





Overview

A most appealing 19th Century traditional Pembrokeshire farmstead with excellent re-development potential.

Whitlow Farm benefits from an extensive range of buildings set in a traditional courtyard setting extending to approx. 10.85 acres in total, naturally split by an unclassified adopted highway, available as a whole or in two lots.

Situation

The property lies in a picturesque setting in the heart of the Pembrokeshire countryside, partially within the renowned Pembrokeshire Coast National Park, within a mile equidistance of the popular village of Martletwy and the hamlet of Landshipping on the renowned Cleddau River.

The boutique market town of Narberth lies within 6.5 miles offering an excellent array of local amenities and services, to include independent stores, eateries, public houses, supermarket / convenience stores, medical centre and bilingual education provisions.



Lot 1 (Guide Price £595,000)

A traditional Pembrokeshire homestead with land offering excellent re-development potential.

Whitlow homestead extends to approximately 9.60 acres in total, benefiting from an array of traditional and modern buildings set on a courtyard setting.

The large detached Pembrokeshire farmhouse is two stories in need of complete renovation and modernisation, benefitting from 3-reception rooms on the ground floor and 3-bedrooms on the upper floor.

A detached 1-bedroom barn conversion adjoins and is near completion of the conversion works, whilst a further detached two storey 2-bedroom live-work unit / dwelling is in need of completion works.

A further range of outbuildings with extensive concrete yard area adjoins, with a field extending to approximately 8.80 acres.



Whitlow Farmhouse

A detached two storey 3-bedroom farmhouse of a traditional stone construction under a pitched slate and corrugated sheeted roof, in need of complete renovation and modernisation works.

Ground Floor

Hallway/Entrance: 2.19m x 5.05m (7' 2" x 16' 7")

Living Room: 4.34m x 3.98m (14' 3" x 13' 1")

Lounge: 4.91m x 3.95m (16' 1" x 13' 0")

Kitchen/Dining Room: 4.14m x 4.60m
(13' 7" x 15' 1")

Storage Room: 1.72m x 1.72m (5' 8" x 5' 8")

Utility Room: 2.72m x 1.72m (8' 11" x 5' 8")

First Floor

Master Bedroom with En-suite: 4.34m x 3.98m (14' 3" x 13' 1")

Bedroom 2: 4.91m x 3.95m (16' 1" x 13' 0")

Bedroom 3: 4.14m x 4.60m (13' 7" x 15' 1")

Family Bathroom





The Cottage

A detached traditional stone 1-bedroom barn conversion in near completion, benefiting from a pitched slate roof and uPVC windows and doors throughout.

Room 1 (Kitchen): 3.48m x 3.27m

(11' 5" x 10' 9")

Room 2 (Living Area): 4.94m x 4.56m

(16' 2" x 15' 0")

Room 3 (Bedroom): 3.55m x 3.65m

(11' 8" x 12' 0")

Room 4 (En-suite): 1.19m x 3.65m

(3' 11" x 12' 0")



Detached Work / Live Dwelling

A traditional cavity concrete block with stone facing conversion in need of completion works, benefiting from a pitched slate roof.

Entrance Hall

1.84m x 3.12m (6' 0" x 10' 3")

Cloakroom / Under Stairs Cupboard

Room 2 (Kitchen)

3.50m x 4.57m (11' 6" x 15' 0")

Room 3 (Living Area)

4.6m x 6.76m (15' 1" x 22' 2")

Room 4 (Working Area)

4.66m x 4.58m (15' 3" x 15' 0")

First Floor

The first floor is currently uncompleted and is would include two bedrooms and a bathroom.



Outbuildings

Former Modern Cowshed: 23.64m x 3.27m (77' 7" x 10' 9") A concrete block built building under a pitched corrugated sheeted roof.

Former Dairy

A concrete block built building under a mono pitched corrugated sheeted roof.

Former Livestock Pens / Stables

A concrete block and stone built building under a mono pitched corrugated sheeted roof.

Farmland

The land extends to 8.80 acres in total and is contained in one field below the homestead. The land is gently sloping in nature suitable for both grazing and cutting purposes, with hedgerow boundaries.

The land is classified as freely draining slightly acid loamy soils and Grade 3a according to the Agricultural Land Classification Map produced by the Welsh Government.





Lot 2 (Guide Price £395,000)

Two partly converted traditional Pembrokeshire stone ranges with land

Situated opposite the main farmstead lies an L shaped traditional stone barn range benefiting from full planning consent for conversion into two dwellings. Conversion works have commenced with completion works required.

To the rear of the barns, a triangular shaped paddock suitable for grazing and amenity purposes, contained within established hedgerows set within approximately 1.25 acres, with full residential consent for conversion.



Traditional Stone Barns

Barn 1

Room 1 (Bedroom 1)

4.25m x 3.52m (13' 11" x 11' 7")

Room 2 (Bathroom)

2.63m x 2.14m (8' 8" x 7' 0")

Room 3 (Reception Room)

4.04m x 4.24m 13' 3" x 13' 11")

Room 4 (Kitchen)

3.16m x 8.67m (10' 4" x 28' 5")

Room 5 (Bathroom)

2.09m x 2.14m (6' 10" x 7' 0")

Room 6 (Bedroom 2)

4.19m x 3.23m (13' 9" x 10' 7")



Traditional Stone Barns

Barn 2

Room 1 (Bedroom 1)

2.99m x 4.20m (9' 10" x 13' 9")

Room 2 (Bathroom)

2.97m x 1.69m (9' 9" x 5' 7")

Room 3 (Bedroom/Box Room)

2.92m x 2.67m (9' 7" x 8' 9")

Room 4 (Kitchen)

4.19m x 3.26m (13' 9" x 10' 8")

Room 5 (Living Area)

4.33m x 4.72m (14' 2" x 15' 6")



Sales Plans

For identification purposes only





Further Information

Energy Performance Certificate

EPC Rating at Whitlow Farmhouse - Band G (1)

Council Tax Band

Whitlow Farmhouse - Band E - approx £2,019.97 per annum for 2025-2026 for Pembrokeshire County Council.

Tenure

We understand that the property is held on a Freehold basis.

Services

We are advised the property benefits from mains electricity and mains water. Private drainage.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referenced or not.

What 3 Word / Post Code

///elders.secrets.sensual / SA67 8BH

Local Authority

Lot 1: Pembrokeshire County Council - County Hall, Haverfordwest, Pembrokeshire, SA61 1TP. Tel: 01437 764 551

Lot 2: Pembrokeshire Coast National Park Authority - National Park Office, Llanion Park, Pembroke Dock, Pembrokeshire, SA72 6DY. Tel: 01646 624800

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Planning

Lot 1: The Live/Work unit benefits from granted planning consent for conversion to residential living / work dwelling under application number 03/0959/PA.

Lot 1: A CLEUD (Certificate of Lawfulness of Existing Use) application for barn within curtilage of Whitlow Farmhouse is currently pending under planning application number 24/1207/CL.

Lot 2: The stone range benefits from granted consent for conversion of existing outbuildings to 3 dwellings (ROC) under application number 01/587 and a further amendment to previous approval NP/01/587 to form 1 dwelling instead of 2 and construct outshut to facilitate same under application number 06/109. All planning related enquiries to Pembrokeshire County Council Planning Department. 3G County Hall, Haverfordwest, Pembrokeshire, SA61 1TP. Telephone: 01437 764551.

Plans, Areas & Schedules

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.

Method of Sale

The property is offered For Sale by Private Treaty and available as 4 lots or as a whole, as identified by the Lotting Plan.

Lot 1: Whitlow Homestead set in 9.60 acres.

Guide Price: £595,000

Lot 2: Barns and Land set in 1.25 acres

Guide Price: £395,000

Viewing

Strictly by appointment with sole selling agents Rees Richards & Partners. Please contact our Tenby office for further information: Quay Hill, Tenby, Pembrokeshire, SA70 7BX Tel: 01834 526126 or email: abi@reesrichards.co.uk





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