



Lamber Hall

Portfield Gate, Haverfordwest, SA62 3LU

Guide Price Of £825,000 | Freehold | EPC: D



Situated on the outskirts of Portfield Gate, this distinguished Welsh Longhouse, originating from the early 18th century, has been thoughtfully extended and modernised while retaining its authentic character and charm. The main residence, gardens, and a range of versatile outbuildings occupy approximately 1.5 acres, with an adjoining 3.5-acre paddock included in the sale. A further 47 acres are available by separate negotiation, offering an exceptional opportunity for those seeking a lifestyle, agricultural, or equestrian holding in a highly desirable area of Pembrokeshire.

The property is entered via a welcoming porch leading into a series of reception spaces, both currently utilised as music rooms. These beautifully presented receptions feature Welsh slate flagstone flooring and are divided by a central chimney breast housing a dual-loading multi-fuel stove, providing a striking focal point. Character details include exposed stonework, timber beams, and decorative A-frames, with front-aspect windows framed by slate sills and oak lintels offering views over the surrounding countryside. An additional reception room, currently arranged as a snug, provides a more intimate retreat within the home and features a log burner. The kitchen and dining area form a central hub of the property, fitted with a range of solid oak wall and base units complemented by glass-fronted cabinetry, pull-out larders, and granite work surfaces. A redbrick inglenook houses a four-oven AGA comprising two oil-fired ovens and two electric ovens, accompanied by four gas burners and twin hotplates, creating a highly functional yet traditional cooking space.

French doors lead through to the orangery, an impressive extension offering triple-aspect bi-fold doors opening onto the elevated walkout patio and lawn. This seamless connection between the interior and exterior spaces provides a superb setting for entertaining and enjoying far-reaching countryside views. A hot tub and dedicated BBQ area further enhance the property's outdoor living appeal. Practical elements are thoughtfully incorporated, including a utility and boot room, offering everyday functionality. A ground floor double bedroom with en-suite facilities ensures flexibility and future-proofing for multi-generational living. Upstairs, the master bedroom is a remarkable feature of the home, with vaulted ceilings, exposed A-frames, and windows framing the countryside views beyond. The en-suite shower room adds privacy and convenience. A further double bedroom with integrated storage and a well-appointed family bathroom complete the upper level.

Private lane access leads to a gravelled driveway providing ample parking and access to the garage. A dwarf stone wall with slate copings and stone steps frames the approach to the porch, complementing the property's traditional character. A bridle path extends directly from the land, providing access to nearby common ground and making the property exceptionally well suited to equestrian pursuits.

The holding includes two substantial agricultural storage sheds and a three-bay open-fronted shed/hay barn, together with a slurry store, silage pit, cubicle shed, and a cow shed requiring modernisation. Collectively, these facilities offer extensive space for equestrian, agricultural, or general storage use. The 3.5 acre paddock is fully fenced and benefits from gated access.

An additional 4.4-acre paddock situated to the front of the property is available by separate negotiation, along with a further 42 acres of additional land, also available separately.

Positioned on the outskirts of Haverfordwest, the property enjoys convenient access to a wide range of amenities including shops, schools, healthcare facilities, a train station, leisure centres, and entertainment options. The renowned Pembrokeshire coastline—with its award-winning beaches at Broad Haven and the picturesque village of Little Haven—is just four miles to the southwest, close to the famous Pembrokeshire Coastal Path. This outstanding location combines rural tranquillity with the convenience of nearby town amenities, offering an exceptional lifestyle opportunity in one of Wales's most scenic regions.

Agent's Insight

"A truly exceptional Welsh longhouse offering a rare blend of character, craftsmanship, and modern refinement. Set within an idyllic rural position with far-reaching views and extensive land options, this property represents one of Pembrokeshire's finest lifestyle opportunities."

What3Words

///captions.thudding.footpath



Porch

Handcrafted by master joiners at James Ratford Bridge, the porch features a solid wooden front door with a hardwood window surround, laid with flagstone flooring.

Reception

4.33m x 4.28m (14'2" x 14'1")

Currently utilised as a music room, this inviting space features flagstone flooring and exposed ceiling beams that highlight the property's character. A dual-aspect multi-fuel stove sits on a slate hearth with an oak mantel, creating a warm focal point. Window to the fore with slate sill and oak lintel offers countryside views.

Lounge

5.51m x 4.33m (18'1" x 14'2")

This generous space showcases flagstone flooring, exposed ceiling beams, and impressive A-frames, with a central chimney breast housing the dual-aspect stove that adds visual appeal. A front-facing window with slate sill and oak lintel, along with a uPVC door to the front, completes the room.

Snug

4.33m x 3.59m (14'2" x 11'9")

A comfortable and intimate room with flagstone flooring. Features include a log burner set on a slate hearth with oak mantel, wall panelling, and exposed ceiling beams. Window to the front with slate sill and oak lintel offers countryside views.

Boot Room

Flagstone flooring, wall panelling, storage cupboard, exposed ceiling beams, and window with slate sills. A uPVC door provides access to the rear aspect.

Hallway

Flagstone flooring with built-in storage cupboards and a handmade Ratford Bridge oak staircase rising to the upper level with additional storage beneath. Exposed beams with vaulted ceilings and velux windows allow for natural light throughout.

Bedroom & En-Suite

3.56m x 2.85m (11'8" x 9'4")

Finished with engineered oak flooring and acoustic sound panelling, this versatile room is suitable for use as a double bedroom or study. Natural light is provided by a rear-facing window and three velux windows to the side. The adjoining en-suite features flagstone flooring, part-tiled walls, an oak vanity unit with basin and heated mirror, WC, and a walk-in shower with folding glass screen and rainfall shower head, along with a heated towel rail, rear window with slate sill, and extractor fan.





Kitchen / Diner

5.84m x 4.28m (19'2" x 14'1")

Beautifully appointed kitchen and dining area featuring flagstone flooring and a comprehensive range of solid oak units, including glass-fronted cabinets, plate racks, pull-out larders and an integrated microwave and dishwasher, all finished with granite work surfaces and up stands. A composite 1.5 inset sink with drainer is set within the worktop, while a striking redbrick inglenook with oak mantel houses a four-oven oil-fired AGA with four-ring gas hob and two hotplates. There is space for an American-style fridge and a dining table illuminated by pendant lighting above.

Orangery

5.95m x 3.98m (19'6" x 13'1")

Accessed via French doors from the kitchen, the orangery provides an impressive and versatile entertaining space. Porcelain oak-effect tiled flooring complements the triple-aspect bi-fold doors, which open onto the elevated walkout patio to create a seamless flow between indoor and outdoor areas. A striking roof lantern adds further natural light, and there is ample space for a dining table and additional seating.

Utility Room

Practical and well equipped, featuring flagstone flooring and a matching range of solid oak wall and base units with granite worktops and up stands. Belfast sink, integrated cupboard with plumbing for washing machine and tumble dryer, and a window to the rear aspect with slate sill and countryside views.

First Floor

Master Bedroom

7.90m x 4.33m (25'11" x 14'2")

A spacious and characterful principal room featuring engineered oak flooring, exposed stone walls, beams and A-frames. Ample room for a king-size bed and furniture, with triple windows to the front and a further window to the side aspect.

En-Suite Shower Room

2.27m x 1.86m (7'5" x 6'1")

Flagstone flooring, vanity unit with drawers and basin, heated mirror, concealed cistern WC, and walk-in shower with sliding glass screen, recessed shelf, and rainfall shower head. Heated towel rail and window to side aspect with slate sill.

Bedroom

3.66m x 3.08m (12'0" x 10'1")

Engineered oak flooring, integrated wardrobe, and space for a double bed and additional furniture. Window to the side aspect with far-reaching countryside views.



Bathroom

2.27m x 2.18m (7'5" x 7'2")

Flagstone flooring, concealed cistern WC, vanity unit with drawers and basin, and P-shaped bath with glass screen and rainfall shower over. A heated towel rail is installed and a window to the rear offers views towards the Preseli Hills.

External Outbuildings / Land

The property includes two substantial agricultural storage sheds, a three-bay open-fronted feed shed/hay barn and a cubicle shed. A cow shed is also present, though in need of modernisation, together with a slurry store and silage pit. These versatile buildings offer extensive space ideally suited for equestrian use, workshops, or agricultural use as required. Private lane access leads down to a gravelled driveway providing ample parking and access to the garage. A bridle path extends directly from the land, providing access to nearby common ground and making the property exceptionally well suited to equestrian pursuits. To the rear, an elevated patio and lawn, create an attractive setting for outdoor dining and relaxation. The property extends to approximately 5 acres, with a paddock of around 3.5 acres included in the sale. This paddock is fully fenced and benefits from gated access.

Additional Land

An additional 4.4-acre paddock located to the front of the property is available by separate negotiation, along with a further 42 acres of land, also available separately.

Service Information

The property is supplied by a private borehole providing high-quality Pembrokeshire spring water, filtered through an ion exchange resin system with pH correction and UV disinfection, all housed within the adjoining garage. The oil-fired AGA provides background heat and supplies one radiator, while the remainder of the property benefits primarily from electric underfloor heating powered by a 6kW solar system. Mains electricity is connected, with mains water also available. Drainage is via a private septic tank system. Approximately 50 acres of land is registered under the Basic Payment Scheme, and the relevant entitlements are included within the sale. The vendor will make reasonable efforts to transfer the entitlements to the purchaser following completion.

Wayleaves, Easements and Rights of Way

The property is sold subject to, and with the benefit of, all existing rights, whether public or private, including rights of way, support, drainage, water and electricity supplies, together with any other associated rights, easements or proposed wayleaves for masts, pylons, stays, cables, drains and water, gas or other pipes, whether or not they are specifically referred to in these particulars.

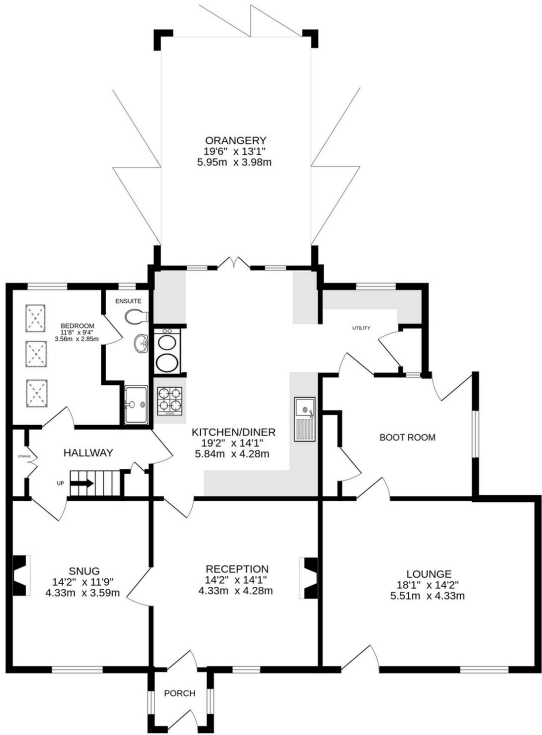




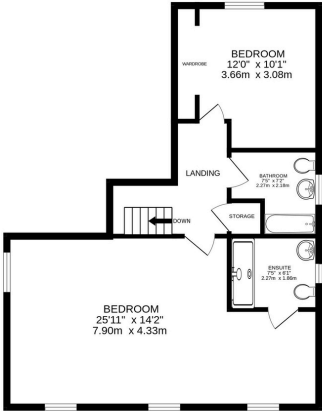




GROUND FLOOR
1566 sq.ft. (145.5 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA: 2188 sq.ft. (203.3 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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Enquire



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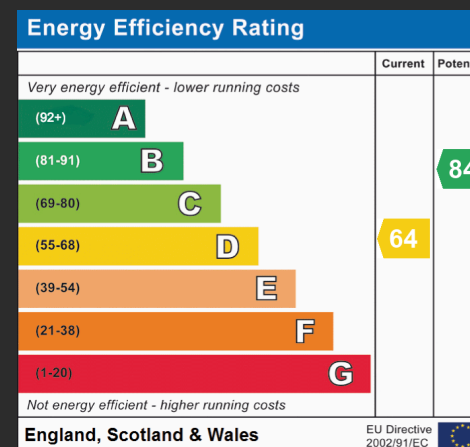
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Energy Performance Rating



Council Tax Band

Band E (£2,019.97)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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