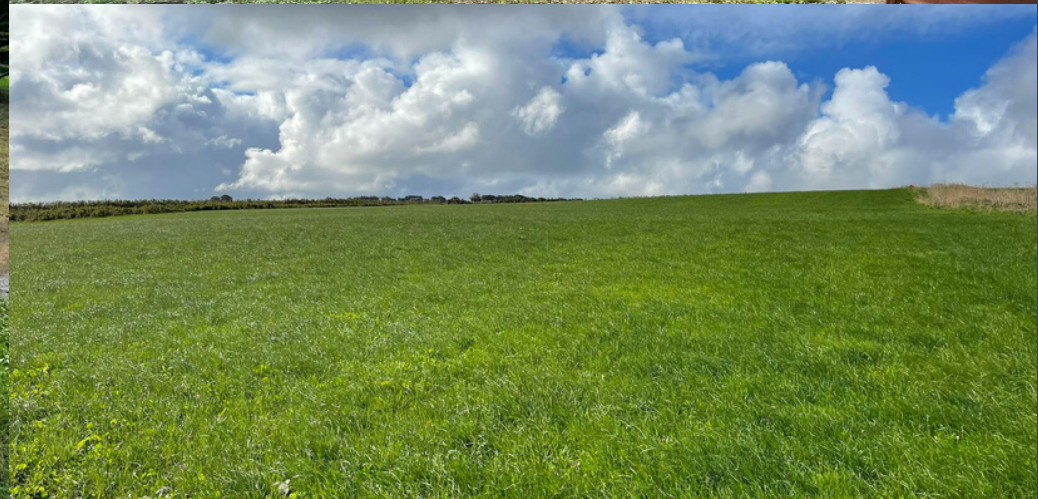


GILFACH FARM, MATHRY, HAVERFORDWEST, SA62 5HN.  
Available as a Whole or in 2 lots.



GUIDE PRICE AS WHOLE £750,000  
Lot 1 - £300,000 Lot 2 - £450,000

EDWARD H PERKINS  
RURAL CHARTERED SURVEYORS

# GILFACH FARM, MATHRY, HAVERFORDWEST, SA62 5HN

A small farm situated in a delightful private rural setting in North Pembrokeshire.

Gilfach Farm in all extends to approximately 54.08 acres (22.17 ha), comprising of a detached traditional welsh farmhouse, a range of outbuildings, modern farm buildings and a productive block of agricultural land and woodland.



## **Lot 1 - Offers over £300,000 invited**

4 bedroom detached traditional welsh farmhouse  
Range of outbuildings to the front of the property  
2.91 acres of agricultural land  
4.60 acres of Woodland

## **Lot 2 - Offers over £450,000 invited**

45.58 acres of productive agricultural land  
Two modern agricultural buildings  
Silage pit



## **Offers over £750,000 invited as a Whole**

### **SITUATION**

Gilfach Farm is situated a short distance north east of the village of Mathry in North Pembrokeshire. The access to the property is via a private hard surfaced track off the unclassified road from Mathry to Abermawr.

If the holding is sold in lots, then the access to Lot 2 would be gained via field parcel SM8833 1726 (as seen on attached plan).

### **DIRECTIONS**

From Fishguard take the main A487 west for some 5 miles. On approaching the village of Mathry turn right at the cross road onto Mathry hill and turn immediately right onto the unclassified road. Follow this road for approximately 0.5 miles and the property known as Gilfach Farm is located on your left. A 'For Sale' board is erected on site.

## PROPERTY DESCRIPTION

### THE FARMHOUSE -

Gilfach farmhouse is a traditional welsh two storey detached structure which extends to approximately 1,061sq ft. The Farmhouse contains a duo pitched roof with a covering of slates and two brick chimney stacks. The dwelling house benefits from a combination of uPVC and timber windows and doors, plastic fascias and soffits and plastic rainwater goods. The farmhouse is in need of modernisation.



The Accommodation comprises of the following:

### Ground Floor Accommodation:

#### Hallway

**Living Room 1 (4.45m x 4.20m)** - Located on the right as you enter the property. Comprises of open fire place, radiator, window and carpet floor covering.

**Sitting Room (3.48m x 4.13m)** - Located on the left as you enter the property. Carpeted floor coverings, radiator, open fire place, stairs to first floor accommodation.

**Kitchen** - Rayburn, wooden panel walls, fitted floor and wall units. provides access to utility room and back door.



**Utility (1.60m x 2.63m)** - tiled floor covering. location of boiler.

**Back hallway** - provides access to rear of property and downstairs bathroom.

**Bathroom (L shaped)** - Shower cubical, Wash Hand basin and W.C.

### First Floor Accommodation:

**Bedroom 1 (3.18m x 3.53m max)** - Double bedroom with radiator and carpet floor covering.

**Bedroom 2 (2.42m x 2.60m)** - Single bedroom with radiator and carpet floor covering. Part sloping roof.

**Bedroom 3 (4.10m x 2.60m)** - Double bedroom with two windows, radiator and carpet floor covering.

**Bathroom (2.82m x 1.82m)** - Bath, WC, Wash Hand Basin, metal window and carpet floor covering.

**Bedroom 4 (2.80m x 3.70m)** - Single bedroom, window, radiator and carpet floor covering.



## SERVICES:

Gilfach farmhouse benefits from mains electricity, mains water and gas central heating. The mains water supply feeds both the farmhouse and the agricultural land and buildings.

## ENERGY PERFORMANCE CERTIFICATE:

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             | 20 G    |           |

## EXTERNALLY - THE OUTBUILDINGS

An appealing feature of the property is the range of useful outbuildings that would serve a range of uses. These include:

### *2 x Half round metal corrugated sheds*

**Garage (10.80m x 5.12m)** - Concrete block constructed outbuilding under a duo pitched roof with concrete floor. Useful for storage purposes.



**Modern Cubical Shed Building** - Steel portal framed building with a duo pitched structure and a lean to either side. This building extends to approximately 626.58m<sup>2</sup> and internally benefits from cattle cubicles and central passage.

**Silage pit** - to the north west of the cubical shed is a 10.80m x 24.70m silage pit facility.

**Old Cattle Cubicles** - Metal framed duo pitched structure with internal wooden cattle housing. In need of repair and modernisation.

**Corrugated Metal Workshop** - Metal portal framed workshop with corrugated metal side s and mono-pitched roof. Benefits from a concrete floor covering and electricity.

**Atcost General purpose building (13.15m x 6.15m)** - 3 bay steel portal framed building with hardcore flooring. Open front and sides.

**Storage shed (old milking Parlour) (10.00m x 4.00m)** - Mono-pitched roof structure, concrete block construction.

Located south west of the homestead is two larger modern livestock buildings. These buildings form part of Lot 2 if the property is sold in two lots.



## THE LAND

There is approximately 47.25 acres of usable clean agricultural land at the property, together with 4.60 acres of woodland. The majority of the agricultural land is divided into 3 reasonably sized parcels and currently laid to grass pasture. The land is considered to be a mix of both Grade 3a and Grade 3b agricultural land in accordance with the Agricultural Land Classification map (Wales).

The land benefits from Roadside access at the northern boundary or can be accessed via the main entrance to the property through the homestead.



## TENURE AND POSSESSION

The tenure of the property is freehold with vacant possession upon completion with exception of any annual agreements in place on the farmland.

## EASEMENTS, RIGHTS OF WAY AND WAYLEAVES:

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/bridleways. There is a footpath that runs through the yard and the fields.

## BASIC PAYMENT ENTITLEMENTS

Basic Payment Scheme entitlements are not included within the sale.

## SPORTING, MINERAL & TIMBER RIGHTS

In so far as they are owned by the Vendors, rights of sporting, minerals and timber are included in the sale. All such rights are believed to be owned by the Vendors.

## AGRI-ENVIRONMENT SCHEMES

The farm is not entered into any schemes.

## METHOD OF SALE

Offered for sale by private treaty as a whole or in lots.

## STATUTORY AUTHORITIES

Pembrokeshire County Council, County Hall, Haverfordwest SA61 1TP.

Telephone: 01437 764551.

Welsh Government (Agricultural Department), Picton Terrace, Carmarthen, SA31 3BT.

Telephone: 0300 062 5004

National Resources Wales (NRW), Customer Care Centre, Ty Cambria, 29 Newport Rd, Cardiff, CF24 0TP Telephone: 0300 065 3000

## VIEWING ARRANGEMENTS

Strictly by appointment with Edward H Perkins Rural Chartered Surveyors.

## VENDOR'S SELLING AGENTS

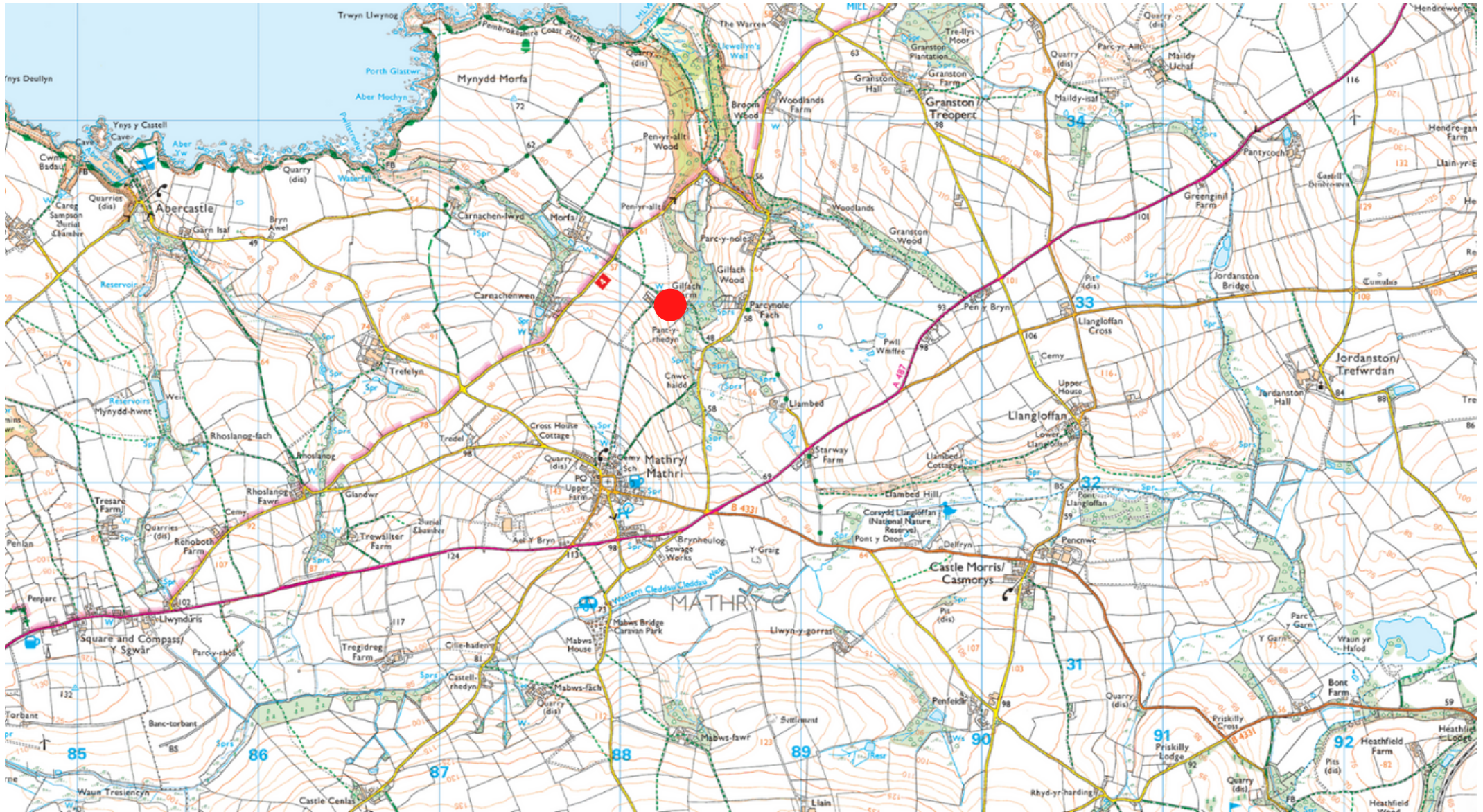
Edward H Perkins Rural Chartered Surveyors, St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG.

Telephone: 01437 760730

Email: mail@edwardperkins.co.uk

If you have any enquiry regarding the property, please ask to speak to Isabelle Davies or Kathryn Perkins.

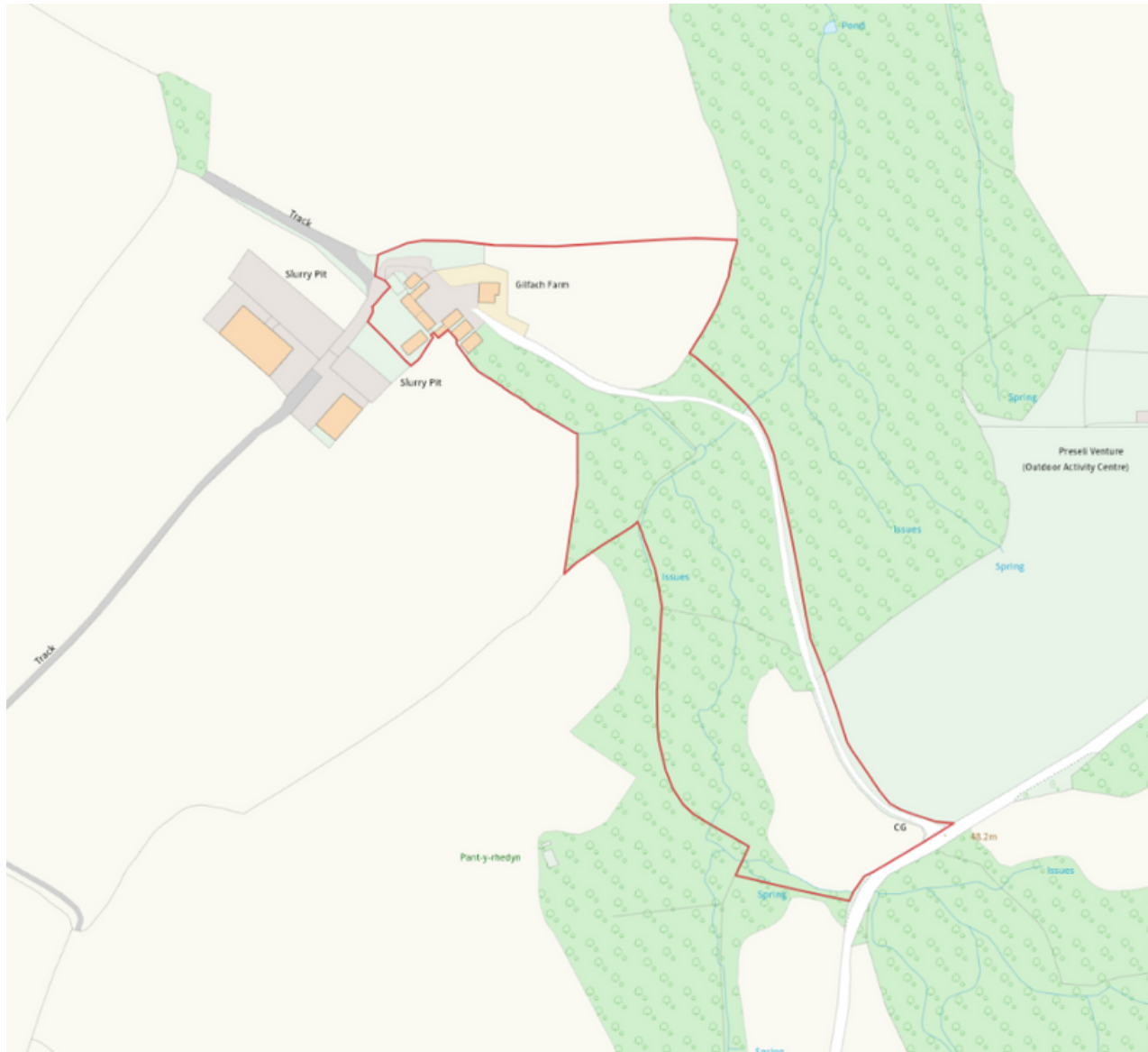
# LOCATION PLAN



St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG  
Tel: 01437 760 730  
Email: [mail@edwardperkins.co.uk](mailto:mail@edwardperkins.co.uk)



## PLAN LOT 1



### PLANS AND PARTICULARS:

Plans are provided for identification purposes only.

The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

### PHOTO DETAILS:

Photography and inspection of the property took place in April 2022.

## PLAN LOT 2







St John House, Salutation Square, Haverfordwest , Pembrokeshire, SA61 2LG  
Tel: 01437 760 730  
Email: [mail@edwardperkins.co.uk](mailto:mail@edwardperkins.co.uk)

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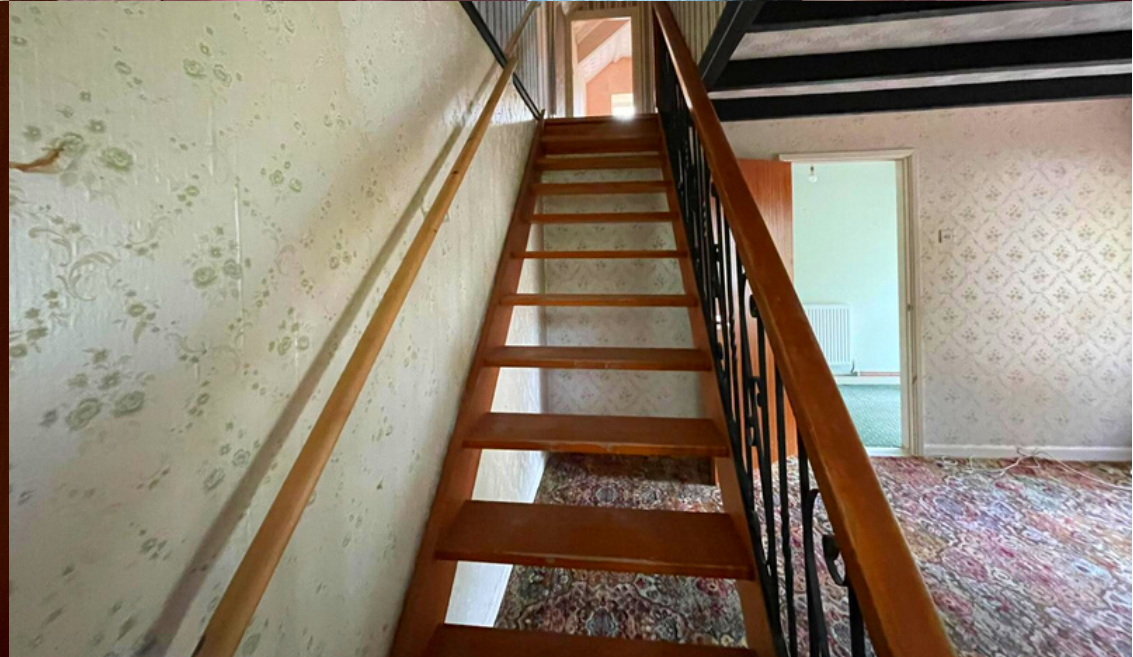
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