

*18 Acre Equestrian Smallholding In an amazing location with far reaching views, 2 bedroomed cottage with outbuildings and stables in Puncheston, Pembrokeshire. Large Indoor Arena.*



**Penlan-Oleu, Puncheston, Haverfordwest, Pembrokeshire. SA62 5RR.**

**£625,000**

**A/5387/NT**

\*\*\* 18 Acre Equestrian Smallholding with Amazing views of Pembrokeshire as far as Milford Haven \*\*\*

No near neighbors, only a mile from the village of Puncheston \*\*\* Large Equine/Agricultural Barn 25m x 35m suitable for various purposes ( STP) \*\*\* 2 Bedroom cottage style property which could be extended ( STP) \*\*\* Recently installed air source heat pump and boiler cylinder to the house and wet room for easy disability access. \*\*\* Various outbuilding which include purpose built stables \*\*\* Potential for a Farm Shop or Similar (STP) 18 Acres Split into Paddocks and surround the property gently sloping Grazing Land

\*\*\* Situated in a quiet and peaceful location within the Preseli Hills with views to Mynydd Morvil. Truly a superb location with viewing highly recommended. Fishguard 8 miles and Haverfordwest 12 miles \*\*\*



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## Location

Puncheston village is a mile with Primary school, public house and places of worship. Letterston 4 and a half miles with shops, school, public house and places of worship etc. The towns of Fishguard and Haverfordwest are 8 and 12 miles respectively offering shops, eateries and an excellent array of facilities with Fishguard Harbour having a sailing to Rosslare, Ireland. 9 Miles approx to the popular North Pembrokeshire coastline and South Ceredigion coastline.

## Cottage

A traditional stone built cottage, single storey with pitched slate roof. Adjoining outbuilding which could be extended into subject to planning.

## Reception Hallway

Ceramic tiled floor, coat hooks and doors to

## Kitchen/ Dining Room

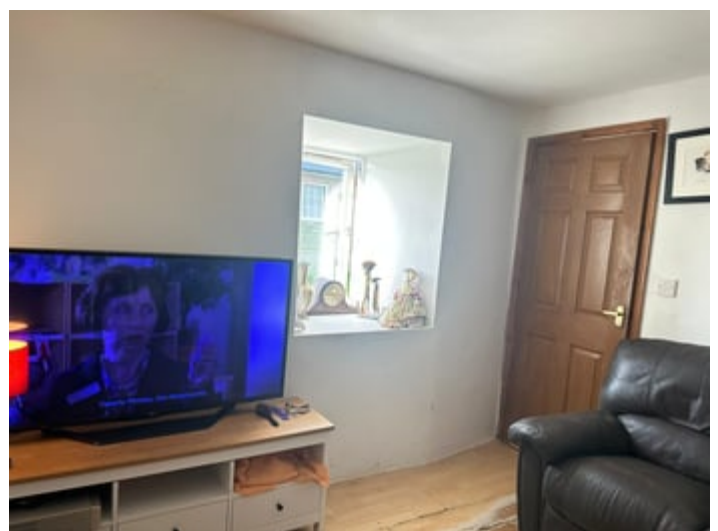
3.96m x 3.81m (13' 0" x 12' 6") Max. (maximum). With a ceramic tiled floor, Inglenook fireplace housing an Oil fired Rayburn Cooking Range, strip light, range of floor and wall cupboards, single drainer inset Stainless Steel sink unit with hot and cold, Airing Cupboard with a pre lagged copper hot water cylinder and immersion heater, uPVC double glazed window with vertical blinds, Hygena built in 4 ring L.P Gas Cooker Hob, 2 uPVC double glazed windows, radiator, 3 ceiling spotlight, part tiled surround, 7 power points and door to Inner Hall.



## Living Room

3.81m x 3.05m (12' 6" x 10' 0")

Wood style flooring, Brick open fireplace with a slate hearth, TV point, telephone point, double glazed window, radiator, wall insulation to fireplace wall.



## Inner Hallway

Ceramic tiled floor and doors to

## Bedroom 1

3.12m x 2.74m (10' 3" x 9' 0") Max



With laminated wood floor, radiator, pull switch, ceiling light, radiator, telephone point, TV point, 4 power points and a uPVC double glazed window with roller blind.

## Bedroom 2

2.74m x 2.44m (9' 0" x 8' 0") Max.

With laminated wood floor, uPVC double glazed window with roller blind, radiator, pull switch and 4 power points.

## Bathroom/ Wet Room

With ceramic tiled floor, uPVC double glazed window, white suite off, disabled friendly no step shower cubicle, Wash Hand Basin and WC, part tiled surround, towel rail/shelf, toilet roll holder and a Manrose extractor fan.

## Externally

Directly to the fore of the Property is a concrete hardstanding which allows for ample vehicle parking and turning space. Adjoining the Cottage on the southern gable end is a:-



## Store Shed

5.49m x 3.66m (18' 0" x 12' 0") Approx.

Timber and corrugated asbestos constructions. Ideal to demolish and build extension subject to planning and building regulations.

## Static Caravan

Static (6 Berth) Caravan

With Electricity, Water and Drainage connected.



## Purpose Built Kennel

6.55m x 2.88m (21' 6" x 9' 5")

With concreted base, insulated timber clad walls and a pitched composition slate roof. It has 4 uPVC double glazed windows, a uPVC double glazed entrance door, 8 downlighters and 4 power points.

## Hayshed

With an adjoining 2 Bay Lean-to.  
Store/Hay/Machinery Shed

## Former Cowshed

Of stone construction with a corrugated asbestos roof.

## Former Dairy

3.48m x 2.64m (11' 5" x 8' 8")

Of concrete block construction with a corrugated asbestos roof with strip light and 4 power points.

## Former Silage Pit / Store

13.72m x 6.1m (45' 0" x 20' 0")

With strip lights and power points.

N.B. Half the Store Shed which measures 22'6" x 20'0" (6.86m x 6.10m) has a suspended floor and is timber clad

with potential as Workshop or even as a Dry Store.

### **Stables**

9.14m x 6.1m (30' 0" x 20' 0")

### **Loose Box**

5.6m x 4.5m (18' 4" x 14' 9")

Of concrete block and timber construction with box profile cladding and roof.

### **Multi Purpose Shed**

10.7m x 5.7m (35' 1" x 18' 8")

With strip lights and power points. Currently used as 3 Stables.

### **Lean to Loose Housing Shed**

10.67m x 5.94m (35' 0" x 19' 6")

Of concrete block and timber construction with box profile cladding and roof with electric light and power points.

### **Cubicle Shed For 14.**

6.55m x 5.79m (21' 6" x 19' 0")

Of concrete block and corrugated iron construction with a concreted base.

### **Stables / Foaling Shed**

10.97m x 6.10m (36' 0" x 20' 0")

Approx. There are 2 Stables measuring 12' x 10' (3.66m x 3.05m) and a Foaling Box 20'6" x 14'6" (6.25m x 4.42m)

### **Stable Block**

Of timber construction with a concreted floor. There are 3 Stables each measuring 12'6" x 11'6" (3.81m x 3.51m) and a:-

### **Tack Room**

5.33m x 3.66m (17' 6" x 12' 0") Approx.

### **Large Multi Purpose Agricultural / Equestrian Building**

33.53m x 24.38m (110' 0" x 80' 0")

( which is 18'0" (5.5m) to the eaves) Utilised for Machinery / Fertilizer Storage or the like (Subject to any necessary Consents).

Adjacent to the Multipurpose Agricultural/Equestrian Building is a large hardsurfaced Vehicle parking area which extends to a Third of an Acre or thereabouts.



### **Externally**

3 Outside Water Taps and 4 Outside Electric Lights.

The land in total extends to some 18 acres or thereabouts which is all down to permanent pasture and is in the main,



gently sloping with a southerly aspect. The perimeter boundary of the land is in the main sheep fenced.

The boundaries of the property are coloured red on the attached plan to the Scale of 1/2500.

### **Services**

Mains Water (metered supply) and Electricity are connected. Cesspit/Effluent Tank Drainage. UPVC Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Oil Fired Rayburn Cooking Range.

N.B. In March 2023, the Property has been upgraded to an Eco Friendly Air to Water Heating System which includes a new generation 6 Samsung Heat Pump and a Kodak Smart Pre Plumb Cylinder Boiler.

There is also a Wireless Digital 7 day programmable Room Thermostat and Receiver. New radiators have been installed in both Bedrooms, Living Room and Kitchen. The Living Room fireplace wall has been insulated and re-plastered. The Loft is fully insulated and the Rayburn Range is now utilised for cooking only.

12 Photovoltaic Solar Panels have been fitted alongside the Equestrian Building which stand at ground level. The Equestrian Building has its own mains fuse board and control panels for the Solar Panels and also has an internet adapter, twin power points and a spotlight.

### **Council tax**

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

### **Access**

Vehicular and Pedestrian Access Rights of Way exist in favour of Penlan Oleu over the hardsurfaced track which leads up to the Property. The track is owned by the next door property, Llygad-yr-Haul.

### **Tenure and Possession**

Freehold with Vacant Possession upon Completion

### **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.

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Disabled Parking Available.

**Heating Sources:** Air Source Heat Pump.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** ADSL.

**Accessibility Types:** None.

**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

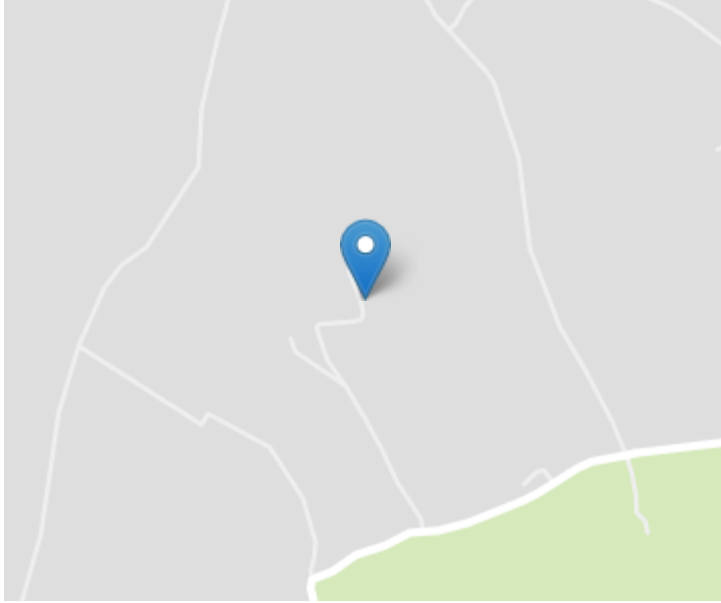
**The existence of any public or private right of way?** No

**Mobile Signal**

4G great data and voice

**Construction Type**

Stone Built



### Directions

Directions : From Fishguard take the B4331 Road south east in the direction of Maenclochog for some 2 1/2 miles passing through the hamlet of Llanychaer and continue on this road in the direction of Maenclochog for a further 3 1/2 miles or so and take the second turning on the right signposted to Puncteston. Continue on this road for a mile and a half or so and take the third turning on the right towards Llygad-yr-Haul. Proceed up the hill for 300 yards or so and upon reaching Llygad-yr-Haul, follow the road to the right and bear right towards Penlan Oleu. A For Sale Board is erected at the roadside entrance.

Alternatively from Haverfordwest, take the Main A40 Road north for some 10 miles and in the village of Letterston take the turning on the right at the crossroads, signposted to Puncteston and Little Newcastle. Continue on this road for in excess of 3 miles and proceed through the village of Puncteston and continue on this road towards Rosebush for three quarters of a mile or so and take the turning on the left for Llygad-yr-Haul. Follow directions as above. A For Sale Board is erected at the roadside entrance.

What3words : mammoth.different.cups

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

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