Delightful 16 Acre smallholding amidst glorious countryside in Pembrokeshire West Wales.

Manor Farm, Wiston, Haverfordwest, Pembrokeshire. SA62 4PP.

£529,000

Desirable 16.2 Acre Smallholding Appealing 4 Bed En Suite Residence with part suitable as a self contained annexe/letting unit**Set in lovely mature gardens and grounds**Sand School**Good Stable Block**1500 Sq Ft Barn**Highly productive level good quality grassland**Lovely country smallholding well suited for equestrian purposes and potential for a Home with an Income**Extensive country views**

The Accommodation provides - Porch/Boot Room, Fully fitted Kitchen/Breakfast Room, Inner Hallway, Bathroom, Sep W.C Lounge, Dining Room, Snug/Sitting Room, 3 First Floor Bedrooms with En Suite, Integral Annexe provides Conservatory, Kitchen/Breakfast Room, Lounge, En Suite Bedroom and a Loft Room.

Set in the heart of rural Pembrokeshire, yet convenient to the major Marketing and Amenity Centres of the area with good travel links to main line train stations and the A40 trunk road to Carmarthen and the link road to the M4 motorway.within an easy reach of many popular picturesque sandy beaches along this West Wales Heritage coastline. Conveniently positioned near to the popular and picturesque rural village community of Wiston, only some 5 miles from the County town of Haverfordwest with its wide range of amenities including mainline train station, hospital, Sixth Form College, junior and secondary school, supermarkets, shops etc.

Porch/Boot Room

15' 2" x 7' 4" (4.62m x 2.24m)

Kitchen/Breakfast Room

14' 0" x 11' 1" (4.27m x 3.38m) with a pleasant aspect over fields and countryside beyond. Fitted with a new modern range of base and wall cupboard units with Oak work tops. Stainless steel Belfast style sink, eye level double oven and a Zanussi microwave, LPG Gas hobs, dishwasher and American fridge freezer, tiled floor. Part tiled walls.

Main Entrance Hall

21' 3" x 6' 1" (6.48m x 1.85m) with laminate flooring, central heating radiator.

Bathroom

8' 10" x 5' 2" (2.69m x 1.57m) (max) with bath, wash hand basin.

Separate w.c.

5' 7" x 2' 4" (1.70m x 0.71m) with low level flush toilet.

Sitting Room/Snug

14' 1" x 9' 10" (4.29m x 3.00m) with a fireplace housing a wood burning stove, large rear aspect window overlooking fields.

Inter connecting Dining Room

With laminate flooring, again large rear aspect window. Opening leading through to

Spacious Lounge

19' 0" x 14' 0" (5.79m x 4.27m) with hardwood block flooring, patio doors to garden.

.

Inner Hallway leads to -

INTEGRAL ANNEXE

(Or incorporated within the overall accommodation to make a larger single dwelling house). Provides -

Double Bedroom

11' 10" x 11' 10" (3.61m x 3.61m)

En Suite Bathroom

11' 10" x 6' 10" (3.61m x 2.08m) which provides a shower cubicle, a corner bath, wash hand basin, vanity unit with range of base and wall cupboards. Inset mirror and wash hand basin.

Lounge

12' 4" x 11' 9" (3.76m x 3.58m) with mock fireplace, large rear aspect window.

Kitchen/Breakfast Room

12' 4" x 11' 10" (3.76m x 3.61m) with laminate flooring, fitted range of light Oak fronted base and wall cupboard units with Formica working surfaces, eye level oven, ceramic hob unit with cooker hood, stainless steel single drainer sink unit h&c.

Sun Room/Conservatory

10' 3" x 8' 11" (3.12m x 2.72m) in Oak effect upvc double glazing with laminate flooring and exterior doors.

FIRST FLOOR

.

Approached via staircase from the Entrance Hall.

Bedroom 2

8' 9" x 7' 6" (2.67m x 2.29m) with laminate flooring.

Double Bedroom 3

13' 10" x 10' 9" (4.22m x 3.28m) with rear aspect window with glorious views, built in wardrobes. Laminate flooring.

Bedroom 4

10' 9" x 13' 10" (3.28m x 4.22m) with laminate flooring, useful built in wardrobe.

En Suite Shower Room

With laminate flooring, tiled walls, double sized shower cubicle, pedestal wash hand basin, low level flush toilet.

EXTERNALLY

Priivate Driveway leads to -

A tarmacadamed yard with ample turning and parking space for several vehicles.

To one side of the house is a Detached Utility Room with plumbing for washing machine etc.

Adjacent Fuel Store.

The Grounds

To one side are lovely mature undulating lawned gardens and grounds with an abundance of shrubs, flower borders.

A central feature shrub island and sitting area. Large number of Apple trees and all contained within mature hedging to give privacy.

Gateway leads through to

Sand School and beyond is the farm yard with its own vehicular access leading to -

L Shaped Stable Block

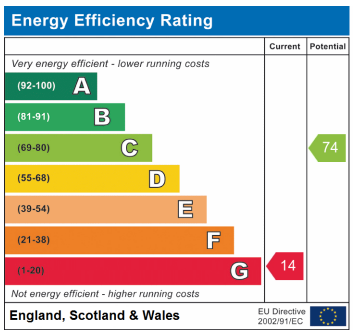
Providing 6 Stables (Each approx 12' x 12') with tack room.

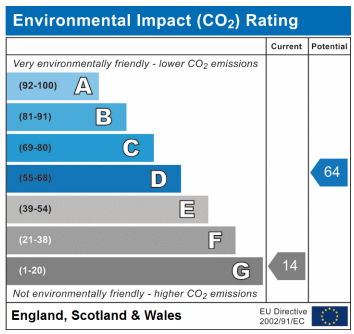
Across the yard is a large Steel Framed Building

75' 0" x 20' 0" (22.86m x 6.10m) approx adaptable for a variety of purposes (currently in the process of having the roof reclad).

The Land

Is divided into 2 main enclosures of highly productive good quality grassland, all level and contained within mature hedging.





Services

Mains Electricity (Also Solar Panels) and Water. Private Drainage. Oil Fired Central Heating. UPVC Double Glazing.

Directions

From the town of Haverfordwest proceed on the A40 trunk road towards Cardigan. Keep on this road for 1-2 miles and when the road forks take the right hand turning towards Crundale. Follow the course of the road through the village of Crundale, then take a right hand turning indicating down Dingle Lane. Continue on this road for some 3 miles which is a windy narrow road but stay on this road and continue through the village of Wiston. You will pass the church and school and when you reach the T junction turn left. Proceed up this road then take the next right hand turning and Manor Farm's entrance will be seen immediately on the right hand side.