



FennWright
Water & Leisure

White House Mill, Narbeth, Pembrokeshire

Established trout fishery and former mill set within 25 acres



Introduction

White House Mill is an attractive lifestyle property set in the Afon Cwm valley, comprising a Stillwater trout fishery with river frontage, six bedroom Mill House and woodland small holding, set within a total site area extending to 25.6 acres (10.3 Ha).

Location

The property is located within the parish of Lampeter Velfrey, with the east Pembrokeshire countryside, close to the border with Carmarthenshire. The site is located within 3 miles of the A40 which links directly to the M4, and is approximately 2 miles from the small towns of Narberth and Whitland. Between them they offer a good range of local transport services including a train station in both towns, local facilities and primary and comprehensive schooling.

The market towns of Haverfordwest (15 miles) and Carmarthen (16 miles) provide a greater range of amenities. This property is also within close proximity of the renowned Pembrokeshire coastline, approximately 6 miles distant to the nearest beach.

Trout Fishery

Situated within the White House Mill estate is a mature Stillwater trout fishery established in the 1980s surrounded by rolling countryside. The main lake extends to 2.3 acres, has a large central island and is fed from the Afon Cwm via the small pool, resulting in the fishery been known for clear water and consistent water levels year round.

The banks have been well maintained with ample casting space and several fishing platforms. The small pool is located between the main lake and the river. A third, smaller lake extending to 0.4 acres is located at the northern end of the property) and is also fed from the Afon Cwm. The fishery has traditionally offered different types of fly fishing, having been stocked with both rainbow and brown trout.

The fishery offers scope to continue the trout fishing, potentially on three pools which extend to a combine area of approximately 3 acres. Alternatively, the main lake in particular may be suitable for coarse fishing. In addition, the Afon Cwm runs along the east boundary, providing approximately 1,900m of river frontage.



White House Mill

The original mill stream and mill pool are part of the estate's heritage as a working mill, with the cottage converted to a residential dwelling in the early 1800s. The Cottage now serves as a tranquil Lounge and a Master Bedroom, complete with a luxurious en-suite. This part of the property dates back to at least 1845, adding a rich historical narrative to the home. To the left of the property, there is a Great Room / Hall which was previously used to entertain visiting anglers staying at the mill.

The Main House (once 'The Old Farmhouse') has been transformed to offer a blend of tradition and modernity. It includes a Dining Room & Snug, a fully-equipped Kitchen, a light-filled Breakfast Room, three generous double Bedrooms, and a well-appointed Bathroom.

The Annex

The Annex (formerly 'The Barn') is now a beautifully appointed living space, featuring a modern kitchen, an inviting dining area, a cosy sitting area, and two spacious double bedrooms—one with an en-suite and shower room. The accommodation briefly comprises:

Entrance Porch:	
Entrance Hall:	4.29m x 1.45m
Utility Room / Kitchen:	
Barn / Great Room:	12.7m x 4.7m
Ground Floor Bedroom One:	3.3m x 4.27m
Ground Floor Bedroom Two:	3.33m x 2.69m
Ground Floor Bedroom Two En-Suite:	
Shower Room:	
Sitting Room:	3.94m x 7.29m
Conservatory / Sun Room:	8.59m x 6.25m
Cloakroom:	
Dining Room:	8m x 3.71m
Kitchen:	5.51m x 2.79m
Breakfast Room:	3.61m x 2.87m
Boot Room:	5.46m x 1.3m

First Floor Landing One:	1.55m x 7.34m
Bedroom One:	3.96m x 3.23m
Bedroom Two:	3.99m x 3.58m
Bedroom Three:	2.97m x 3.61m
Family Bathroom:	3.89m x 2.92m
First Floor Landing Two:	

Master Bedroom:	7.39m x 3.94m
Master Bedroom En-Suite Shower Room:	1.98m x 1.8m

Outbuildings

Garage:	6.65m x 5.41m
Outbuilding:	5.41m x 3.3m
Old Shop:	2.39m x 2.31m
Cloakroom:	1.5m x 2.39m

Summer House, small orchard, double shed/garage, storage room and greenhouse.

Renovations

In 1992, the current owner undertook an extensive renovation programme. The Annex was converted into living quarters, with the original shop and entrance reconfigured to two double bedrooms, each with access to modern shower facilities. The Cottage was sympathetically rebuilt and Main House also saw significant enhancements, including the addition of a large sunroom that creates a bright and airy link to The Cottage. The Dining Room was transformed into a spacious, open-plan area perfect for entertaining, featuring a fireplace rebuilt with reclaimed stone from the old Mill House

Land

The estate extends to a total of 25.6 acres with potential equestrian uses and has sufficient space for stables, paddocks, and riding trails. The land has been carefully managed, with the fields traditionally used for sheep rearing and hay production, providing a pristine, well-maintained environment.

Planning

The property benefits from planning permission for the current uses. The land may be suitable for a number of other uses including those ancillary to the fishery as well as alternative leisure uses, subject to planning.

Income and Expenditure

The fishery has previously been operated as a day ticket fly fishery offering both catch and release and catch and keep fishing to visiting anglers. Historic income and expenditure figures are available upon request.

Services

The site benefits from mains water and mains electricity. Drainage is to a private system.

Agents' Notes

Tenure & Possession

The property is offered for sale freehold subject to vacant possession.

Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and fish stocks within the lake. Fenn Wright are not liable in any way for the quality or quantity of the fish stocks, nor any death or disease that may affect such stocks. Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.

Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

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Under the regulations, what we say or publish about a property must not be false or misleading and we must provide certain material information to enable a potential viewer or purchaser to take an informed transactional decision.

Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Viewing

Viewing is strictly through appointment with joint agents Fenn Wright or Fine and Country.

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Rates

Business Rates payable: £Nil

Council Tax: Band ? - Rates Payable 2024/25

Local Authority

Pembrokeshire County Council

Directions

To be obtained from Fenn Wright. Viewing strictly by prior appointment only. No unauthorised viewings. Postcode for the property is SA34 0RB.







Floor Plans - White House Mill



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Area: 10.347 ha (25.568 acres)



Viewing strictly by appointment
with joint agents:

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Safety Note to Buyers

Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST.

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