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**Fronhaul, Login, Whitland, Whitland, SA34 0XB**

**Offers Over £1,100,000**

Nestled in a serene valley setting close to Login, Whitland, this privately located country estate offers a unique opportunity for those seeking a tranquil rural retreat. The property comprises a charming character farmhouse alongside a separate two-bedroom cottage, making it ideal for multi generational family living, as guest accommodation or income generation as a holiday cottage.

Spanning an impressive 66 acres, the estate features rolling pastures and enchanting woodlands, providing a picturesque backdrop for outdoor enthusiasts. The estate also borders the River Taf, presenting excellent fishing opportunities for those who appreciate the beauty of nature and the joys of angling.

This property is perfect for individuals or families looking to escape the hustle and bustle of urban life and embrace a more peaceful lifestyle. With its expansive grounds and idyllic surroundings, it offers a wonderful chance to create a country estate that reflects your personal vision. Whether you are interested in farming, leisure activities, or simply enjoying the tranquillity of the countryside, this estate is a rare find that promises to deliver a fulfilling rural experience.

## Location



Located in it's own private valley setting having a country estate type feel, just north of the rural community of Login, being some 6 miles north of Narberth and the A40 Haverfordwest to Carmarthen roadway. The larger towns of Haverfordwest and Carmarthen are approximately some 16 miles equidistant, both providing wide ranges of shopping and administrative facilities. Please note the property is bisected by public footpath.

## Description



Rarely does the opportunity of purchasing a secluded property such as this come available on to the market. Nestling in it's own valley setting and being diversely appealing, having a characterful 2 bedroomed farmhouse with large rear conservatory, together with a detached 2 bedroomed cottage, having been both used for residential occupation with a family member, full time letting and in more recent years holiday letting for income generation.

The property is complemented by some well maintained stone outbuildings, with further barns and has a mix of approximately 45 acres of pasture and some 20 acres of woodland, being ideal for those having nature and amenity conservation interest at heart, and bordering the river Taf for the fishing enthusiasts.

## The Farmhouse



The Farmhouse which is of stone construction has the benefit of oil fired central heating via a Rayburn range and timber double glazing, with a large double glazed conservatory to the rear. The property has more particularly the following:

### Front Stable entrance door to

### Kitchen/dining area

18'9 x 13'1 (5.72m x 3.99m)



Having attractive original flag stoned floor, base units with a oil fired Rayburn range providing cooking facilities together with back boiler for domestic hot water and central heating supplies. Beamed ceilings, front window, electric oven.

### Kitchen area

15'9 x 6'7 (4.80m x 2.01m)



Again with an attractive timber kitchen units at base and wall level having a slated worksurface incorporating sink unit, ceramic hob with extractor hood over, quarry tiled floor, beamed ceiling.

Steps down to

### Utility room

13'5 x 6'1 (4.09m x 1.85m)



With base units, double bowl sink unit, plumbing for automatic washing machine

### Cloakroom off

Having w.c, wash hand basin, radiator

Rear door to

### Conservatory

26' x 11'6 + recess 13 x 6 (7.92m x 3.51m + recess 3.96m x 1.83m)



Having a tiled floor, rear patio doors

### Living room

13'1 x 11'10 (3.99m x 3.61m)



A cozy and characterful room with beamed ceiling, exposed stone walling, double aspect windows, fireplace with multi fuel stove.

### First floor



Having a wide staircase leading to half landing

## Bathroom



Having a refurbished suite with bath having shower unit over, w.c, wash hand basin, heated towel rail.

## Door to under-eaves storage area

### Main bedroom 1

13'1 x 10'2 + recess 7'5 x 7'1 (3.99m x 3.10m + recess 2.26m x 2.16m)



With four double aspect windows to front and side, built in cupboard, exposed A frames, radiator

### Bedroom 2

13'2 x 13'1 (4.01m x 3.99m)



With two built in cupboards, access to under-eaves storage area, front window steps upto Mezzanine storage area with velux roof window.

## Gardens



To the front of the house are terraced gardens with a central path, mature in nature with flower and shrub borders, greenhouse, garden workshop

## Fron Haul Cottage



Fron Haul cottage is an attractive detached cottage, providing self contained two bedroomed accommodation

## Front enclosed graveled patio area

## Front door to

## Living room

21'7 x 13'3 (6.58m x 4.04m)



Having a quarry tiled floor and beamed ceiling, fireplace with electric fire inset, 3 radiators

## Conservatory

14'7 x 8'2 (4.45m x 2.49m)



Quarry tiled floor, window seating, radiator, enjoying views over the surrounding valley,

## Bedroom off

15 x 9'2 (4.57m x 2.79m)



Radiator, exposed stone walling, side window, side entrance door

## Kitchen

22 x 6 (6.71m x 1.83m)



Off the living room a door leads to the kitchen with base units, having extensive cupboards and work surfaces incorporating single drainage sink unit, plumbing for automatic washing machine, oil fired boiler, space for range.

## Side entrance hall

Separate entrance door

## Shower room



With shower cubicle, wash hand basin, toilet, Velux roof window.

## First floor

## Loft Bedroom

12'9 x 13'3 (overall) (3.89m x 4.04m (overall))



Having exposed A frames, with 5 Velux roof windows, 3 radiators, door to granary steps.

## Fronhaul Cottage floor plan



## Externally



The property is approached via an initially shared and then private driveway, leading to a traditional yard area, this is flanked by:

## Feed shed

19'5 x 8'6 (5.92m x 2.59m)



With power connected

## Further stone barn

25 x 13 (7.62m x 3.96m)



## Adjoining former dairy/ workshop

15'4 x 10'9 (4.67m x 3.28m)

## Second stone range

53 x 14'8 (overall) (16.15m x 4.47m (overall))



With stone construction, with box profile sheeting roof, providing stables, loose boxes etc.,

### **Rear lean-to**

13 x 14'3 (3.96m x 4.34m)



### **Adjoining Dutch barn**

32' x 20 (9.75m x 6.10m)



### **Open fronted feed store / haybarn/ store shed**

38 x 11'6 (overall) (11.58m x 3.51m (overall))

### **Lands**



Which is provided north to the holding, provides some attractive pasture fields and hay meadows, accessed via several internal tracks, together with some lovely river

meadows boarded by the river Taf, in a pretty, private valley setting. There is approximately 20 acres of woodland, the whole providing an attractive estate type setting. We are informed the fishing rights are held in hand, There is a borehole with serves some of the animal troughs.

### **Services**



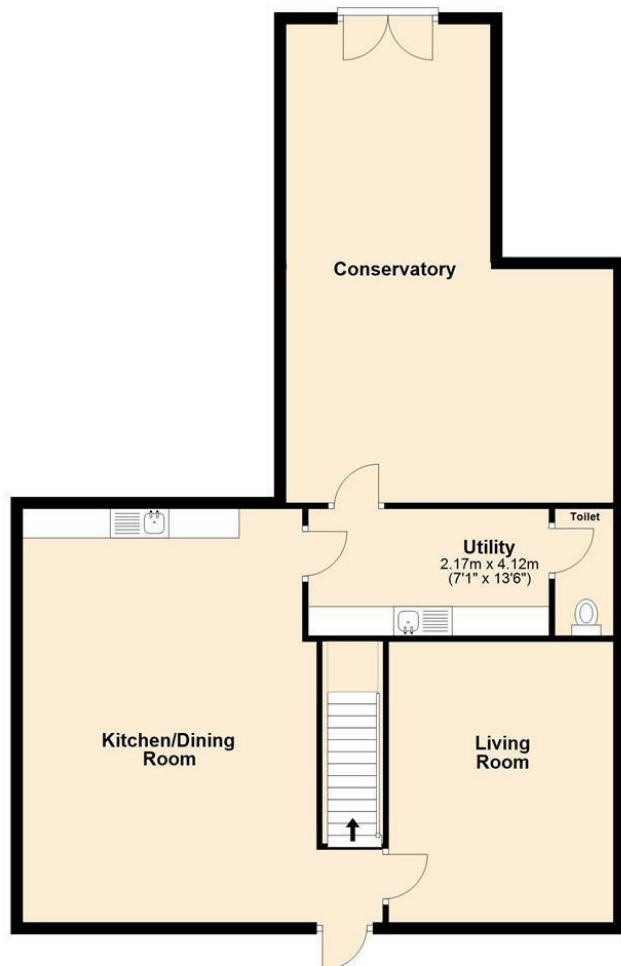
Mains electricity, mains water, private drainage, oil fired central heating with Rayburn to farmhouse and separate oil fired boiler to cottage, Telephone connected via VOIP using Starlink, broadband connected.

### **Council Tax - E**



We are informed that the amount payable per annum is £2,728

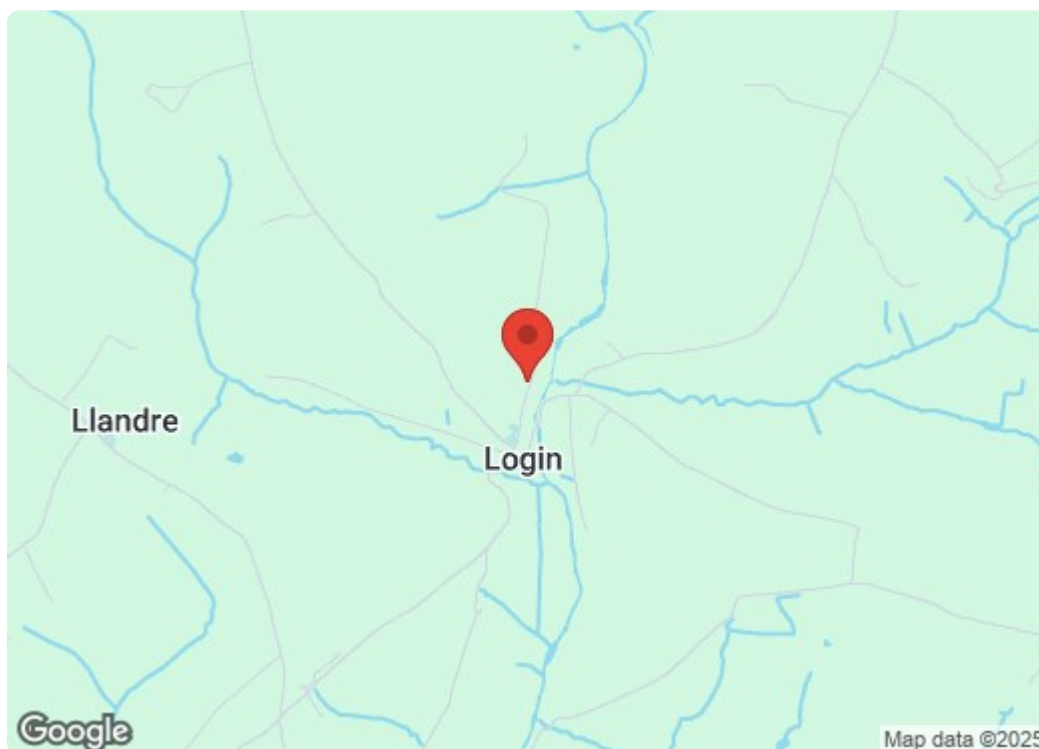
**Ground Floor**  
Approx. 108.7 sq. metres (1170.3 sq. feet)



**First Floor**  
Approx. 46.4 sq. metres (499.8 sq. feet)



Total area: approx. 155.2 sq. metres (1670.1 sq. feet)  
**Fronhaul, Login, Whitland**



**Energy Efficiency Rating**

|                                             | Current  | Potential |
|---------------------------------------------|----------|-----------|
| Very energy efficient - lower running costs |          |           |
| (92 plus) <b>A</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>                            |          |           |
| (1-20) <b>G</b>                             |          |           |
| Not energy efficient - higher running costs |          |           |
|                                             |          | <b>69</b> |
|                                             | <b>8</b> |           |

**England & Wales** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

|                                                                 | Current | Potential |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</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>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

**England & Wales** EU Directive 2002/91/EC



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