



## Milton Farm Llanteg, Narberth, Pembrokeshire, SA67 8PY

- 15.42 Acres
- 5 Bedrooms
- 3 En-Suites
- Oil Central Heating
- Rural Location
- Detached Character Property
- 3 Reception Rooms and Sun Room
- Garages and Ample Parking
- Outbuildings with Holiday Let Potential
- EPC Rating: TBC

Energy Efficiency Rating		Current	Potential
Energy Efficiency Rating	A	C	A
Energy Efficiency Rating	B	D	B
Energy Efficiency Rating	C	E	C
Energy Efficiency Rating	D	F	D
Energy Efficiency Rating	E	G	E
Energy Efficiency Rating	F	H	F
Energy Efficiency Rating	G	I	G
England & Wales		Current	Potential
Energy Efficiency Rating	A	C	A
Energy Efficiency Rating	B	D	B
Energy Efficiency Rating	C	E	C
Energy Efficiency Rating	D	F	D
Energy Efficiency Rating	E	G	E
Energy Efficiency Rating	F	H	F
Energy Efficiency Rating	G	I	G
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Environmental Impact (CO <sub>2</sub> ) Rating	A	C	A
Environmental Impact (CO <sub>2</sub> ) Rating	B	D	B
Environmental Impact (CO <sub>2</sub> ) Rating	C	E	C
Environmental Impact (CO <sub>2</sub> ) Rating	D	F	D
Environmental Impact (CO <sub>2</sub> ) Rating	E	G	E
Environmental Impact (CO <sub>2</sub> ) Rating	F	H	F
Environmental Impact (CO <sub>2</sub> ) Rating	G	I	G

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.

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

Offers In Excess Of £900,000

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We Say...

Located in the sought-after area of Llanteg, close to the seaside resorts of Tenby and Saundersfoot, and, only 1.5 miles from Amroth and its lovely beach you will find Milton Farm at the end of a sweeping track, in the countryside.

This impressive property is a beautifully presented, extended, five bedroom farmhouse, situated in approximately 15.42 acres of land, with a variety of outbuildings, the property has a wealth of potential.



LOCATION

Llanteg is situated just outside the National Park, but within walking distance of the stunning Pembrokeshire coastline near Amroth, and only a short drive to the seaside resorts of Tenby and Saundersfoot with their sandy beaches and picturesque harbours.

ROOM DIMENSIONS

Entrance Hall	Shower Room	Bedroom 2
18'10" x 11'3" (5.74m x 3.43m)	4'6" x 11'3" (1.37m x 3.43m)	14'8" x 10'6" (4.47m x 3.19m)
Living Room	Utility Area	En-suite
17'11" x 21'5" (5.45m x 6.52m)	4'2" x 6'11" (1.28m x 2.12m)	9'1" x 8'5" (2.78m x 2.56m)
Kitchen/Dining Room	Boot Room	Bedroom 3
15'7" x 29'7" (4.74m x 9.01m)	4'10" x 8'6" (1.48m x 2.60m)	4'2" x 11'10" (1.27m x 3.60m)
Sitting Room	Utility Room	En-suite
10'7" x 21'2" (3.23m x 6.46m)	5'7" x 7'6" (1.69m x 2.28m)	8'10" x 8'5" (2.68m x 2.56m)
Games Room	Landing	Bedroom 4
16'6" x 13'4" (5.04m x 4.07m)	18'3" x 6'7" (5.56m x 2.00m)	11'0" x 11'9" (3.35m x 3.59m)
Office	Master Bedroom	Bathroom
5'10" x 7'8" (1.79m x 2.34m)	15'8" x 21'11" (4.78m x 6.67m)	7'7" x 5'6" (2.32m x 1.68m)
Sun Room	En-suite Bathroom	Bedroom 5
30'5" x 8'4" (9.28m x 2.55m)	13'6" x 6'10" (4.12m x 2.08m)	10'11" x 8'10" (3.34m x 2.69m)
	Dressing Room	
	7'10" x 6'6" (2.40m x 1.98m)	

GENERAL INFORMATION

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VIEWING: By appointment with the Agents.  
TENURE: We are advised freehold.  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX BAND: E  
AGENTS VIEWING NOTES: We would respectfully ask you to call our office before you view this property internally or externally

PLEASE NOTE - We are advised this property is served by private drainage

IJK/SLE/06/2021/OK

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Directions: From the roundabout at Kilgetty take the A477 in the direction of St Clears, and enter the 50mph speed limit. Take the right-hand turn just before the petrol station and follow the road and take the first left between two pale green posts. Follow the lane going left at the fork in the road and around the bend where you will see the property on the left-hand side.

LOCATION AERIAL VIEW



Come On In...

Milton Farm welcomes you via its covered front porch into its warm Entrance Hall with a wooden staircase and doors leading through to the rest of the property. Take the double doors to your left into the 9 meters long open plan Kitchen/Dining Room with French doors leading out to the patio area at the front of the property, this space has a range of fitted units and currently houses a 10 seater dining table, though this room you enter the Utility Area with additional sink and workspace and door leading to the Shower room with separate shower cubicle, WC and washbasin, Boot Room with back door leading to the rear garden and another door leading to the Utility Room,

Exit the entrance hall via the double doors to your right and you will enter the Living Room, with dual aspect windows and its feature fireplace with wood burning stove, this relaxing room is ideal to enjoy the surrounding countryside, Also on this side of the property, you will find the Office, Sitting Room and Games Room with steps down to the Sun Room.

Head upstairs to the first-floor landing with exposed beams, feature central staircase, and dual aspect windows, this central hub has corridors to either side of the property. To the right a door leads you through to the Master Bedroom Suite with an En-suite Bathroom with bath, separate shower cubicle, WC and washbasin, and Dressing Room this peaceful suite is ideal for enjoying a quiet moment away from the rest of the home,

From the Landing, to your left a corridor leads you through to the rest of the first floor of the property where you will find the Family Bathroom, with bath, WC, and washbasin, and Four additional Bedrooms, two with their own En-Suite Shower Rooms.





## Step Outside...

Milton Farm sits in approximately 15.42 acres of land including three pasture fields. The grounds of the property are mainly laid to lawn with a large yard and numerous outbuildings including a Garage, split into two spaces (6.86m x 4.42m) and (8.01m x 7.88m), the garage has it's own septic tank and could be converted subject to planning permission, Versatile Warehouse with up and over door (9.19m x 18.33m) and a Stone building, split into 3 spaces (5.21m x 5.19m) (4.90m x 3.92m) (8.23m x 4.05m) which previously had planning permission for two holiday lets.

The remaining land is split into fields supplied with water from the properties very own Borehole. This rural paradise is a must-see and early viewing is highly recommended.

