

*An attractively positioned 4/5 bedroomed country Farmhouse with outbuildings in Pembrokeshire
Countryside, West Wales*



Chapel Hill Farmhouse, Camrose, Haverfordwest, Pembrokeshire.

SA62 6JN.

£250,000 Guide Price

R/4914/AM

*** An attractively positioned 4/5 bedroomed country Farmhouse with outbuildings in Pembrokeshire Countryside, West Wales *** Substantial detached period farmhouse deserving of improvement *** LPG Gas heating, UPVC double glazing *** Located 3 miles north-west of the county town of Haverfordwest ***

*** Set within a rural location *** South Facing property *** Easy commuting distance to a wide range of amenities ***



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GENERAL

A substantial detached period farmhouse deserving of improvement for sale. The property lies close to an existing farmstead in separate ownership.

Chapel Hill Farmhouse comprises a period 4/5 bed roomed farmhouse, detached and in a slightly elevated position and pleasant rural aspect to the front. The property has LPG gas fired central heating, UPVC double glazing and is family proportioned,

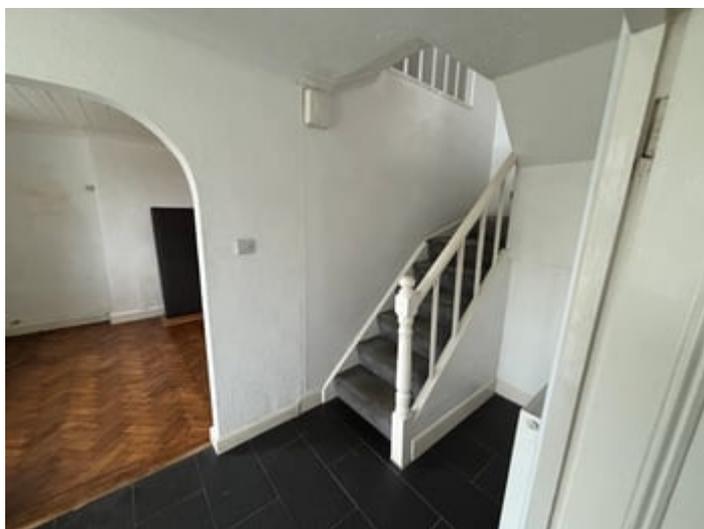
Useful outbuildings, some of which are dilapidated adjacent with concrete drive, parking and grounds.

3 miles north west of the county town of Haverfordwest in a rural position.



REAR ENTRANCE HALL

via a rear entry door with built-in cupboard off



KITCHEN/DINER

19'9" x 39' with fitted floor and wall units and single drainer sink unit, terrazzo tiled floor and plumbing and space for a dishwasher, Rayburn oil fired range (not functional).



UTILITY ROOM

9'2" x 7'3" with sink and terrazzo tiled floor.



GROUND FLOOR SHOWER ROOM



STORE/OLD FARM OFFICE

19'9" x 8'1" a spacious room with potential with terrazzo tiled floor, radiator and fitted cupboards.



DINING ROOM

13'5" x 9'5" with parquet block floor and radiator



FRONT ENTRY HALL

with tiled floor and entry porch to exterior with UPVC entry

door. Internal panelled part glazed door to hall which leads to staircase.

SEPARATE SITTING ROOM

10'5" x 13'8" with stone fireplace. The first floor which is approached by a timber staircase internally arrives at a landing area.



FIRST FLOOR

FAMILY BATHROOM

10'2" x 7'6" with low level flush w.c., tiled floor, panelled bath, shower cubicle with electric shower unit, pedestal wash hand basin, built-in cupboard with radiator.



BEDROOM 1

10'8" x 10'5" with radiator.



BEDROOM 2

10'2" x 7'8" with radiator.



BOX ROOM/POTENTIAL BEDROOM 5

9'8" x 7'2."



BEDROOM 3

10'4" x 10'9" with radiator.



EXTERNALLY

THE FARMYARD

The farmyard is approached over a hard based agricultural lane which serves an adjacent farm and farm buildings, over which there is right to way to the subject property. The maintenance presumed according to user.

STONE BUILT RANGE

Adjacent to the house is a useful stone built range and garage with a steel clad roof thereover, approximately 54' x 16'



BEDROOM 4

14'5" x 11'7" with radiator and access to insulated loft area above.



FORMER CUBICLE BUILDING

To the rear of this range is a dilapidated former cubicle building, now dilapidated and weather damaged, requiring removal and reinstatement or redevelopment of the footprint area, overall approximately 60' x 35'



PARKING AND DRIVEWAY/GARDEN

To the side the farmhouse is a concrete drive which is currently open to the shared right of access and this sweeps to the rear of the property where there is a residential caravan (not included in valuation). There is a lawned area.

FRONT OF PROPERTY



REAR OF PROPERTY



MONEY LAUNDERING REGULATIONS

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion.

The property is listed under the Local Authority of Pembrokeshire County Council. Council Tax Band - G

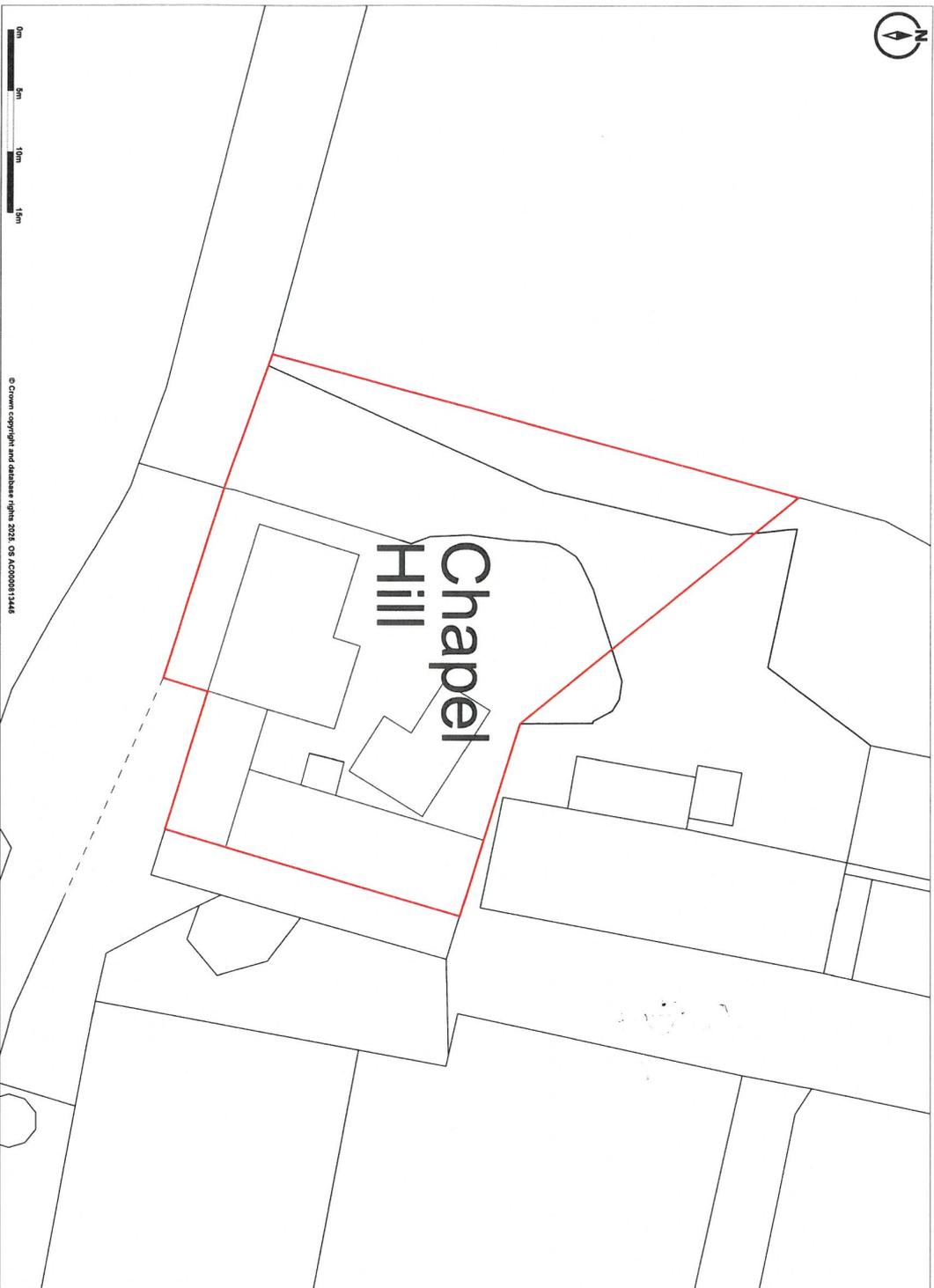
AGENTS COMMENTS

Services

The property benefits from mains water, mains electricity, private drainage to septic tank, LPG gas central

heating, telephone subject to B.T. transfer regulations, good
Broadband speeds available.

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0m 5m 10m 15m

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LANDMARK INFORMATION

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Printed Scale - 1:500 Paper Size - A4



Morgan Davies Estate Agents, Lampeter. SA48 7DT

MATERIAL INFORMATION

Parking Types: Driveway. Garage.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: G (1)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

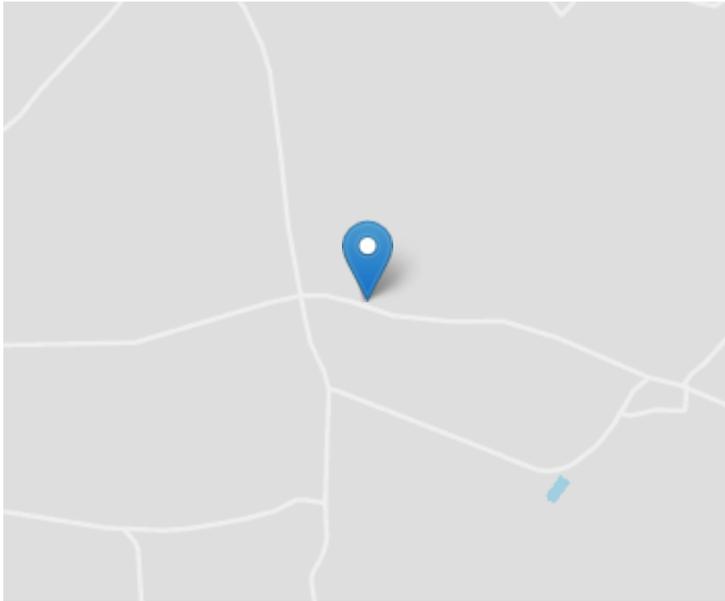
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way?
No



Directions

The property is located north west of the county town of Haverfordwest by taking the A40 towards Fishguard. Turning left for Camrose after approximately 1.5 miles, proceed along this lane, over the narrow bridge, turning immediately right and continue along this lane for approximately 0.7 miles. The entrance to Chapel Hill farmhouse will be seen on the right hand side (Sign for Chapel Hill Farm) . The property is the first on the left down the lane, as identified by the Morgan and Davies sign.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All our properties are also available to view on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this property please contact :

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