

Oxland, Maidenwells, Pembroke SA71 5ES



## Asking Price £620,000

A well-positioned residential smallholding extending to approximately 11.5 acres, comprising a characterful four-bedroom farmhouse, a range of outbuildings and clear scope for further enhancement or development (subject to consent). The property has been improved in recent years, particularly in terms of energy efficiency and presentation, whilst still offering potential to complete ongoing works and add value.

The farmhouse provides spacious accommodation over two storeys, including three reception rooms, a refitted kitchen, four bedrooms and two bath/shower rooms. It retains a number of traditional features, complemented by upgrades such as internal wall insulation, an air source heat pump and solar panels.

Externally, the property is approached via a private driveway and benefits from a rear garden with mature boundaries. There is a useful range of outbuildings, including barns, sheds, stabling and a ménage, suited to equestrian or smallholding use. The land is divided into four fields, a paddock and an orchard, with stock-proof fencing and water connections.

There is also evidence of previous planning consents for up to three cottages, including partially completed works and building footings. Whilst expired, the property continues to offer potential for alternative uses or development, subject to the necessary consents.



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**Location**

Oxland is situated on the outskirts of the historic town of Pembroke, approximately one mile to the south-west, where a good range of everyday amenities can be found, including shops, schools and leisure facilities, together with the well-known Pembroke Castle.

The property also enjoys excellent access to the southern section of the Pembrokeshire Coast National Park, renowned for its outstanding natural beauty and coastline. Some of Pembrokeshire's most popular sandy beaches, including Freshwater East, Barafundle Bay, Broad Haven South and Freshwater West, are all within a short drive.

The location offers an appealing balance of rural surroundings with convenient access to nearby towns and the wider Pembrokeshire coastline.

**Porch**

Triple aspect windows, feature front door, quarry tiled floor

**Living Room**

Window to front, feature fireplace with multi-fuel stove and timber lintel

**Dining Room**

Window to front, Victorian fireplace, quarry tiled floor

**Lounge/Kitchen**

Matching base units with contrasting work surface, integrated electric double oven and hob, single drainer ceramic sink with mixer tap, dual aspect windows to front and rear, timber effect flooring, fitted carpet, feature fireplace

**Utility**

Double aspect windows to side and rear, feature Aga cooking range, quarry tiled floor

**Kitchen**

Triple aspect windows to rear, matching wall and base units incorporating built-in electric double oven and hob with extractor over, integrated dishwasher and fridge, floor and wall tiling

**Rear Porch**

Two double glazed external doors

**Landing**

Split level, window to rear

**Bedroom 1**

South facing with views

**En-Suite**

Suite comprising shower cubicle, wash hand basin & WC

**Bedroom 2**

Window and skylight to front

**Bedroom 3**

Window and skylight to front

**Bedroom 4**

Window to front and skylight

**Bathroom**

Four piece suite comprising bath, corner shower, vanity hand basin & WC, tiled floor, heated towel rail

**Externally**

Oxland is approached via its own private access lane. The farmhouse benefits from a generous lawned rear garden with mature trees to the boundaries. To the south side are the footings for a previously proposed two-bedroom cottage/annexe extension.

To the north side, there is a ménage together with a range of steel-framed barns and sheds in varying states of repair, comprising: Barn (45' x 22') (13.72m x 6.71m), Shed (44' x 22') (13.41m x 6.71m), together with additional dilapidated sheds

and timber stables (3 x 15' x 12' each) (4.57m x 3.66m).

Opposite the farmhouse is a range of traditional stone and brick outbuildings under slate roofs. Whilst in poor condition, these offer potential for conversion to a detached dwelling, subject to the necessary consents. To the rear lies a productive orchard.

The land extends to approximately 9 acres in total and is arranged in four fields to the north of the access lane, together with a paddock to the south. The fields comprise OS 4200 (approx. 4.63 acres), OS 2900 (approx. 2.07 acres) and OS 1900 (approx. 1.32 acres), with the paddock identified as OS 2094 (approx. 1.00 acre). The land is currently laid to rough pasture, with stockproof fencing and water connections.

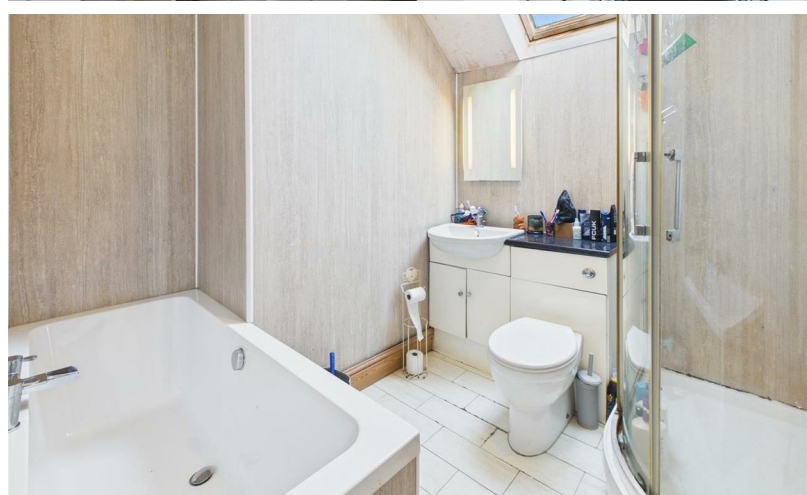
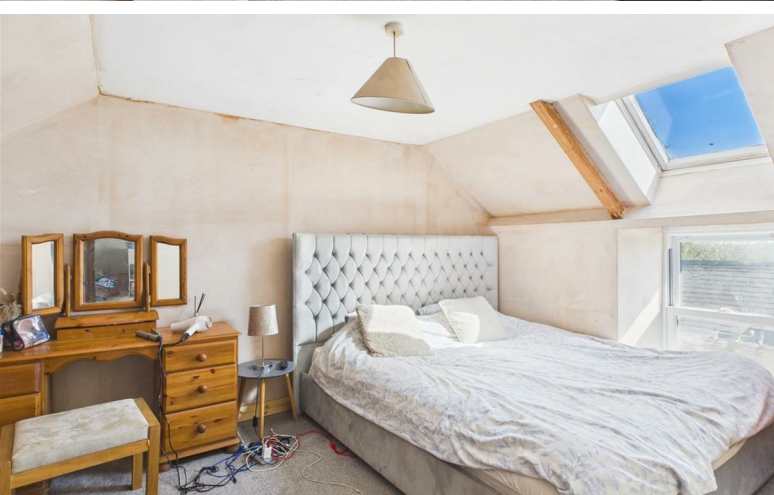
To the south-east of the property is a static Granada caravan with associated sheds, set within its own enclosed area.

**Planning**

Various expired consents which were originally granted by the former South Pembrokeshire District Council include:  
 D3/432/93 (26/10/93) Conversion of Annex (footings laid)  
 D3/523/90 (19/10/90) Conversion of Agricultural Buildings

**Additional Information**

Tenure: Freehold  
 Services: Mains electricity & water, private drainage, air source heat pump, and an array of solar panels  
 Council: Pembrokeshire County Council  
 Council Tax Band: E  
 Broadband: Fibre optic  
 Mobile coverage: Intermittent



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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
 165.5 m<sup>2</sup>  
 1782 ft<sup>2</sup>  
 Reduced headroom  
 2.6 m<sup>2</sup>  
 27 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
 ..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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From Pembroke, exit the town via St. Daniels Hill and into Maidenwells. Take a right turn before reaching the mini roundabout. The entrance to the access lane of Oxland will be found after a few hundred yards, just beyond the entrance to the Oxland Park housing development. what3words///against.examples.comply

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>26</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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