Lane, Haverfordwest, SA62 3LD**

**Price Guide £550,000**

\* A small farm extending to 40 acres or thereabouts and enjoying a coastal outlook from the land being within the Pembrokeshire Coast National Park and a mile from Broad Haven

\*Deceptively spacious 2/3 Bedroom Bungalow subject to an Agricultural Occupancy Restriction

\* General Purpose Shed 60 x 60

\* Productive land to include a small area of woodland

\*N.B. The property is subject to an Agricultural Occupancy Restriction.\*

## SITUATION

Belmont Farm is situated within the Pembrokeshire Coast National Park being within a mile or so of the popular coastal village of Broad Haven which has a long sandy beach and benefits from a good range of local services and facilities.

The property lies some 6 miles or so west of the market town of Haverfordwest which, as the principal administrative centre of the area benefits from an extensive range of services and facilities.

The superb scenery of the renowned Pembrokeshire Coastline, Britain's only Coastal National Park, is within easy reach with several beaches lying within a few miles.

## DIRECTIONS

The property is located at post code SA62 3LD

## DESCRIPTION

Belmont Farm is approached via a short right of way over a private farm lane and comprises a small farm that includes a Detached Bungalow that was constructed in the late 1970s together with a useful general purposes agricultural outbuilding and approximately 40 acres of land. The residence is subject to an agricultural occupancy condition and offers deceptively spacious well proportioned accommodation that could provide 3 bedroom accommodation if required.

To the fore of the property is a good sized front garden that includes an adequate car parking and turning area and this leads to the internal accommodation which comprises :-

### Entrance Hall

An aluminium double glazed door opens into a spacious hallway which has built-in storage cupboards and a large walk-in airing cupboard with fitted shelves. There are wall light, loft access and a radiator.

### Sitting Room 19'8" x 12' (5.99m x 3.66m)

Situated to the fore of the property, with 2 radiators and double aspect windows. There is a focal point of a fireplace which currently has an inset electric fire.

### Dining Room 15'11" x 11' (4.85m x 3.35m)

This could possibly be a third bedroom, having a tiled fireplace, window to the side and radiator.

### Bathroom

With part tiled walls, towel rail style radiator, Shower Cubicle with Mira XL shower, WC and Wash Hand Basin.

### Bedroom 1 12' x 12' (3.66m x 3.66m)

With window to the rear and radiator.

### Bedroom 2 13'5" x 11' (4.09m x 3.35m)

Situated to the fore, having built-in wardrobes, window to the fore and radiator.

### Kitchen 14' x 12' (4.27m x 3.66m )

Having a window to the rear and equipped with a range of fitted base units with complementary work surfaces over incorporating a stainless steel single drainer sink unit with further storage in matching wall mounted units. The walls are partly tiled and there is an electric cooker point, together with an electric Rayburn which previously heated the hot water.

### Utility Room 12' x 6' (3.66m x 1.83m)

Having a window to the side, sink unit, part tiled walls and oil fired boiler for central heating and hot water.

### Rear Porch

Having door to the rear and Cloakroom off with WC and wash basin.

Adjoining the bungalow is a :-

### Garage 21'4" x 10' (6.50m x 3.05m)

With door to the rear and power points.

## EXTERNALLY

As mentioned above, to the fore of the property is a lawned area together with a short drive that provides a car parking and turning area that leads to the Garage. To the rear is a further lawn with greenhouse.

### Agricultural Building 60' x 60' (18.29m x 18.29m)



This is situated a short distance from the Bungalow and comprises a steel portal frame within infill block elevations to part with corrugated cement fiber clad elevations and roof. There is a roller shutter door together with a personal door providing access to the side and with a further door to the fore and part of the floor as been concreted whilst the other area is compacted stone. This building provides useful storage for machinery or livestock.

## The Land



A Plan of the Land is attached for Identification purposes only. The Land extends to 40 acres or thereabouts in total and is a parcel of level or gently sloping pasture land together with approximately 1 acre of woodland. The land is divided into several fields that are well fenced and gated and are suitable for grazing and cropping.

## SCHEDULE OF AREAS

Parcel	Acreage
244	0.86
243	6.705
240	2.607
241	0.908
242	6.668
190	15.191
191	6.688
<b>TOTAL</b>	<b>39.627</b>

## SERVICES

The property benefits from mains water and electricity together with private drainage. There is full oil fired central heating and the majority of the windows are recently replaced uPVC double glazed units.

## TENURE

The property is Freehold and vacant possession will be available upon completion.

N.B. The property is subject to an Agricultural Occupancy Restriction by virtue of the original planning consent whereby the occupation of the dwelling shall be limited to a person employed, or last employed, locally in agriculture as defined in section 290 (1) of the Town and Country Planning Act 1971 or in forestry, or a dependent of such a person residing with them (but including a widow or widower of such a person).

## LOCAL AUTHORITY

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

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

Council Tax Band E

## Council Tax

Band E - £2,054.51

## GENERAL REMARKS

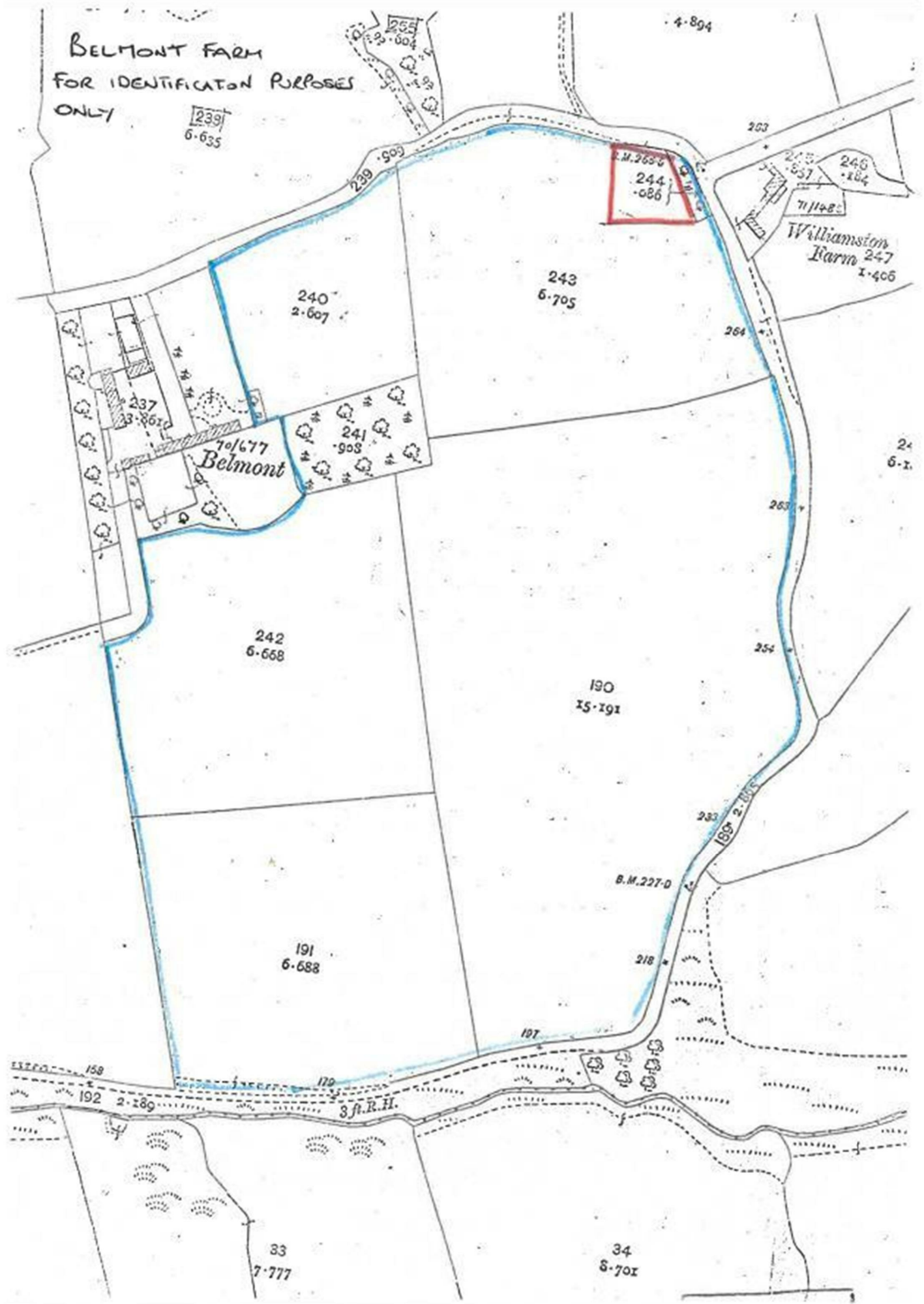
The sale of Belmont Farm offers a rare opportunity to acquire a small farm in a coastal setting. The property includes a detached bungalow that offers deceptively spacious 2 bedroom accommodation but also has the benefit of 2 reception rooms and therefore possibly one of these rooms could be converted to provide a third bedroom. The residence does now require some updating in order to realise its full potential but nevertheless stands on a good sized plot that offers plenty of potential for gardens and grounds.

The property also includes a useful general purpose shed that measures approximately 60 x 60. This is ideally suited for livestock housing, or crop or machinery storage. The land extends to 40 acres or thereabouts and is in the main a good block of highly productive pasture land.

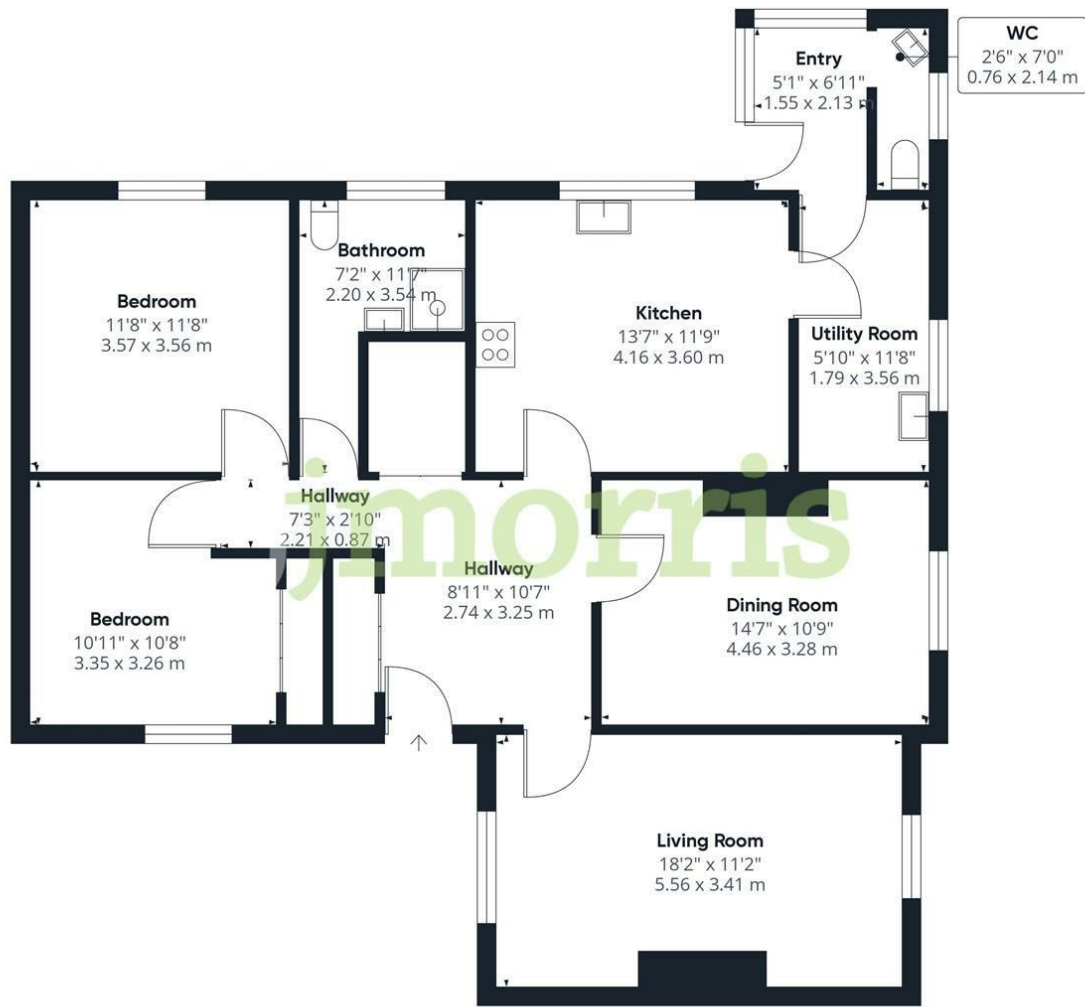
The property is located within the Pembrokeshire Coast National Park and is subject to an Agricultural Occupancy Restriction but nevertheless offers a rare opportunity to acquire a property of this nature. Therefore viewing is highly recommended.



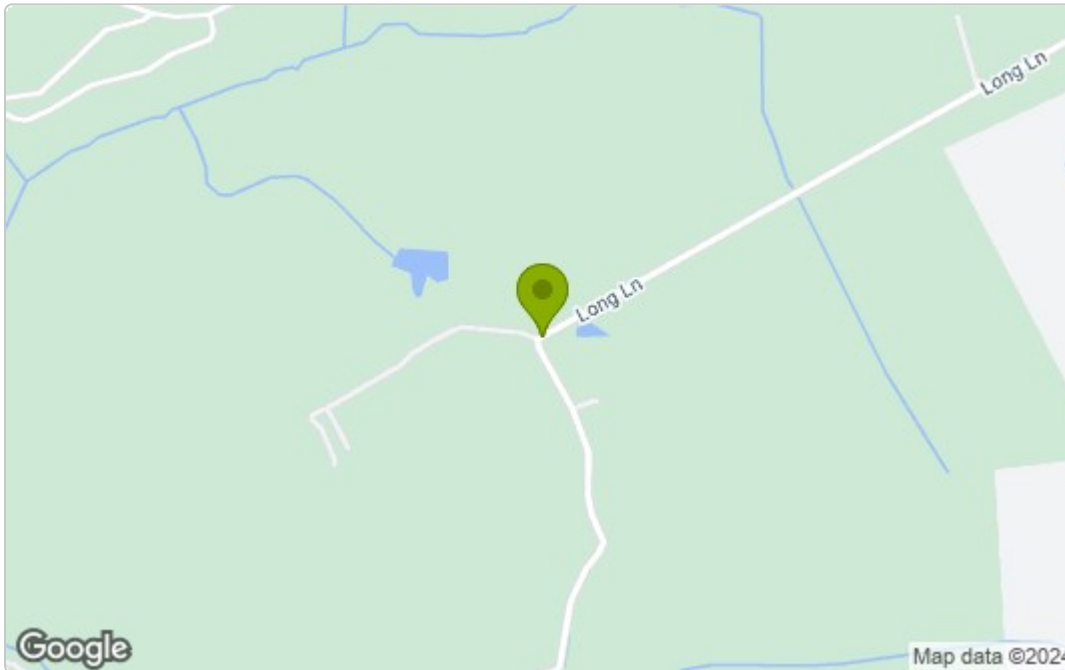
Plan of the Land - For Identification Purposes Only



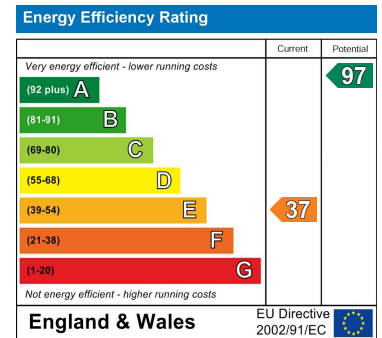
## Floor Plan



## 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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