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**West Dunston Farm, Pelcomb, Haverfordwest, Pembrokeshire, SA62
6EB**

EPC Rating – D

Council Tax Band - F

Price: Offers in excess of £600,000
Freehold

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***** 4.18 ACRES, NO CHAIN, 4 BED FARM HOUSE, DOUBLE GARAGE, 4 RECEPTION ROOMS, LARGE DRIVE *****

FBM are delighted to bring West Dunston Farm to the market. This spacious 4 bedroom farmhouse was built 26 years ago for the current vendor, and has been a loving family home ever since. Whether it's a rural location, scenic views or plenty of outdoor space this property ticks boxes for many. The gardens of the property have been well maintained and are bordered with many flower beds and mature shrubs. Behind you is your own field, 4.18 acres including the plot the property is sat on. Although currently let to a local farmer, this field is full of opportunity for the new owners and also benefits from its own gated access from both the back garden and the side of the property, meaning you wouldn't need to walk through the garden if you didn't want to.

The accommodation briefly comprises of an entrance hall, large living room the depth of the property, a dining room, sitting room, kitchen, sun room, utility room, WC, office and garage on the ground floor with 4 bedrooms, a loft room, a WC, a shower room and a Jack and Jill en-suite on the first floor.

The property is located near Pelcomb, and is just 4 miles away from the centre of Haverfordwest town. The main county town - Haverfordwest, has many shops, cafes, pubs and restaurants as well as primary schools and a secondary school. There is a train station with links across the country. Pelcomb is also a few minutes' drive to Newgale, a popular beach well known for its high waves to surf on and camp sites. Pelcomb has its own pub, and a petrol station just down the road with a popular fish and chip café. This location is ideal of walking and exploring wildlife yet is close enough to amenities for you to be at a supermarket or Doctors surgery within 10 minutes.

This property does have an agricultural tie - The occupation of the dwelling shall be limited to a person solely or mainly employed, in the locality, in agriculture (as defined in Section 336 (1) of the Town and Country Planning Act, 1990) or in forestry or a dependent of such a person residing with him/her or a widow or widower of such a person.

For any questions or to book a viewing please contact FBM on 01437 762233 or hwest@fbm.co.uk

Kitchen

Tiled floor, a range of base and wall units with oil fired Aga with electric oven, integrated dishwasher, sink and drainer with spot lights above, double glazed wooden window to front, ceiling light, arch into -

Sitting Room

Carpeted floor, inglenook fire place with exposed beam and log burner, ceiling light, double glazed wooden doors into sun room, wooden sliding doors into -

Dining Room

Accessible both from the sitting room, sun room and the entrance hall. Fitted carpet, double glazed wooden door into sun room, radiator, ceiling light.

Living Room

Fitted carpet, double glazed wooden patio door into sun room, 2 double glazed wooden windows and a double glazed wooden bay window with fitted bench seats. Ceiling light, 2 radiators, and electric fire in fire place.

Sun Room

Tiled floor, double glazed wooden windows the full length of the sun room, access into living room, dining room and sitting room, double glazed wooden doors onto patio area, 2 ceiling lights.

Utility Room

Tiled floor, double glazed wooden window with obscure glass, sink and drainer, fitted cupboard, boiler.

Garage

Electric garage door, wooden door to rear, ceiling light, access to office space and WC.

Office

Formally used as a farm office there is tiled floor, ceiling light, radiator, double glazed wooden window.

Toilet

Tiled floor, WC, wash hand basin and taps, radiator, ceiling light.

Bedroom

Carpeted floor, 2 double glazed wooden windows with scenic views, wash hand basin with taps, radiator, ceiling light.

Toilet

WC, wash hand basin with taps, double glazed wooden window with obscure glass, radiator.

Shower Room

Walk in shower with glass panel, radiator, double glazed wooden window with obscure glass, ceiling light.

Bedroom

Fitted carpet, double glazed wooden window, wash hand basin with taps in built in vanity unit, built in cupboard, ceiling light, access to -

Loft Room

2 x Velux windows, ceiling light, carpeted floor.

En-suite

Jack and Jill bathroom between 2 bedrooms, bath, WC, double glazed wooden window with obscure glass, radiator, storage cupboard, ceiling light.

Bedroom

Carpeted floor, built in cupboard, double glazed wooden window, wash hand basin with taps, radiator, ceiling light.

Bedroom

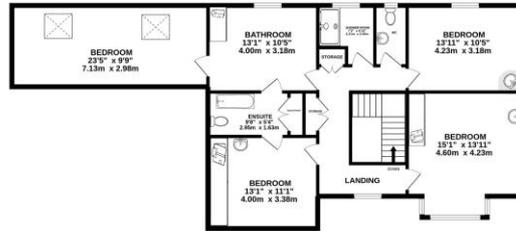
Fitted cupboards, wash hand basin with taps, radiator, double glazed wooden window, carpet flooring, ceiling light, double glazed wooden bay window with fitted bench seats.



GROUND FLOOR
1666 sq.ft. (154.8 sq.m.) approx.



1ST FLOOR
1165 sq.ft. (108.2 sq.m.) approx.



TOTAL FLOOR AREA: 2831 sq.ft. (263.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Externally - Driving up the gravelled drive which sweeps across the front of the property you are met with 2 large lawned areas boarded mainly with mature hedges. To the rear, there is a patio area along with a large lawned garden. There are various flower beds, a vegetable patch, a green house and shed and a small pond/water feature.

There is access to the field behind the property through a gate in the bottom corner of the garden. The field also has separate access of the road down a strip of lawn to the side of the property. There is a wind turbine in the field which provides electric to the property and the electricity board.

Special Notes This property does have an agricultural tie - The occupation of the dwelling shall be limited to a person solely or mainly employed, in the locality, in agriculture (as defined in Section 336 (1) of the Town and Country Planning Act, 1990) or in forestry or a dependent of such a person residing with him/her or a widow or widower of such a person.

Oil fired central heating, mains water, private drainage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Important Note We endeavour to make our sale particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Photos are taken with a digital camera and in some instances a wide angle lens and it cannot be inferred that any item shown is included in the sale. Fixtures fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Prospective buyers and their advisers should satisfy themselves as to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. All measurements quoted are approximate. Floor plans are not to scale and are intended to provide guidance on layout and room sizes. Council tax band information may be subject to revision. Any distances between places are approximate. © FBM Estate Agents Limited September 2010.

