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CHARTERED SURVEYORS

Lower Carne Farm Begelly, Kilgetty, Pembrokeshire SA68 0PB



A rare opportunity to purchase an unspoilt traditional farmhouse and barns suitable for development in the glorious South Pembrokeshire countryside.

The property comprises a five bedroom farmhouse in need of repair and refurbishment together with two very substantial ranges of traditional farmbuildings ideal for barn conversions.

A further traditional farmbuilding known as The Dairy is attached to the farmhouse and has excellent scope to be incorporated into the main house or converted to separate residential use or studio space (STP)

The property stands in a total of approximately 5.78 acres as outlined red on the attached plan together with an option to purchase a further 9.39 acres outlined in blue.

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.

Location: **Lower Carne Farm** is situated in a quiet although not isolated rural location with good road communications to Narberth , Haverfordwest and Pembroke/Pembroke Dock.

Description: The property is a substantial detached farmhouse in need of repair and refurbishment. Attached to the property is a former dairy which could be incorporated into the residential accommodation or converted to a separate annexe or residential/holiday accommodation (S.T.P)

Situated within the farmyard are two extensive detached ranges of traditional farm buildings which offer opportunities for conversion to holiday homes or residential use subject to all necessary planning consents.

Furthermore there are more moderns agricultural buildings suitable for storage or agricultural purposes and as previously stated there is an option to purchase an additional 9.39 acres.

Accommodation: Entrance Porch to

Entrance Door: Leading to L shaped entrance hallway, carpet, night storage heater and central light point.

Door to

Sitting Room: With UPVC double glazed windows overlooking the front garden.
12'8" x 17'4" Beamed ceiling. Central light point. Open fire with built in cupboards to one side. Fitted carpet.

Dining Room: With UPVC double glazed window to the front of the property. Central
12'8" x 12'6" light point. Night storage heater. Open fire. Carpet.

From the hallway a door leads to the

Rear Hallway: With night storage heater and door leading to the farmyard.

Utility Area: With Belfast sink and widow to the rear.

Door to storeroom

Kitchen/Breakfast Room: UPVC double glazed window overlooking the grassed farmyard area.
13'7" x 13'5" Double drainer stainless steel sink unit with cupboards below. Range of base units with works surface over. Beamed ceiling. Central light point. Cooker point. Esse/Rayburn cooker.

	Door to
Rear Utility Room: 10'9" x 6'10"	With slate floor
Separate w.c.	
(Parlour) Part of Former Dairy: 12'8" x 14'10"	With slate floor and two windows. From the entrance hall carpeted stairs lead to the first floor landing with a window providing good natural light. Central light point. Carpet.
Bathroom: 13'7" x 9'11"	With timber framed window to the side of the property. Low level flush w.c. Pedestal wash hand basin. Panelled bath. Separate shower cubicle. Emersion hot water switch.
Bedroom 1: 12'8" x 14'	With UPVC double glazed window to the front of the property. Two built in wardrobes. Central light point. Carpet.
Bedroom 2: 8'11" x 9'10"	UPVC double glazed window to the front of the property. Central light point. Carpet.
Bedroom 3: 12'8" x 11'3"	UPVC double glazed window to the font of the property. Night storage heater. Central light point. Carpet.
Bedroom 4: 13'7" x 10'4"	UPVC double glazed window overlooking the farmyard. Some restriction on headroom. Carpet. Central light point.
Bedroom 5: 7'5" x 5'9"	With timber sash window to the side. Central light point. Carpet.
Garden:	There are garden areas to the front of the property which are mainly laid to lawn with some mature hedging and shrubs.

TRADITIONAL FARMBUILDINGS

<u>Former Dairy:</u> 36' x 16'	Attached to the main farmhouse of stone construction under a pitched roof laid with slates.
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Eastern Range:

A very substantial range of traditional buildings of stone construction under slate/asbestos roofs comprising:

Stables: 14'3 x 46'
Pig Sty: 22' x 11'
Shed with Loft Over: 34' x 19'
Shed: 44' x 19'



Southern Range:

Loose Boxes: 11' x 35'
Cow Stalls: 20' x 63'
Shed: 27' x 17' plus 7' x 23'
Dairy: 12' x 10'
Generator House: 4' x 8'



Modern Range:

Barn: 80' x 60' Steel portal framed asbestos roof with concrete block walls and galvanised steel cladding.

**Former Parlour:
48' x 17'** Concrete construction under a corrugated tin roof with concrete floor.

**Cubicle Shed:
44' x 39'** Timber framed with timber sides and box profile sheeted roof.

Services: We understand that mains water and electricity are connected to the property. There is private drainage. No appliances or services have been tested.

Local Authorities: Pembrokeshire County Council
County Hall
Haverfordwest
Pembrokeshire
SA61 1TP
Tel. No 01437 764551

E.P.C. F

Tenure: The property will be sold freehold with vacant possession being given upon completion.

Sporting Rights: Sporting Rights over the farm land will be retained by the Vendor.

Purchase Price: Offers in the region of £475, 000 (four hundred and seventy five thousand pounds) for the freehold interest.

Option to purchase additional land as outlined blue on the attached plan by negotiation

Viewing: Strictly by appointment with the sole selling agents Messrs Owen & Owen, 142 Main Street, Pembroke SA71 4HN. Tel. No. 01646 621500
Email: info@owenandowen.co.uk

Ground Floor

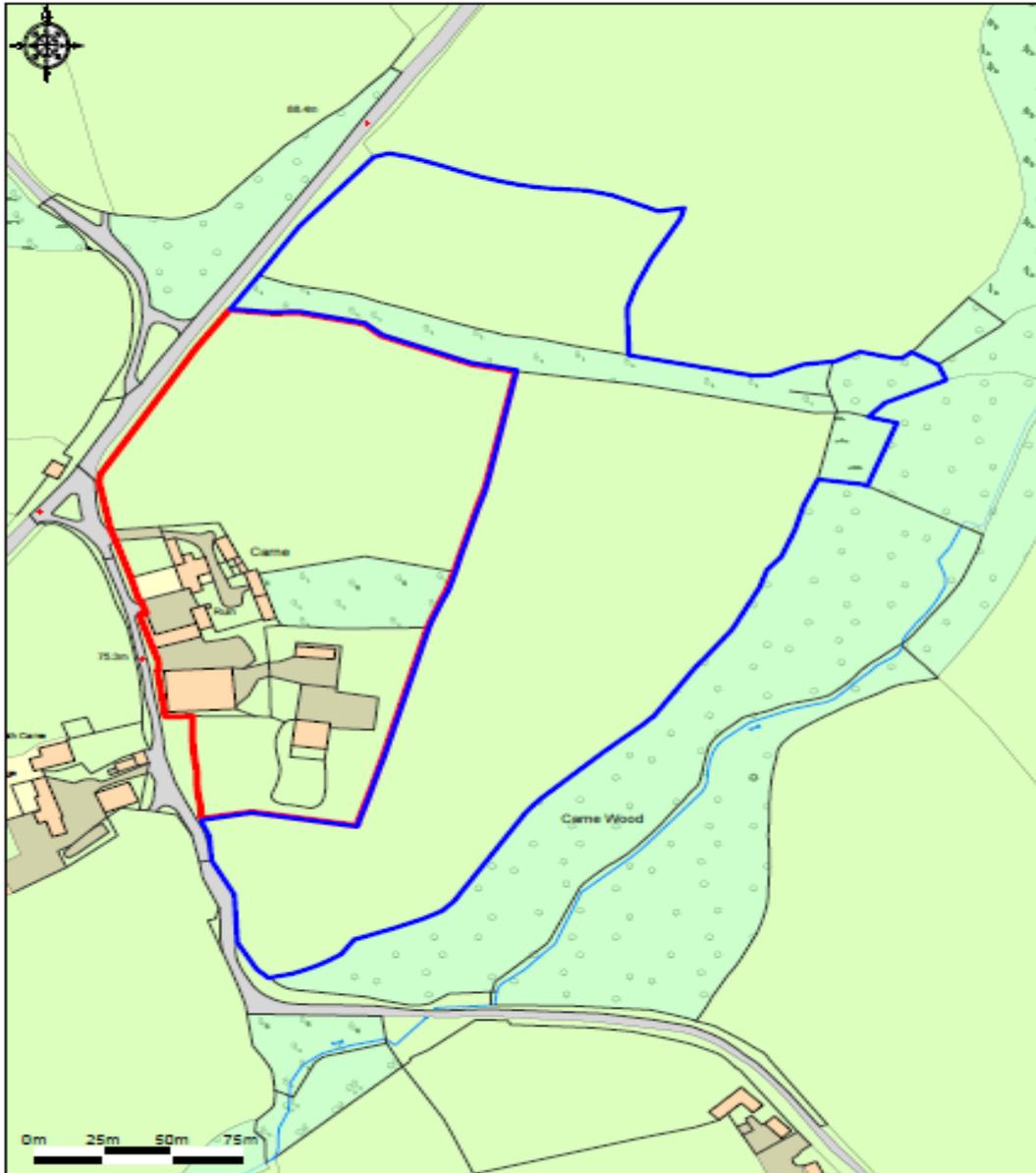


First Floor



Whilst every effort has been taken to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and are for general purposes and should only be used as such by any prospective purchaser or tenant.
Plan produced using PlanUp.

**Lower Carne, Begelly,
Kilgetty, Pembrokeshire, SA68 0PB**



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