



Castle Mehren, Princess Gate, Narberth, SA67 8TQ.
GUIDE PRICE £650,000

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

Castle Mehren, Princess Gate, Narberth, SA67 8TQ.



- *Period Dwelling House set in 5.32 acres of land*
- *Extensive outbuildings*
- *Modern General Purpose Agricultural building extending to 470m2*
- *Stone outbuilding suitable for conversion stpp*
- *Recently Constructed Double Garage*
- *Dwelling house requires renovation work*
- **GUIDE PRICE £650,000*



SITUATION

The property being offered for sale is situated close to Narberth in central Pembrokeshire. It lies approximately 3 miles east of the village of Narberth and approximately 4 miles from the A40 trunk road at Penblewin Roundabout.

PROPERTY DESCRIPTION

The property extends in all to 5.32 acres, including substantial detached dwelling house, stone outbuilding suitable for alternative uses (stpp), agricultural outbuildings including a general purposes building extending to 470m2.

The property lies in a private rural situation with extensive views to the Preseli Hills. Access to the property is via a hard surfaced lane from the public highway. A further 3.07 acres of agricultural land, could be available with property by separate negotiation.

DIRECTIONS

From Penblewin Roundabout on the A40, take the A478 south towards Narberth, turn left onto the B4314 towards Narberth railway station, following this road, turn left towards Princess Gate. On reaching the cross roads in Princess Gate, turn left on to the B4314 and follow this road for 1 mile. The property entrance will be located on the right.

The dwelling house requires internal renovation elements of which have been commenced. The current layout includes kitchen diner, utility, two reception rooms and 4 double bedrooms with sufficient space for each bedroom to have an en-suite bathroom as part of any renovation work. A ground source heating system was installed (2022) with buffer tanks and associated controls which are located in the double garage. Mains water and electric are understood to be connected. (No services have been tested).



TENURE AND POSSESSION

The property is offered freehold with vacant possession.

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES:

Please refer to the deeds for the property.



OS GRID REFERENCE

SN14951210

WHAT 3 WORDS -

///waxer.ambushes.opposite

The property boundary is shown for identification purposes on the enclosed plan. The additional agricultural land available by separate negotiation is shown blue.

MINERAL & TIMBER RIGHTS

All mineral and timber rights will be included within the freehold as far as they are owned. Sporting rights are to be retained by the vendor.

STATUTORY AUTHORITIES

Pembrokeshire County Council, County Hall, Haverfordwest, SA61 2TP.

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

METHOD OF SALE

The property is offered for sale by Private Treaty.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agent.

SELLING AGENT:

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

Telephone: 01437 760730

Email: kathryn@edwardperkins.co.uk

www.edwardperkins.co.uk

PLANS AND PARTICULARS:

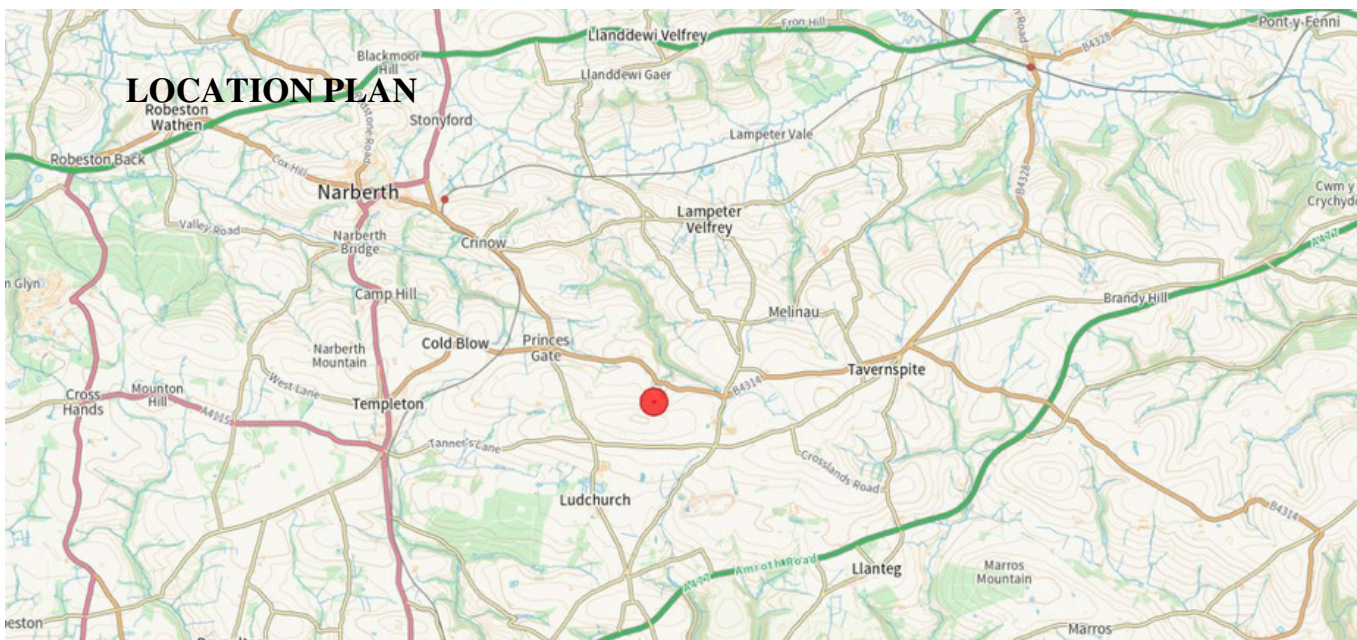
The information and plans provided within these sale particulars have been prepared for the convenience of prospective purchasers. Although they are believed to be correct, they do not constitute any part of an offer or contract. Statements made within these sale particulars are made without any responsibility on the part of the vendor or their appointed Selling Agent, and any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of these statements made and contained in these particulars.

Plans are provided for identification purposes only.



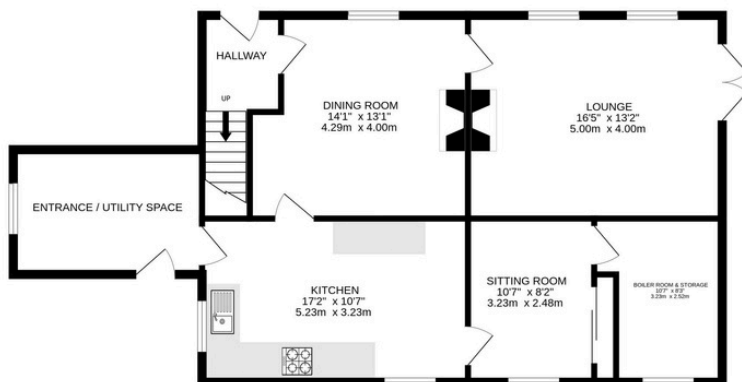
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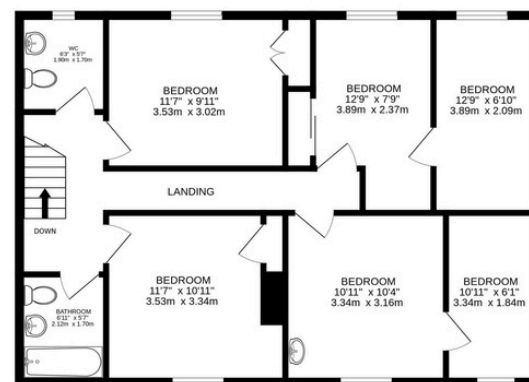


Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.



1ST FLOOR
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 1674 sq.ft. (155.5 sq.m.) approx.

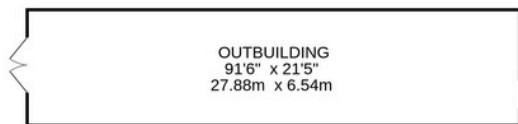
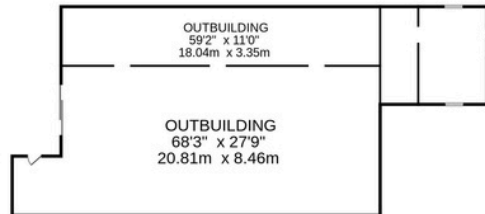
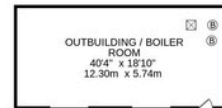
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR
10596 sq.ft. (984.4 sq.m.) approx.



TOTAL FLOOR AREA : 10596 sq.ft. (984.4 sq.m.) approx.

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Boundary For Guidance Only

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