

Coastal House, Narberth Road,
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COASTY
Property & Estates



Upper Chapel Hill Farm
Narberth, Pembrokeshire SA67 8SQ

Offers in the region of £345,000

- 3 Bedroom farmhouse
 - Project
- Potential for further development
- Suitable for pony or smallholding
- Other property available
- Secluded peaceful location
 - Income potential
 - Extra land available
- Fast wireless broadband connection
- Shared responsibility for drive upkeep

Delightfully located fully renovated 3 bedroom farmhouse. 3/4 mile up a farmtrack, secluded and peaceful location but not isolated, positioned next to a dairy farm, but far enough away not to cause any problems. MUST be viewed to appreciate the convenient location and tranquility.

Narberth is approx, 2 miles, close to Folly Farm, Oakwood Heatherton, Amroth is approx, 4 miles, Saundersfoot approx. 5 miles, Tenby approx. 10 miles.

The farmhouse is available to purchase separately or together with an indoor swimming pool with current planning for conversion to a 3 bedroom bungalow.

A 1 bedroom and a 2 bedroom barn conversions also available to purchase separately, NOW with full residential planning permission. They are currently successfully let, and have been for the past 15 years, as holiday cottages which generate a useful income.

Recently installed wireless broadband giving greatly enhanced speeds.

Full planning permission granted and current to add a fourth en-suite bedroom which will create a separate annex suitable for dependant relative/s.

Former indoor pool available with approximately 1 acre paddock. There is current full detailed planning permission to convert this to a 3 bedroom detached holiday cottage, no restrictions, all services and access already in place. This gives potential for additional income.

There is also further potential for development e.g a caravan club touring caravan site potential (no planning is required 5 or less pitches) also camping, Yurts for glamping or lodges (subject to planning permission).

The paddock lends itself to using for a pony, or for a smallholding, with livestock.

A management company will be formed in the event of properties being sold individually, with each property having 1 vote and contributing 25% each (£30 per property monthly) to cover drive and shared drainage maintenance. Further details available on request.

Entrance Hall

20'6" x 6'1" (6.25m x 1.85m)

Entrance to the property by way of a wooden part glazed front door, tiled floor with character wooden beams, wooden staircase leading to first floor.

Main lounge

15' 5" x 12'6" (4.57m x 3.81m)



Wooden flooring, character wooden beams, double glazed sash timber window to the front. Charming inglenook fireplace with a multi fuel burner, and slate tiled hearth. Radiator, 2 wall uplighters and a picture wall light. Solid wooden door to the utility room.

Utility Room

14' x 6'5" (4.27m x 1.96m)



Tiled flooring, range of base units with worktops, single drainer stainless steel sink, sash timber double glazed window to rear overlooking the garden and the rolling countryside views. Character wooden beams, space for washing machine, Worcester central heating boiler, wooden four glass paned door to patio area.

Kitchen/diner

16'9" x 12'7" (5.11m x 3.84m)



Tiled flooring, Flavel 8 gas ring, 1 fan electric oven and 1 conventional oven with extractor fan set, into an inglenook with original wood beam over, a range of base and wall units, including a glazed wall unit, with tiled splashbacks. Single drainer stainless steel sink. There is feature lighting both above and underneath the wall cupboards. An integral

dishwasher, fridge and freezer space for a further fridge or freezer, and ample space for a dining table and chairs, making this the hub of the house. Timber sash double glazed windows to both the front and the side of the property, radiator.

Study

9'11" x 8'9" (3.02m x 2.67m)



Carpeted, double glazed sash window to rear, radiator.

Bedroom 3

13'11" x 9'7" (4.24m x 2.92m)



Carpeted, double glazed sash timber window to the rear, radiator.

Family bathroom

7'5" x 5' (2.26m x 1.52m)

Tiled flooring, double glazed obscure sash timber window to rear, pedestal wc, pedestal wash hand basin, wood panelled bath with electric shower over, with fully tiled wall, radiator.

Second lounge

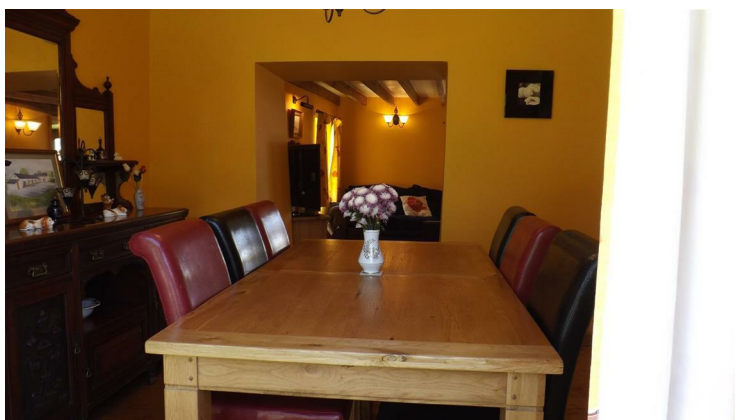
13'4" x 9'6" (4.06m x 2.90m)



Wooden flooring, character beams, double glazed timber sash window to front, and one to side, wooden surround fireplace with tiled hearth, with gas fire, seven wall lights, radiator, leading into the formal dining area.

Formal dining area

10'3" x 9'6" (3.12m x 2.90m)



Wooden flooring, wooden double glazed French doors opening out onto the rear garden, radiator.

Stairway

Wooden staircase leading to landing area with storage cupboard and radiator.

Bedroom 2

13'8" x 9'8" (4.17m x 2.95m)



Carpeted flooring, character beams, sash timber double glazed window to front, 2 ceiling spotlights.

Master bedroom

12'9" x 12' (3.89m x 3.66m)



Carpeted, double glazed sash timber window to front, character beams, slightly sloping ceilings, feature alcove with attractive stone shelving, radiator, door through to en-suite bathroom.

En-suite bathroom

13'11" x 6'5" (4.24m x 1.96m)

Tiled flooring, obscure double glazed sash window to side, separate shower cubicle with electric shower, wood panelled bath, character beams, sloping ceiling, radiator. Pedestal wash hand basin, pedestal wc and bidet.

Cloakroom

6'2" x 4'11" (1.88m x 1.50m)

Wooden flooring, pedestal wash hand basin, pedestal wc, character beams, radiator and extractor fan.

Planning

There has been permission granted for a single storey extension to the side of the property, which would create a 4th bedroom with an en-suite bathroom, perfect accommodation for an independent granny or teenager annex.

Exterior



The property is surrounded by large lawned gardens and paved seating areas, together with a productive vegetable plot, including several mature fruit trees and shrubs.



