



Furzewood Farm & Amroth Cottages
Amroth, Pembrokeshire, SA67 8NQ
Guide Price Of £1,750,000 | Freehold | EPC: D



“We are selling our beloved home as we now look ahead to retirement, a decision that has taken a great deal of thought. From the very beginning, Furzewood felt different. The first time we stood looking out towards the horizon and watched the light change over the bay, we knew this was somewhere we could truly settle. Each morning here begins with sea views and fresh coastal air, it is a setting that constantly reminds you why Pembrokeshire is so special. Living here has given us the perfect balance of privacy and connection. From our doorstep we can wander through our own paddocks, the nearby Colby woodland, join countryside walks across open fields, or be on Amroth’s sandy beach within minutes. The village itself has always felt welcoming — whether enjoying a quiet coffee overlooking the seafront, walking a stretch of the Pembrokeshire Coast Path, or simply meeting familiar faces along the promenade. In the words of an elderly relative who once lived with us, it truly is “our little piece of heaven on earth.”

Furzewood Farm & Cottages has grown into something we are immensely proud of. What began as a lifestyle move evolved into a long-established and successful holiday business, welcoming guests who often return year after year. Receiving “customer choice” awards for five consecutive years, voted for by our guests, has meant more to us than any formal recognition. We have always tried to ensure that visitors experience the same warmth and comfort that we enjoy ourselves.

Over recent years we have carefully reinvested in the property — installing new windows, replacing the farmhouse roof, adding solar panels and battery storage, introducing LPG heating to the detached cottages, constructing new decking areas and creating private garden spaces for each cottage. The addition of hot tubs has allowed guests to sit back and enjoy the views in every season. The gardens themselves have been a labour of love, with established lawns, mature planting and peaceful seating areas that follow the sun throughout the day. The pasture fields gently slope towards the sea, and watching them change with the seasons has been one of life’s simple pleasures. Sharing this place with family, friends and guests has been a genuine privilege. We only wish we had made the move here ten years earlier. Leaving will not be easy, but we hope the next owners will experience the same happiness and fulfilment that Furzewood has given us.”

Agents Comments

“Furzewood Farm & Cottages occupies an exceptional coastal position above Amroth Bay, combining a substantial private residence with a well-established and consistently performing holiday operation. It is rare to find a property that delivers both a remarkable lifestyle setting and a fully functioning business of this scale within such a desirable seaside location.

The farmhouse, attached cottage and two further detached cottages are arranged around a central courtyard, allowing each to operate independently while retaining a cohesive overall setting. This configuration provides operational resilience and flexibility, whether continuing the current holiday model, refining the existing structure or adapting the accommodation to suit multi-generational living. Forward bookings with secured income and an established presence within the holiday market ensure continuity from day one. In addition to the residential and letting accommodation, the inclusion of a four-bay stable block and associated outbuildings introduces further scope. For those with equestrian interests, smallholding ambitions or aspirations to expand the lifestyle offering, this element adds depth and versatility beyond the core business.

Recent investment in renewable energy systems, upgraded heating and comprehensive external improvements enhances both efficiency and presentation. The private gardens and decking areas serving each cottage, together with the addition of hot tubs, strengthen the guest experience and support sustained occupancy.

Extending to approximately 8.9 acres (stms), the landscaped grounds and pastureland descend towards the coastline, securing uninterrupted sea views and reinforcing the property's strong coastal identity. This is a holding that combines residential quality, land, equestrian potential and proven income, making it a distinguished addition to “The Exclusive Collection” by Bryce & Co and a compelling opportunity within the upper tier of the Pembrokeshire market.”



Furzewood Farmhouse

Kitchen / Diner

7.88m x 3.92m (25'10" x 12'10")

Engineered oak flooring. A range of matching shaker-style eye and base level units with solid worktops over, tiled splash backs and under-cabinet lighting. 1.5 stainless steel sink with drainer, Bosch dishwasher, Bosch four-ring electric hob with extractor over and integrated Bosch eye-level double oven. Central island with drawer and shelf storage beneath, oak worktop and seating for two at the breakfast bar. Dining area with space for table and bay French doors opening onto the decking with fantastic coastal views.

Lounge

6.46m x 6.08m (21'2" x 19'11")

Carpeted flooring with generous space for seating. Log burner set on a slate hearth with oak mantel over. Bay window seat to the rear aspect enjoying fantastic water views. Staircase rising to the first floor and door opening onto the rear decking.

Utility Room

4.11m x 2.29m (13'6" x 7'6")

Vinyl flooring. Matching eye and base level units with worktops over. Plumbing for washing machine and tumble dryer beneath counter. Composite sink with drainer. Worcester boiler, solar battery and controls housed here. Window to the fore aspect.

Second Kitchen

Laminate flooring with underfloor heating. Matching eye and base level units with worktops and tiled splash backs. Stainless steel sink, plumbing for tumble dryer, velux window, extractor fan and window to the fore aspect.

WC

Vinyl flooring with tongue and groove panelling. WC and wash hand basin.

Games Room / Sun Room

4.88m x 3.60m (16'0" x 11'10")

Laminate flooring with underfloor heating. Ample space for a dining / pool table. Television connections. Sliding doors to the rear decking and velux windows above.

First Floor

Bedroom One

3.59m x 3.33m (11'9" x 10'11")

Double bedroom with carpeted flooring. Space for wardrobes and dressing table. Window to the fore aspect overlooking the front garden.





Bedroom Two

3.59m x 2.58m (11'9" x 8'6")

Single bedroom with carpeted flooring and fitted wardrobe. Window to the fore aspect overlooking the front garden.

Bedroom Three

4.29m x 3.92m (14'1" x 12'10")

Double bedroom with carpeted flooring. Fitted wardrobes with space for furniture. Bay window to the rear aspect with fantastic coastal views.

Bedroom Four

4.29m x 3.94m (14'1" x 12'11")

Double bedroom with carpeted flooring. Fitted wardrobes with space for furniture. Bay window to the rear aspect with fantastic coastal views.

Bathroom

2.46m x 2.14m (8'1" x 7'0")

Tiled flooring and walls. WC, wash hand basin with mirror over and panelled bath. Separate shower with glazed door. Fitted base unit with shelving and worktop. Window to the rear aspect with coastal views and extractor fan.

Shower Room

2.43m x 1.34m (8'0" x 4'5")

Tiled flooring and walls. WC and wash hand basin set within vanity unit with mirror over. Walk-in shower with sliding glass screen and rainfall head. Heated towel rail. Window to the fore aspect and extractor fan.

Seaview Cottage

Kitchen / Diner

4.56m x 2.87m (15'0" x 9'5")

Vinyl flooring. Matching base and eye level units with worktops and tiled splash backs. Space for fridge/freezer. Plumbing for under-counter dishwasher and washing machine. Electric cooker with double oven, four-ring hob and extractor over. Stainless steel sink with drainer. Window to the rear aspect with coastal views and extractor fan.

Shower Room

2.29m x 1.97m (7'6" x 6'6")

Vinyl flooring and wall panelling. WC and wash hand basin with vanity unit and mirror over. Corner shower with sliding glass screen. Heated towel rail. Window to the fore aspect and extractor fan.



Sitting Room

4.47m x 3.89m (14'8" x 12'9")

Vinyl flooring with space for seating. Television connections. Window to the side aspect and patio doors opening onto the rear decking with coastal views.

Bedroom One

3.46m x 2.96m (11'4" x 9'9")

Double bedroom with carpeted flooring. Windows to fore and side aspects with fitted shutters. Space for wardrobes.

First Floor

Bedroom Two

4.46m x 2.93m (14'8" x 9'7")

Double bedroom with carpeted flooring. Space for wardrobes. Window to the side aspect with fitted shutters and velux window to the rear. Eaves storage is also available.

Bedroom Three

4.46m x 3.58m (14'7" x 11'9")

Double bedroom with carpeted flooring. Space for wardrobes. Velux window to the rear and eaves storage.

The Stables

Sitting / Dining Room

6.23m x 5.53m (20'5" x 18'2")

Oak-effect LVT flooring with exposed ceiling beams. Log burner with stone surround and slate hearth. Generous space for seating and dining table. Triple aspect windows providing coastal views. Television connections.

Kitchen

3.70m x 2.96m (12'2" x 9'9")

Laminate flooring. Matching eye and base level units with worktops and tiled splash backs. Stainless steel sink with drainer. Integrated eye-level oven and microwave. Four-ring electric hob with extractor over. Plumbing for under-counter washing machine and space for freestanding fridge. Steps leading to bedrooms.

Bedroom One

3.63m x 2.96m (11'11" x 9'9")

L-shaped twin bedroom with carpeted flooring. Space for wardrobes. Window to the fore aspect. The WC is positioned at the entrance, offering vinyl tiled flooring with tongue and groove panelling, WC with mirror over and extractor fan.





Bedroom Two

3.74m x 2.65m (12'3" x 8'8")

Double bedroom with carpeted flooring and built-in wardrobe. Window to the fore aspect. Loft hatch.

Bedroom Three

3.64m x 3.30m (11'11" x 10'10")

Double bedroom with carpeted flooring, decorative wallpaper and tongue and groove panelling. Space for bedroom furniture. Windows to side and fore aspects with coastal views.

Shower Room

2.41m x 1.80m (7'11" x 5'11")

Laminate flooring with tiled-effect panelling. WC and wash hand basin with vanity unit and mirror over. Walk-in shower with rainfall head and glass screen. Heated towel rail, extractor fan and loft hatch.

The Granary

Sitting Room

5.82m x 4.12m (19'1" x 13'6")

Oak-effect LVT flooring with space for seating and dining table. Log burner with exposed stone surround and slate hearth. Patio doors opening onto the rear decking with fantastic coastal views.

Kitchen

4.12m x 1.95m (13'6" x 6'5")

Vinyl tiled-effect flooring. Matching solid base and eye level units with worktops and tiled splash backs. Stainless steel sink with drainer and four-ring electric hob with extractor over. Plumbing for under-counter washing machine and dishwasher. Space for fridge/freezer. Window to the rear aspect offering coastal views.

First Floor

Bedroom One

4.12m x 3.04m (13'6" x 10'0")

Double bedroom with carpeted flooring. Space for wardrobes. Windows to side and rear aspects with coastal views.

Bathroom

1.74m x 1.73m (5'9" x 5'8")

Tiled flooring and walls. WC and wash hand basin with mirror over. Panelled bath with shower over and glass screen. Velux window and radiator.



Bedroom Two

4.12m x 3.00m (13'6" x 9'10")

Double bedroom with carpeted flooring and built-in wardrobe. Space for additional furniture. Windows to side and rear aspects with coastal views.

External

The property is approached within established grounds that extend around the main residence, laid predominantly to lawn with mature trees, established hedging and planted borders. A series of paved terraces and seating areas are positioned to enjoy the coastal outlook and provide practical space for outdoor dining. A separate, enclosed garden area incorporates a greenhouse, vegetable beds and fruit trees. In addition, each cottage benefits from its own defined garden and decking area, providing private outdoor space with hot tub connections. Guest parking areas are clearly defined with electric car charging points installed.

Outbuildings / Land

A comprehensive range of outbuildings supports both domestic and lifestyle use. These include a substantial stone-fronted triple garage with attached store, offering scope for alternative use subject to the necessary consents. There is also a well-constructed four-bay stable block with yard, together with a workshop incorporating a laundry room and additional storage. A Scandinavian-style BBQ hut provides a further recreational feature within the grounds. The accompanying pastureland slopes gradually from the property towards the village and coastline, forming useful grazing and amenity ground suitable for equestrian or smallholding purposes. In total, the holding extends to approximately 8.9 acres (subject to measured survey).

Services

Mains water and electricity. A single main electrical supply serves all dwellings via one meter. Solar panels are installed across the site with battery storage in place. Private drainage via two septic tanks. The Stables and The Granary are served by LPG central heating from a dedicated tank supplying these two cottages only. Solar panels on the garage feed both cottages and the garage, supported by battery storage of approximately 9kw. Seaview Cottage and the Farmhouse are served by oil central heating from a single boiler located within the main house. Solar panels on the Farmhouse supply electricity to both properties and charge a 10kw battery.

Local Authority

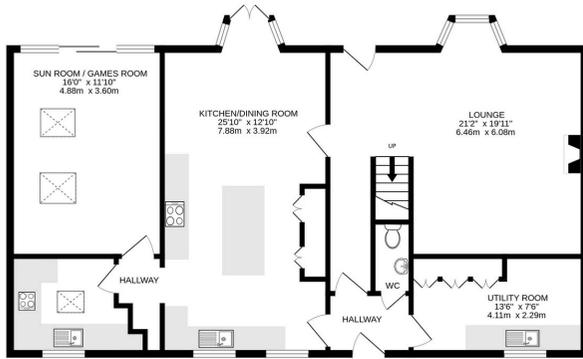
Pembrokeshire County Council. The Farmhouse is currently graded at council tax band F. The holiday units Seaview Cottage, The Stables and The Granary are graded band D and all qualify for business rates.



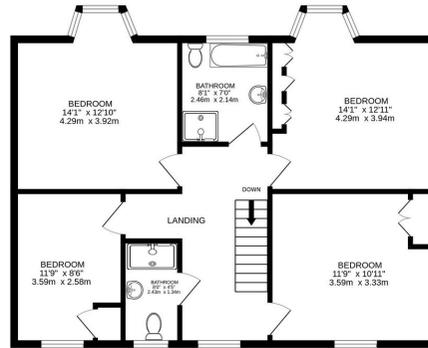




GROUND FLOOR
1064 sq.ft. (98.9 sq.m.) approx.



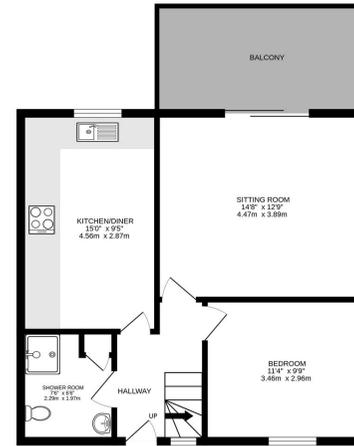
1ST FLOOR
791 sq.ft. (73.4 sq.m.) approx.



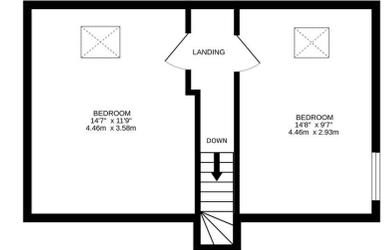
TOTAL FLOOR AREA: 1855 sq.ft. (172.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



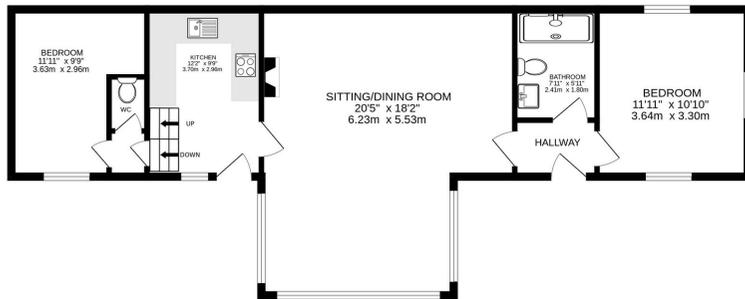
1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



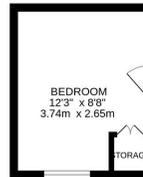
TOTAL FLOOR AREA: 899 sq.ft. (83.5 sq.m.) approx.

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GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



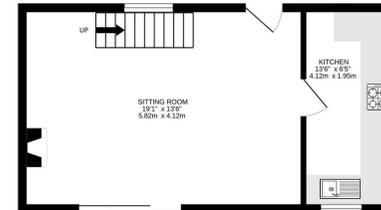
1ST FLOOR
116 sq.ft. (10.8 sq.m.) approx.



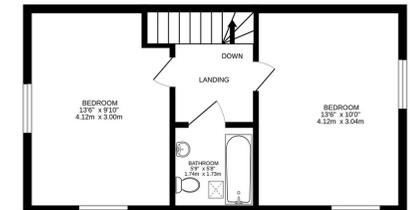
TOTAL FLOOR AREA: 860 sq.ft. (79.9 sq.m.) approx.

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GROUND FLOOR
341 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA: 685 sq.ft. (63.6 sq.m.) approx.

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Amroth, Pembrokeshire, SA67 8NQ

Guide Price Of £1,750,000

Enquire



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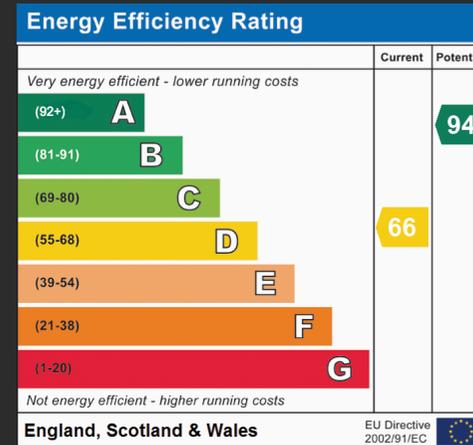
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Energy Performance Rating



What3Words

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