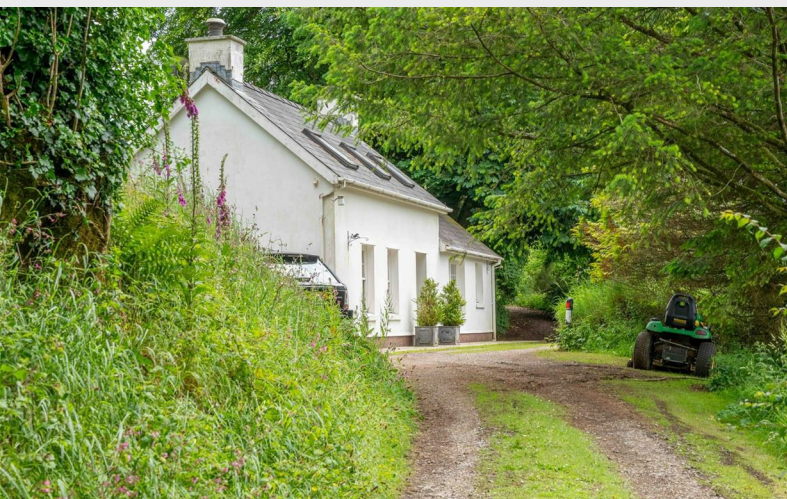


Cwmpibau, The Cottage & Pontgareg,
New Moat, Haverfordwest SA62 4RE



Guide Price £975,000



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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.



Entrance Hall

Sitting room

Dining room

Kitchen

Utlity Room

Boot Room

Inner passageway

Bedroom 1

En-suite

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom

Landing

Library / Bedroom 5

Bedroom 6

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

Up & Over door, power and light.

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)
Pontoareq - awaited

VIEWING: STRICTLY BY APPOINTMENT

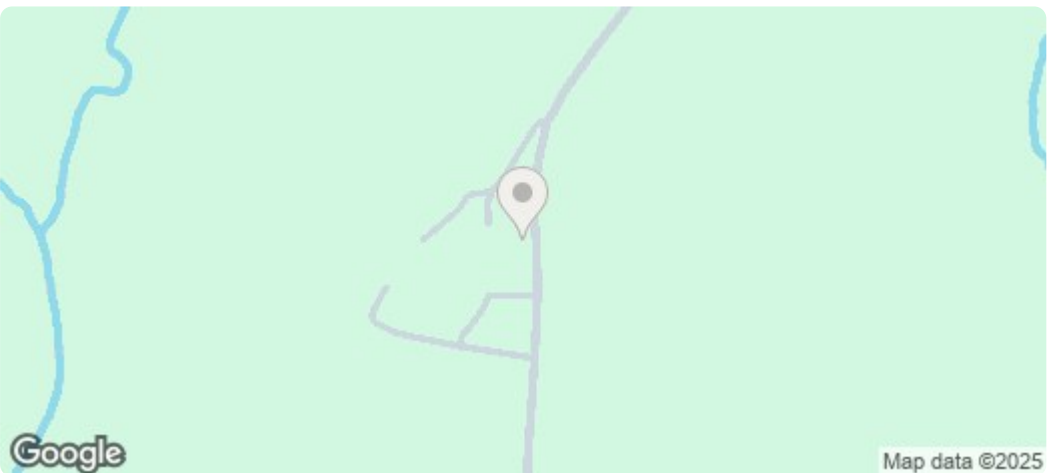




Leave Haverfordwest heading northeast on the B4329 toward Crundale. Upon entering Crundale take the right hand fork signposted for Clarbeston Road. Follow this road for roughly three miles until you enter Clarbeston Road village. In the village, turn left over the railway bridge and continue for about 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.

what3words///congratulations.tweked.yachting

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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