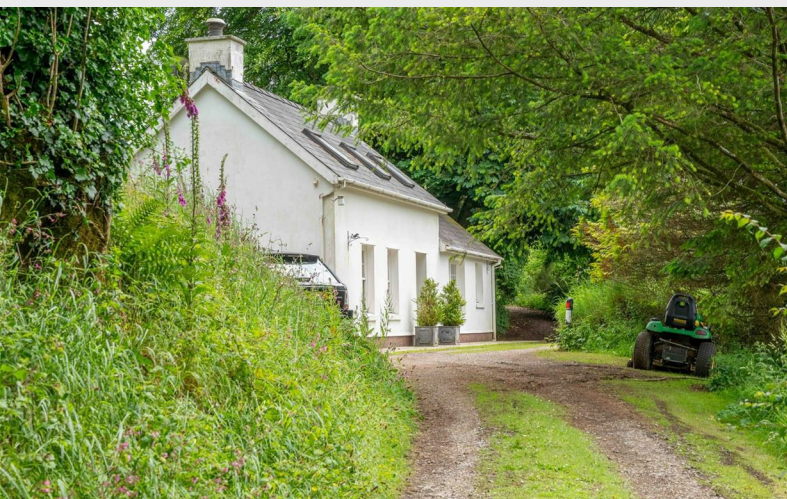


Cwmpibau, The Cottage & Pontgareg,
New Moat, Haverfordwest SA62 4RE



Guide Price £975,000



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PROFESSIONALS

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Collection**





An Exceptional Country Estate – First Time to Market

Nestled within approximately 17.8 acres of enchanting private grounds, this outstanding estate presents a rare opportunity to acquire a truly unique and much-loved home – never before offered for sale, offering 3 separate dwellings within the estate, providing up to 9 bedrooms. Cwmpibau is a fine example of a neo-Georgian country house, blending classical symmetry and proportions with the practicalities of mid-20th-century family living. Built in 1972 by the current family, the property echoes the elegance of earlier gentleman's residences while offering the generous space expected of a substantial rural home.

Approached via a sweeping private driveway, the estate offers total privacy and tranquillity. Once open to the public, the beautifully landscaped grounds gently unfold across rolling countryside, leading down to a meandering stream. With paddocks, woodland walks, and secluded garden areas, the grounds evoke a real sense of serenity and grandeur.

The main residence features elegant reception rooms, fine detailing, and a flexible layout. Accommodation currently comprises five bedrooms (two with en-suite), a formal dining room, sitting room, library, kitchen/breakfast room, utility, and boot room – with potential to create a sixth bedroom if desired.

Also within the grounds is a charming two-bedroom stone Gardener's Cottage, sympathetically extended in the 1980s. Ideal for guest accommodation, multi-generational living, or holiday let potential (subject to consents). A second cottage, Pontgareg, dates back to 1708, and has the potential to be a quaint one bedroom cottage, idyllically nestled in the woodland near the bridge.

This is a rare and exclusive property in a magical setting – a haven for wildlife lovers, outdoor enthusiasts, or those simply seeking peace and seclusion. Countryside living at its finest.



CWMPIBAU - (main residence)

Entrance Hall

A large, impressive front door opens into a welcoming entrance hall with beautiful parquet flooring, leading through elegant glass-panelled double doors into a grand central hallway. The central hallway is a striking feature of the home, boasting high ceilings, a large panel window that floods the space with natural light, and a beautifully crafted wooden staircase that adds warmth and character.

Sitting room

The character of the home continues into the sitting room, which boasts two elegant floor-length windows and a set of patio doors that open out to the extensive garden. A charming classic fireplace adds a warm and inviting feature of the home, boasting high ceilings, a large panel window that floods the space with natural light, and a beautifully crafted wooden staircase that adds warmth and character.

Dining room

Through large double doors, you'll find the dining room, featuring a generous front-facing window that offers lovely views of the garden.

Kitchen

The kitchen is fitted with handcrafted wooden base and wall units, creating a warm and traditional feel. Dual-aspect windows fill the space with natural light, and the room also benefits from the addition of a classic Aga, perfect for both cooking and character.

Utility Room

The utility room is equipped with both electricity and water connections, and also benefits from a built-in pantry, providing excellent additional storage.

Boot Room

The boot room offers ample storage space, a convenient WC, and two doors providing access to the grounds.

Inner passageway

The inner hallway boasts three windows that allow natural light to pour in, along with ample built-in storage. A beautiful parquet floor flows seamlessly throughout, adding warmth and elegance to the space. Doorway to large BOILER ROOM.

Bedroom 1

A spacious double bedroom enjoys views over the beautiful grounds through a large window. The room features a built-in wardrobe and benefits from a private en-suite, offering both comfort and convenience.

En-suite

The en-suite is fitted with a walk-in shower, low-flush WC and wash hand basin.

Bedroom 2

Another generously sized bedroom with double french doors opening directly onto the garden, creating a lovely connection to the outdoors. The room features built-in wardrobes and a corner sink for added convenience.

Bedroom 3

with dual-aspect windows that flood the room with natural light. Doorway interconnects with

Bedroom 4

Bedroom four benefits from its own external door, allowing access without passing through the main living areas, and features dual-aspect windows

Bathroom

The bathroom is finished with a combination of partial tiling and wood panelling. Suite comprises bath with an overhead shower, wash hand basin, and a low-flush toilet.

Landing

providing access to Library and Bedroom 6

Library / Bedroom 5

This character-filled room boasts a large built-in bookshelf to one wall, a fireplace with ornate decorative surround, two generous windows, and a plethora of built-in storage.

Bedroom 6

This spacious room features three windows that provide ample natural light, spacious built-in storage/wardrobes, airing cupboard.

Step to elevated dressing area and en-suite bathroom

En-suite

The en-suite is fitted with a bathtub, a built-in hand basin, and a low-flush toilet. Window

Double Garage

Up & Over door, power and light.

GARDENERS COTTAGE

A charming, detached stone cottage, extended in the 1980s, to provide a deceptively spacious 2 bedroom accommodation.

Entrance

The entrance hall features, timber flooring, staircase to first floor.

Living Room

The cosy living room benefits from fitted carpet, two front-facing windows, a side window, and a magnificent stone inglenook fireplace which creates a striking focal point.

Kitchen / Dining Room

The kitchen is fitted with matching base and wall units and enjoys plenty of natural light from two front-facing windows. In the corner, a glass-panelled cloakroom adds a practical touch, while a composite door provides access to the grounds. Plentiful space for family dining.

Bedroom 1

A large double bedroom with window to the rear, fitted wardrobe and carpeted floor.

Bathroom

The bathroom is part-tiled and features a low flush toilet, a panelled bath with overhead shower, a hand basin set in a vanity unit, and a window to the rear

Landing

Storage area and access to

Bedroom 2

Bedroom 2 is a large first floor bedroom with two Velux windows, large storage space, and fitted carpet.

PONTGAREG

Dating back to 1708, and in need of renovation, a quaint traditional one bedroom cottage, nestled in the woodland near the stream and bridge. Accommodation comprises 2 main ground floor living areas and a first floor bedroom.

The Grounds

Accessed via a private lane and a charming bridge, the approach to the main residence and Gardener's Cottage sets the tone for what lies beyond. As you cross over, the estate unfolds into a captivating scene of mature trees, wildflowers, and timeless tranquility. The grounds, extending to approximately 17.8 acres, have been thoughtfully landscaped to create a series of distinct and harmonious spaces. These include a generous open field, secluded formal garden areas, and a preserved wildflower meadow designed to nurture and attract local wildlife—offering a perfect balance of natural beauty and purposeful design. The property is enhanced by a large expanse of woodland, creating a peaceful rural haven with endless opportunities for outdoor enjoyment.

Additional Information

Tenure: Freehold

Services: Mains electricity and water, private drainage, oil fired central heating

Local Authority: Pembrokeshire County Council

Council Tax: Cwmpibau - band H. The Cottage - band E

Broadband: Standard available

Mobile: Likely/Limited, depending on provider. Interested parties should make their own enquiries.

EPC Ratings: Cwmpibau - E (Current 40, Potential 70 - C). The Cottage -F (Current 35, Potential 97 - A) Pontgareg - awaited

VIEWING: STRICTLY BY APPOINTMENT

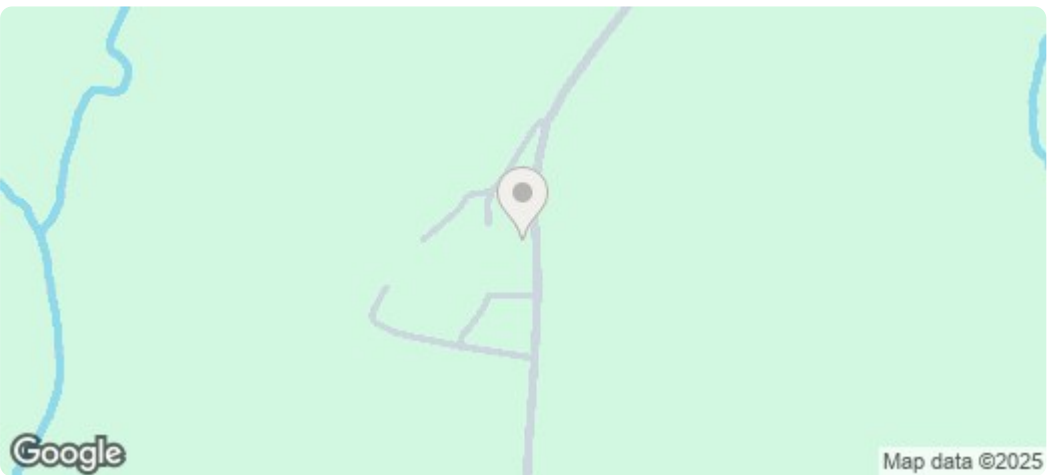




Leave Haverfordwest heading northeast on the B4329 toward Crundale. Upon entering Crundale take the right hand fork signposted for Clarbeston Road. Follow this road for roughly three miles until you enter Clarbeston Road village. In the village, turn left over the railway bridge and continue for about four more miles, passing Wood Park Off-Road Centre on your right and continuing down the hill towards New Moat. Before reaching New Moat you will see a small woodland on your right hand side with a turning signposted 'Cwmpibau'. Take this turning onto a private lane and follow it along until it terminates at the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	40	70
England & Wales		EU Directive 2002/91/EC



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