



## MILLBANKS, RICKESTON, PEMBROKESHIRE, SA73 3TH

£675,000

STRICTLY AND ONLY BY PRIOR APPOINTMENT WITH THE SELLING AGENTS

- SMALL FARM OCCUPYING A DELIGHTFUL RURAL SETTING IN THE PEMBROKESHIRE COAST NATIONAL PARK WITHIN EASY REACH OF MILFORD HAVEN AND HAVERFORDWEST
- EXTENDING TO 44.50 ACRES OR THEREABOUTS AND INCLUDING AN IMPROVEABLE FARMHOUSE AND A RANGE OF ADAPTABLE BUILDINGS
  - PRODUCTIVE PASTURELAND, WITH SHELTER BELTS
  - A FARM WITH PLENTY OF POTENTIAL



#### **SITUATION**

Approached over a shared unadopted lane, Millbanks occupies a pleasant rural setting that requires a personal inspection in order to be fully appreciated. The property lies within a few miles of the port town of Milford Haven and some 6-7 miles from the county town of Haverfordwest. Both towns offer a wide range of shops, services and facilities. The twin towns of Pembroke and Pembroke Dock also lie within easy reach. Land in the area is renowned as being early, productive land suitable for grazing and cropping, being relatively free draining with a good depth of topsoil.

#### **DIRECTIONS**

What3Words: honest.deploying.unhappy takes you to the top of the entrance lane. Follow this lane to the end and into the yard of Millbanks Farm Millbanks Farm.

#### **DESCRIPTION**

Millbanks is a small farm that extends in total to 44.50 acres or thereabouts. The farmhouse and buildings do now require improvement to realise the full potential of this holding, which occupies a most appealing setting. The property offers the following accommodation:



## GROUND FLOOR

### Entrance Hall

With quarry tiled floor and stairs leading to the first floor.

### Sitting Room

12' 10" x 12' 10" (3.90m x 3.90m)

With focal point of a tiles fireplace and a radiator.

### Living Room

11' 6" x 13' 1" (3.50m x 4.00m)

With a focal point of a tiled fireplace and radiator.

### Kitchen

9' 10" x 13' 1" (3.00m x 4.00m)

This is within an extension to the original property and has a Upvc double glazed door to the rear, together with windows to the front and back. The kitchen is equipped with a range of fitted base and wall units.

## FIRST FLOOR

### Bedroom One

14' 1" x 12' 10" (4.30m x 3.90m)

With fireplace and radiator.

### Bedroom Two

8' 2" x 10' 8" (2.50m x 3.25m)

An "L" shaped bedroom with radiator.

### Bedroom Three

11' 2" x 13' 1" (3.40m x 4.00m)

With fireplace and radiator.

### Bedroom Four

7' 5" x 13' 1" (2.25m x 4.00m)

With a sloping ceiling and being unimproved but having a radiator.

### Bathroom

With suite, comprising both washbasin and wc.

## EXTERNALLY

The yard to the fore and side provides an off-road car parking area and there is a small garden to the fore of the residence.

## THE BUILDINGS

The buildings are situated slightly to the side of the property and comprise a useful range of adaptable buildings. To the rear of the residence is the **old dairy**, which now houses the oil-fired boiler. There is a **garage** of timber and corrugated iron construction, together with a **pigsty** of stone walls under a corrugated iron roof.

Further **hay shed** of timber poles under a corrugated iron roof and **stables** of block walls under a corrugated asbestos roof. There is a **cattle shed** of block walls under a corrugated iron roof, cattle shed timber with corrugated iron cladding under a corrugated asbestos roof, **nissen hut, cattle shed** of block walls under a corrugated iron roof, **hay shed** and **lean to** being a steel portal framed building with corrugated iron cladding.

## LAND

A plan of the land is attached for identification purposes only. The land extends to some 44.5 acres or thereabouts, of which approximately 40 acres are good, clean pastureland with the remainder being woodland. The land is all conveniently located to the farmstead and is a parcel of land that is typical of the area, being a productive parcel of pastureland in good heart and being suitably fenced within a reasonably stockproof boundary, although there are areas of the boundary that do require attention. Land and in the area is used for arable purposes, and this land could also be used for cropping, grazing or arable use if required. There is a second access to the land over a green lane from Robeston West suitable for a tractor only.

## SERVICES

Mains water and electricity are connected. Private drainage oil fired central heating.

## TENURE

Freehold with vacant possession upon completion. There are public rights of way at the property. There is no basic payment attached to the property.

## LOCAL AUTHORITY

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP. Tel: 01437 764551 Website: <https://www.pembrokeshire.gov.uk/>  
Pembrokeshire Coast National Park, Llanion Park, Pembroke Dock, Pembrokeshire, SA72 6DY Tel: 01646 624800 Website: <https://www.pembrokeshirecoast.wales/>

## COUNCIL TAX BAND

Tax Band D

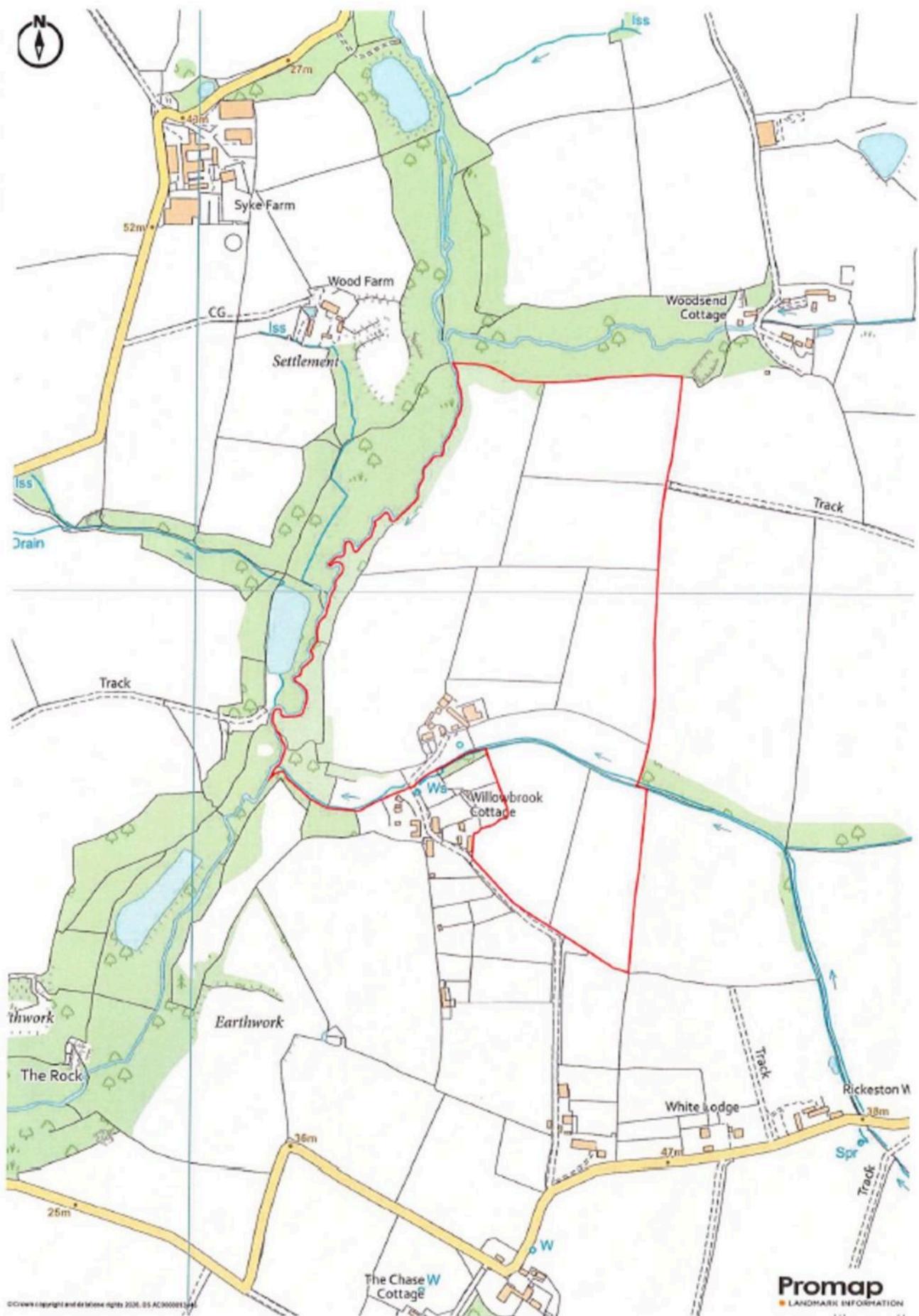


#### GENERAL REMARKS

The sale of Millbanks offer a rare opportunity to purchase a small farm in a pleasant rural setting that lies within easy reach of both Haverfordwest and Milford Haven. Situated at the end of a lane that also provides access to nearby properties, this is a traditional Pembrokeshire farmstead that includes a variety of buildings that may suit a variety of uses subject to any necessary planning consents being obtained. The farmhouse does now require updating but enjoys a most pleasant aspect and no doubt could be modernised to offer a most comfortable family home. The farm is located in an area of highly productive farmland and is suitable for grazing and cropping with woodland areas around the stream boundary providing natural shelter. This is a property that requires a personal inspection to appreciate the setting and potential viewing is highly recommended.







Millbanks, Ricketson.

For Identification Purposes Only