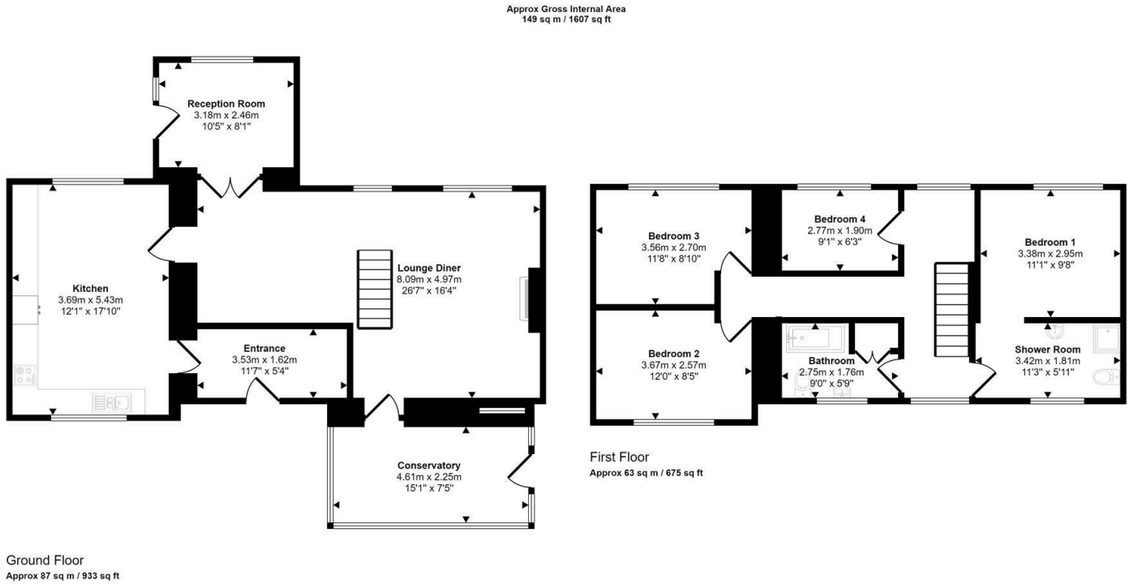


VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'G'
HEATING: Gas

ref: ADD /LLE /JUN/ 24
TAKEONOK/16/06/24/LLE

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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*

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TELEPHONE: 01834 845584



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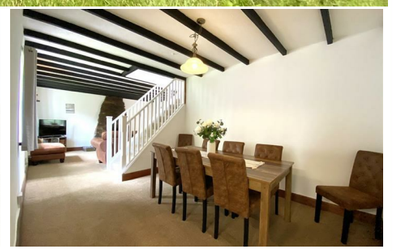
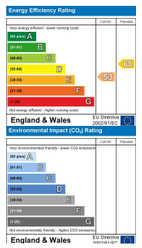


# Bevelyn Farm Llanteg, Narberth, Pembrokeshire, SA67 8QE

- Farmhouse With Outbuildings And Workshop
- 5.54 Acres Approx
- Chain Free
- LPG Central Heaing
- Popular Village Location
- Development Opportunity
- Four Bedrooms
- Ample Off Road Parking
- Close To Coast
- EPC Rating: E




## £590,000

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***The Agent that goes the Extra Mile***

** NO ONWARD CHAIN** This delightful character farmhouse situated in approximately 5.54 acres is located in the sought-after area of Llanteg. Just a short drive from the popular seaside resorts of Tenby and Saundersfoot, Amroth and its lovely sandy beach is only 1.5 miles away.

Bevelyn Farm would make an ideal family home and offers versatile accommodation. There is potential to enhance and/or develop the various outbuildings within the grounds, (with the necessary planning consents) and has the scope and space to create any number of lifestyle choices. This detached home briefly comprises; entrance hall/boot room, country kitchen/breakfast room, dining area, home office, lounge with multi-fuel stove and exposed beams, and sunroom on the ground floor. Stairs from the lounge lead you up to four bedrooms one of which is en-suite and a family-sized bathroom. The property benefits from a classic neutral decor throughout, and has LPG gas central heating.

Externally, the stone outbuilding on one side of the farmyard, originally the old dairy, is in 3 sections and is a perfect project for development, or stables. A 44' block outbuilding sits opposite and is currently being used as a home business workshop. At the bottom of the yard, there is also a 40' farm barn with a lean-to at the rear. Alongside this, there is a fenced-off, hard-core static caravan pitch with connections to water and a private drainage system. Set in approx 5.54 acres which is split over three paddocks, and the surrounding mature gardens, the main garden also houses a patio area which provides space for outside seating. Viewing is highly recommended to appreciate the lifestyle opportunities at Bevelyn Farm and its location in the most beautiful Pembrokeshire countryside.

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.

**WORKSHOP**
44'2 x 19'1 (13.46m x 5.82m)

**OLD DAIRY**
lhs 13'5 x 12'1, middle 20'4 x 12'7, rhs 20'11 x 1 (lhs 4.09m x 3.68m, middle 6.20m x 3.84m, rhs 6.38m)

**BARN**
40'3 x 34' (12.27m x 10.36m)

**BARN LEAN-TO**
7'4 x 27'6 (2.24m x 8.38m)

**DIRECTIONS**
From our Tenby office, proceed to the A477 towards Llanteg. The property entrance gate is on the right side and is opposite the village hall, (which sits fairly prominent on the left side).
What/Three/Words:///deaf.flickers.soft

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