

Regulated by:



Since 1989

*A unique 16.2 acre smallholding with glorious views over the Gwaun Valley. Near Newport.
Pembrokeshire. **** NO CHAIN *****



Penlan Uchaf, Pontfaen, Newport, Fishguard, Pembrokeshire. SA65 9UA.

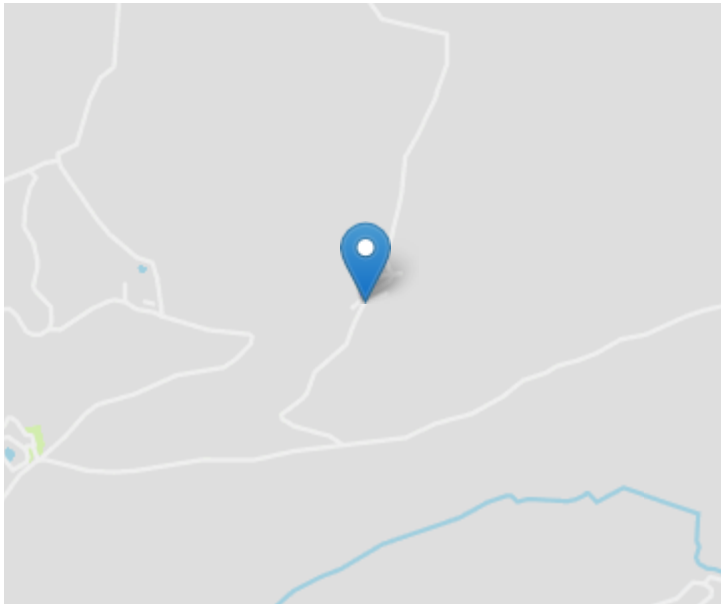
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£695,000

**** 3 bed dwelling ** Set within the homestead ** 16.2 acres of land ** Elevated position enjoying wonderful views over Cwm Gwaun Valley ** Larger or smaller land parcel available ** Land would be perfect for rewilding and perfect for rewilding ** A range of useful outbuildings ** Former Tea Rooms and show gardens ** A range of modern purpose agricultural buildings ** Potential for further tourism led development ** Short drive to Newport village centre and Fishguard ** Private and tranquil setting within this renowned agricultural community ** High scope and potential ****

****AN OPPORTUNITY NOT TO BE MISSED ****

The property is situated on the fringes of the coastal village of Newport, being one of the most sought after coastal village addresses in Wales. The village offers an excellent level of amenities and services including high quality cafes, bars and restaurants, village shops and traditional high street offerings, hotels, primary school, places of worship and the sandy Newport and Parrog beaches. The larger town of Fishguard is some 15 minutes drive from the property with a wider range of traditional high street offerings, comprehensive school, leisure facilities and close to Goodwick port with Ireland.



ACCOMMODATION

From Front

into:



GENERAL

A unique opportunity to secure an historic smallholding within the popular Cwm Gwaun Valley.

The property comes with 16.2 acres of land including the private access road leading to the elevated homestead which enjoys spectacular views over the valley towards the coastline.

The property provides its own modern purpose built agricultural buildings with useful animal housing and hay barns and central concrete handling areas. The fields are gently sloping but provide good south facing grazing opportunities.

There is potential to provide enhanced tourism related activity and develop this holding further for lifestyle and income potential.

PLEASE NOTE : THE OCCUPATION OF THE PROPERTY IS RESTRICTED TO THOSE EMPLOYED IN AGRICULTURE, FORESTRY OR A QUALIFIED RURAL ENTERPRISE.

OPTION OF FURTHER LAND BY SEPERATE NEGOTIATION.

A GREAT OPPORTUNITY NOT TO BE MISSED.

Open Kitchen, Dining and Living Area

13' 6" x 24' 3" (4.11m x 7.39m) accessed via stable door with a range of sage base units, electric oven, gas hobs with extractor over, fitted dishwasher, double valve assics with mixer tap and rear window overlooking the private garden, slate flooring, inglenook with Nordica oven range providing log burner and cooking facilities.

Dining area with space for 4+ person table, window to front, slate flooring, multiple sockets, part tongue and groove panelling to walls, fitted cupboard.

Seating area with laminate flooring, dual aspect windows to front and rear overlooking private garden, wood pellet burner with back boiler on slate hearth, TV point, multiple sockets, wall lights.



Sun Lounge

10' 7" x 21' 6" (3.23m x 6.55m) set down from the kitchen area with windows to all sides enjoying a wonderful view over the Cwm Gwaun Valley, 2 separate pedestrian doors to front and rear gardens, tiled flooring, part exposed stone walls.



Main House Inner Hallway

with front windows and stable door, slate flooring, radiator, electric socket.



Bathroom

8' 8" x 6' 7" (2.64m x 2.01m) with tongue and groove panelling to walls, rear window, enclosed shower with Triton electric shower, tiled flooring, WC, single wash hand basin, heated towel rail.



Bedroom 1

10' 5" x 7' 2" (3.17m x 2.18m) double bedroom, window to garden, radiator, multiple sockets, part exposed stone walls, tiled flooring.



Bedroom 2

7' 8" x 10' 3" (2.34m x 3.12m) double bedroom, window to garden, radiator, multiple sockets.



Bedroom 3

13' 6" x 8' 9" (4.11m x 2.67m) double bedroom, dual aspect windows to front and rear, radiator, multiple sockets.



Former Tea Room

11' 4" x 14' 2" (3.45m x 4.32m) sympathetically converted to provide a rural business opportunity and accessed separately from the front forecourt with double glass doors to front, side glass panel, front servery counter, corner Belfast sink, space for a display fridge, slate flag stone flooring, exposed beams to ceiling, multiple sockets, rear access door.





EXTERNALLY

To Front

The property is approached via its own private concrete driveway to an elevated homestead and access to the residential element into a gravelled walled forecourt with mature planting to borders and ample parking for 6+ vehicles.





To Side



To the side is the extended patio area from the sun lounge overlooking the adjoining Cwm Gwaun Valley with picturesque views over the adjoining countryside and continuing footpath leading through to:

Rear Garden

Predominantly laid to lawn but with side pockets of seating areas to take advantage of the south facing views over the Valley and adjoining agricultural land.





Upper Garden Area

Outstanding show garden with pockets of native and foreign species, enjoying a south facing aspect with various pockets of interest and seating areas maximising the outlook over the adjoining Valley, ideal for those with a horticultural interest to provide an additional income to the holding.

Further details on the garden and tea room income can be available to those with a bonafide interest and who have viewed the property in the first instance.





Lower Garden Area

An impressive private garden space with the sole purpose of enjoying the outlook with wild flower meadows leading through to a private seating area with picnic benches provided overlooking the adjoining fields.

AGRICULTURAL BUILDINGS AND FARMYARD

LOWER YARD AREA

Implement Shed

45' 0" x 30' 0" (13.72m x 9.14m) part block wall and box profile cladding, concrete base, mezzanine storage over part, large spanned building providing:





Central Hay Barn

45' 0" x 25' 0" (13.72m x 7.62m) of original atcost concrete frame building with cement fibre roof, door to front.

Side Lean-To



45' 0" x 28' 0" (13.72m x 8.53m) of box profile cladding and roof, door to front and gates to rear handling area.

Additional Lean-To

45' 0" x 28' 0" (13.72m x 8.53m) with door to front and gates to rear handling area, box profile cladding to walls and roof.



Concrete Handling Area



Located to the rear of the main central building with high level concrete and block walls to adjoining fields and lower garden area. Access to:

Upper Farm Area

with:

Storage Shed

75' 0" x 28' 0" (22.86m x 8.53m) steel frame building with steel door to front, part concrete shuttered walls and box profile cladding with cement fibre roof offering a potential for a range of different uses including animal housing.



Sheep Shed

90' 0" x 40' 0" (27.43m x 12.19m) steel frame construction with block and Yorkshire boarding to side, box profile roof, open ended to front with steel gates, concrete handling area to front and side, big bale storage area.



The Land

Extending to some 16.2 Acres of grazing and cropping land being south facing.



TENURE

The property is of Freehold Tenure.

Services

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

Council Tax Band C.

