



# RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND  
EQUESTRIAN ♦ SMALLHOLDINGS ♦ RESIDENTIAL ♦ COMMERCIAL FARMS ♦ LEISURE

KR/EV/412C

## PEMBROKESHIRE

*Approximate Distances:*

6 miles Narberth ♦ 9 miles Haverfordwest  
Within 1½ miles village of Llawhaden ♦ 3 miles A40

AN ESTABLISHED APPROX. 25 ACRE EQUESTRIAN CENTRE  
CURRENTLY A LICENSED RIDING SCHOOL AND TREKKING CENTRE  
**WITH DIRECT ACCESS ONTO AN EXTENSIVE BRIDLEWAY NETWORK**  
THE PROPERTY ALSO WITH TREMENDOUS HOLIDAY INCOME POTENTIAL,  
SET IN MUCH FAVOURED PEMBROKESHIRE COUNTRYSIDE

## THE SYCAMORES

LLAWHADEN

Nr NARBERTH SA67 8DP



*The Residence*



*General View / Paddocks*

A **SUBSTANTIAL PERIOD FARMHOUSE** affording on the first floor FIVE BEDROOMS AND FAMILY BATHROOM and on the ground floor 34' LOUNGE, BREAKFAST/DINING ROOM, FITTED KITCHEN, UTILITY ROOM AND GROUND FLOOR CLOAKROOM : OIL CENTRAL HEATING : SET IN PLEASANT GROUNDS

**ANCILLARY ACCOMMODATION** PROVIDED BY TWO OLDER STYLE MOBILE HOMES WITH SERVICES CONNECTED PLUS STAFF CARAVAN

**THE OUTBUILDINGS AND EQUESTRIAN FACILITIES** include TRADITIONAL STONE BARN (WITH **PLANNING APPROVAL** FOR TWO HOLIDAY COTTAGES) CURRENTLY PROVIDING THREE LOOSE BOXES AND TACK ROOM : RANGE OF MULTIPURPOSE MODERN BARNs INCORPORATING SIX INTEGRAL LOOSE BOXES : 60' dia ROUND PEN

**ALL WEATHER FLOODLIT ARENA** 100m x 50m with *CUSHIONRIDE* SURFACE

**THE LAND** comprising FIVE "HOME" PADDOCKS AND MAIN APPROX. 15 ACRE ENCLOSURE, ALL MAINLY LEVEL AND VERY GENTLY SLOPING PASTURELAND.

**EXTENDING IN ALL TO APPROX. 25 ACRES (About 10 Hectares)**

**Option nearby Stone Barn with Planning Approval for main residence and two holiday cottages**

## THE RESIDENCE

A substantial period farmhouse which we understand dates from c.1891. The property of mainly stone construction with natural stone elevations to the front and rendered and whitened to the side and rear, all under a slated roof. The property benefits from OIL CENTRAL HEATING and secondary double glazing. Affording the following accommodation with approx room sizes:

MAIN SIDE PORCH with double glazed door and side window and door to:

HALLWAY dado rail, wall alcove, built-in cupboard, walk-in understairs storage cupboard, access to:

INNER LOBBY with fitted cupboards which have louvre doors and access door to:

GROUND FLOOR CLOAKROOM with wash basin, WC and side door access

MAIN LOUNGE 34' x 15'4 (About 10.4m x 4.6m) two front windows; at one end of the room there is an attractive stone fireplace with woodburning stove and extended walling with timber display shelving. At the opposite end of the room there is a second stone fireplace with inset dog grate and canopy, door to:

FRONT PORCH/CONSERVATORY 11'9 x 6'9 (About 3.6m x 2.1m) with half-glazed surround and door to front garden

From the main hall further door to:

DINING / BREAKFAST ROOM 14'9 x 12'10 (About 4.5m x 3.9m) side window, large INGLENOOK with bressumer beam and stone surround and inset oil fired red coloured AGA COOKING RANGE (also providing heating for domestic water) and with attractive tiled surround, pine panelled ceiling, pine door to rear staircase and large open archway communicating with:

KITCHEN 17'5 x 12'6 (About 5.2m x 3.8m) with large side picture window, range of matching base cupboards, circular sink unit with drainer and mixer tap, fitted breakfast bar, matching eye-level cabinets, plumbing for dishwasher, ceramic hob with extractor hood, pine panelled ceiling, ceramic tiled floor

From the dining/breakfast room there is a passageway within the inglenook and door to:

UTILITY ROOM 16'3 x 14'2 (About 4.9m x 4.3m) side window, double drainer stainless steel sink unit, plumbing for washing machine, vent for tumble dryer, oil fired boiler for central heating, ceramic tiled floor and doors to each side of the residence

From the main lounge there is a CENTRAL MAIN STAIRCASE with timber balustrade to a half landing and split stairs to:

FRONT LANDING front window, large shelf above stairwell and pine doors to:

BEDROOM ONE 14'1 x 13'7 (About 4.3m x 4.1m) front and side windows

BEDROOM TWO 14' x 13'6 (About 4.3m x 4.1m) front and side windows, double wardrobe with louver doors and locker above

REAR LANDING with loft access point and REAR STAIRCASE which leads to the dining/breakfast room

BEDROOM THREE 10'6 x 8'8 (About 3.2m x 2.6m) side window

BEDROOM FOUR 11'8 x 9'7 (About 3.5m x 2.9m) part sloping ceiling with *Velux* window, fitted pine dressing table and base cupboards

BEDROOM FIVE 10'9 x 8'5 (About 3.3m x 2.5m) side window, airing cupboard (housing hot water cylinder with standby electric immersion), large shelved cupboard with louvre doors and wall with fitted shelving

FAMILY BATHROOM fitted to include panelled bath, wash hand basin, WC, part tiled walls, fitted pine cupboard

## OUTSIDE

The farmhouse is set well back from a quiet country lane and immediately to the front of the property there are pleasant lawns enclosed by mature hedging and further lawns extend to the side where there is a small coniferous copse and also TWO OLDER STYLE MOBILE HOMES with services connected.

At the rear of the property there is a PAVED PATIO AREA and there is a wide gravel driveway extending around the residence.

To one side of the farmhouse there is a TERRACED AREA with semi-circular wall.

***N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited The Sycamores but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.***

## THE OUTBUILDINGS AND EQUESTRIAN FACILITIES

The main buildings are set to the rear of the residence and include with approx sizes:

TRADITIONAL STONE BARN 50' x 14' (About 15.2m x 4.3m) currently providing:

THREE LOOSE BOXES and TACK ROOM with internal block wall partitions

This barn with the benefit of **Planning Approval** for conversion to provide TWO HOLIDAY COTTAGES.

There are a further range of modern barns including:

MAIN BARN 45' x 35' (About 13.7m x 10.7m) full concrete base and with temporary gated partitions to provide SIX INTEGRAL LOOSE BOXES

LEAN-TO 45' x 22' (About 13.7m x 6.7m)

STORAGE BARN 40' x 15' (About 12.2m x 4.6m) with full clad sides

### STAFF CARAVAN

Set to the rear of the modern barns there is a 60' dia ROUND PEN sand based, post and rail surround

From the yarded area and buildings there is a hard surface track leading to:

**RIDING ARENA** 100m x 50m with *Cushionride* all weather surface, floodlit and with post and rail surround. There is a hard surface trackway surrounding the arena with power and lighting and sheltered with earth bank surround

### OPTIONAL BARN

Purchasers will be given the OPTION to purchase a magnificent stone barn known as **COURT BARN** which is situated slightly to the north-east of the farmhouse, completely detached, of substantial stone construction, measuring approx 90' x 16' (About 27.4m x 4.9m) with ground and first floors (the first floor approached via outside stone granary steps). This barn has the benefit of current **PLANNING APPROVAL** for conversion to provide FOUR BEDROOM MAIN RESIDENCE PLUS TWO HOLIDAY COTTAGES.

Immediately to the front of the barn there is an impressive courtyard area providing extensive parking and turning area.

**Available at a Guide Price of £200,000**

## THE LAND

Immediately adjoining the buildings and equestrian facilities there are FIVE "HOME" PADDOCKS comprising mainly level and very gently sloping pastureland. Extending to the south of the home paddocks there is an excellent approx 15 ACRE MAIN ENCLOSURE.

**EXTENDING IN ALL TO APPROX. 25 ACRES  
(About 10 Hectares)**

## SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, TELEPHONE (connected and available subject to transfer regulations)

## LOCAL AUTHORITY

PEMBROKESHIRE COUNTY COUNCIL

## GENERAL AND SITUATION

The Sycamores has been developed as an equestrian centre by the present owners and is now a renowned licensed riding school and trekking centre (with the benefit of brown tourist signs) currently specialising in western riding. For those with equine interests, from the property there is direct access to an extensive bridleway network. The property provides tremendous scope and potential for ongoing development with the provision of holiday accommodation and scope to offer riding holidays.

The property is in a very accessible rural location about 1½ miles from the popular small village of Llawhaden where there is Post Office, village store and church and the main A40 is about 3 miles to the south. The popular town of Narberth is within 6 miles and the main centre of Haverfordwest is within 9 miles and there is easy access to many favoured south and west Wales coastal resorts.

The property is within 5 miles of the *Oakwood Leisure Park* and also the new *Bluestone* glass indoor sub tropical world.

## DIRECTIONS

Travelling west on the A40 continue beyond Whitland towards Haverfordwest. Pass through the village of Robeston Wathen and at the bottom of the hill (just beyond the turning for *Oakwood Leisure Park*) take NEXT TURN RIGHT signed for Llawhaden. Proceed into the village and at junction TURN LEFT and in a short distance BEAR RIGHT. At the next junction BEAR RIGHT again and the property is located in just over half a mile ON RIGHT HAND SIDE.

## VIEWING

Strictly by appointment only with the Agents  
**RURAL SCENE - TEL 01264 850700**

**PRICE GUIDE            £480,000**



*The Residence (Rear)*



*Riding Arena*



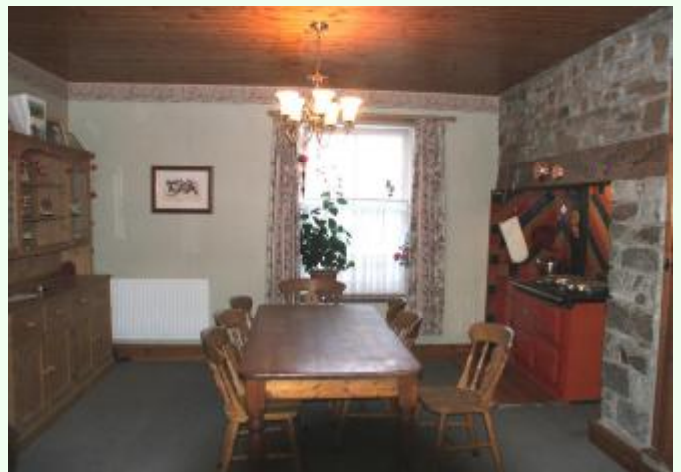
*Court Barn (Optional)*



*Traditional Stone Barn*



*Round Pen*



*Breakfast Room*



*Kitchen*



*Lounge*