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OWEN & OWEN

CHARTERED SURVEYORS

BANGESTON FARMHOUSE AND OUTBUILDINGS PEMBROKE DOCK SA72 4RX



An opportunity to acquire a substantial Farmhouse in need of repair and refurbishment together with an extensive range of outbuildings suitable for a variety of alternative uses (Subject to Planning Consent)

The property has recently been in use as a Garden Centre and Turkey rearing Farm.

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

Directions:	From this office take the A4075 and continue along this road until the A4075 meets the main Pembroke to Tenby road the A477. At this junction turn left and continue along the road for approximately 3 miles and the entrance to Bangeston Farmhouse will be found on the right hand side.
Description:	<p>The property is a substantial farmhouse with extensive range of outbuildings set in a rural but not isolated position being well positioned for travel to both Pembroke/Pembroke Dock (2 miles) and Tenby (8 miles).</p> <p>The Farmhouse and outbuildings have potential for a variety of uses subject to the usual Planning Consents and potential purchasers should discuss this matter with the Pembrokeshire County Council Planning Department.</p> <p>The Farmhouse is in need of repair and refurbishment but offers tremendous scope for the creation of a spacious detached family home. The property has oil fired central heating and the windows have been replaced with UPVC double glazed units.</p> <p>The extent of the property to be sold is edged "red" on the attached plan.</p>
Accommodation:	Glazed door to
Entrance Porch:	With Quarry tiled floor.
	Solid timber door to
Entrance Hall:	With Quarry tiled floor. Central light point. Timber Staircase to first floor.
Sitting Room: 16'3" x 11'5"	With open fireplace. UPVC double glazed window overlooking the front garden.
Dining Room: 16'3" x 13'10"	With UPVC double glazed windows to the front of the property. Open fire. Quarry tiled floor. Beamed ceiling.
Farmhouse Kitchen: 15'3" x 16'3"	With UPVC double glazed windows to the front and rear of the property. Stainless steel sink unit with cupboards below. Electric cooker point. Rayburn Royale solid fuel range. Quarry Tiled Floor. Plumbing for automatic Washing Machine.
	Door to
Rear Hallway:	With Quarry tiled floor. Door to rear garden.
Separate W.C:	With low level flush W.C. UPVC double glazed window to side of the property.
Cloakroom:	With wash hand basin. Shelving. UPVC double glazed window to the side of the property.

Walk In Larder:	Fully Shelved.
Ground Floor Rear:	The rear of the property could be sub divided to provide a small self-contained unit which would be ideally suited for a dependent relative or teenager.
Lounge: 12'10"x15'8"	With UPVC double glazed window overlooking the side garden. Open Fireplace.
Study: 11' x 12'6"	With UPVC double glazed window to rear of the property.
Back Kitchen: 10' x 15'8"	With door to the rear garden. Stainless steel sink unit. Quarry tiled floor. UPVC double glazed windows to side and rear of the property.
Timber Staircase:	Leads to First Floor Landing.
Bedroom 1: 13'10' (max) x 16'3"	With UPVC double glazed window to the front of the property.
Shower Room:	Low level flush W.C. Pedestal wash hand basin. Shower cubicle, UPVC double glazed window to front of the property.
Bedroom 2: 11'5" (max) x 16'3"	With UPVC double glazed window to the front of the property.
Bedroom 3: 15'8" x 9'1"	With UPVC double glazed window to side of the property.
Bedroom 4: 11' 2" x 13'3"	With UPVC double glazed window to the front of the property.
Bedroom 5: 15'8" x 12'11"	With UPVC double glazed window to the side of the property.
Outside:	There are garden areas to the front side and rear of the property which are mainly laid to lawn with some fruit trees but are at present uncultivated.

**RANGE OF
OUTBUILDINGS:**

Outbuilding adjacent to house (shown marked 'A' on Plan): 57'9" 20'3" (external measurement)	A two storey stone built property under a pitched roof laid with corrugated asbestos. There are three feature archways. Modern lean-to extension to the rear.
Loose Boxes:	Two stone built loose boxes with pitched roofs laid with corrugated asbestos.
Outbuildings (shown Marked 'B' on the plan):	A mixed range of stone and concrete block buildings under pitched and mono pitched corrugated asbestos and

corrugated iron roofs. Approximately external dimensions 19' x 76'.

Cattle Pen (Shown marked 'C' on the Plan): A stone and concrete block building with mono pitched corrugated roof. Approximately external dimensions 33' x 15' 6".

L Shaped Barn (Shown marked 'D' on the plan): A substantial two storey property solid lime stone walls under a pitched slated roof. Approximate external dimensions 22' x 85" and 20' x 13' 6". This is an attractive property formerly in use as a barn and has potential for conversion (subject to the usual Planning Consents).

Outbuildings (Shown marked 'E' on the plan): A range of loose housing together with a garage of part stone part concrete block construction under a pitched corrugated asbestos roof. External dimensions 21' x 86'.

Additional Outbuildings: There is a further range of modern farm buildings to the North of the property which are in poor condition and comprise:

**Cubicle Shed:
24' x 60"** Steel portal frame under asbestos sheeting. Concrete block walls.

**Cattle Shed:
73' x 25"** Brickwork under asbestos sheeting.

**Lean-to:
25' x 28"** Brickwork under asbestos sheeting.

**Lean-to:
60' x 25"** Steel frame under asbestos sheeting.

**Hay Barn/Dutch Barn:
21' x 60"** Steel frame under corrugated asbestos sheeting.

**Hay Barn:
39' x 60"** Pole/steel frame under corrugated iron.

Services: No services or appliances have been tested although mains electricity and water are connected to the property. Private sewerage.

EPC Rating: E

Viewing: Strictly by appointment with the sole selling Agents, Messrs Owen and Owen of 142 Main Street, Pembroke, Pembrokeshire, SA71 4HN.
Telephone No: 01646 621500
Email: info@owenandowen.co.uk
Website: www.owenandowen.co.uk

Price:

£425,000 (Four Hundred and Twenty Five Thousand Pounds) for the Freehold interest with vacant possession. Subject to contract.

Local Authority:

Pembrokeshire County Council
County Hall
Haverfordwest
Pembrokeshire
SA61 1TP

Tel: 01437 764551

Bangeston Farmhouse & Buildings,
Pembroke Dock, SA72 4RX



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For identification purposes only

Ground Floor



First Floor

