

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Private Drainage
TAX: Band A & C

We would respectfully ask you to call our office before you view this property internally or externally

JETH/ESL/02/26/JETH

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

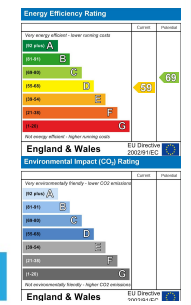
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Bank Farm Church Lane, Robeston Wathen, Narberth, Pembrokeshire, SA67 8ER

- Farmhouse and Two Cottages (1 Bed And 2 Bed)
- 75ft x 15ft Barn
- Four Bedrooms
- Oil Fired Central Heating
- Character Features
- Courtyard With Outbuildings
- Lawned Gardens
- Village Location
- Business Opportunity
- EPC Rating: D,C,D

£525,000

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Welcome to Bank Farm. Located in the heart of the village of Robeston Wathen, this fantastic property would suit a family looking for multi-generation independent living, or offers potential for a business opportunity with a generous return.

The property comprises of three independent units - a main farmhouse offering generous family accommodation with tonnes of charm and original features including inglenook fireplace, stripped doors and vaulted ceilings with exposed A Frame structure. There are 4 bedrooms (one en-suite) and 2 reception rooms. Adjoining the farmhouse is The Forge, a two bedroom cottage and sitting adjacent is a Bank Farm Cottage - a quirky one bedroom property with a vaulted ceiling and mezzanine floor.

The accommodation is centered around an open courtyard area offering ample parking space and giving access to various outbuildings including a barn measuring approximately 15 ft x 75 ft, a workshop/store room and there is also a garage which is accessible from the front of the property where there is a further parking area. There are lawned gardens to the side of the farmhouse and to the rear of the barn.

A great venture for anyone looking for multiple units, a must see!

Narberth or Arberth in Welsh plays a high profile in Welsh mythology. The former town hall still houses the cell where those involved in the Rebecca Riots were imprisoned. To learn more about the history of Narberth visit its brilliant museum. It is also home to several sporting teams, including Narberth RFC who currently play in the Welsh Championship and Narberth Football and Cricket club. Narberth is full to the brim with independent shops including craft and art galleries, bars and restaurants and boutiques. The town has everything you can need with health, dental, fitness and community centres and a Museum. There is a regular bus service running to Haverfordwest, Carmarthen and the outlying villages and a railway station.



DIRECTIONS

From the Haverfordwest office proceed out of town on the A40 and follow the road for approximately 8 miles until you reach Canaston Bridge roundabout. Take the first turning and follow the road up into the village of Robeston Wathen. The property can be found on the right hand side, opposite the petrol station. What3Words: [///performed.household.marketing](https://www.what3words.com/#!/performed.household.marketing)

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.