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OWEN & OWEN

CHARTERED SURVEYORS

FOR SALE **SUNNYBANK, THORNTON,** **MILFORD HAVEN, PEMBROKESHIRE SA73 3UF**



An excellent opportunity to purchase a substantial four bedroomed detached farmhouse of great character having the additional benefit of a range of traditional farm buildings suitable for redevelopment.

The property is set in approximately 5.4 acres of gardens and pasture land.

Sunnybank and the adjoining farm buildings offer an opportunity for someone to create an exceptional family home together with an exciting development opportunity for someone with vision and flare

The House and adjoining farm buildings are listed grade II.

OFFERS IN THE REGION OF £315,000

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

Location: **Sunnybank** is situated in the village of Thornton, a small rural village on the outskirts of the town of Milford Haven which has all the usual amenities of a regional town including theatre, supermarket and the very popular Milford Marina with all its boating facilities and restaurants.

It is also conveniently located for easy access to the Pembrokeshire Coast National Park with its exceptional beaches and unspoilt countryside.

The property is also within easy travelling distance to Haverfordwest, the former County Town.

Description: **Sunnybank** is a substantial detached farmhouse in need of repair and refurbishment however, the property offers immense scope for the creation of a delightful family home.

Attached to the property is a range of traditional farm buildings which offer opportunities for conversion to holiday homes or residential use subject to all necessary planning consents.

There may also be further development opportunity as part of the gardens and land lie within the local development plan boundary.

In total the property stands in approximately 5.4 acres of land and gardens as edged red on the attached plan.

Sunnybank and the attached outbuildings are listed grade II (Dataset UID 82697)

ACCOMMODATION

Timber door to:- L-shaped entrance hall

Kitchen
4.89m x 3.62m
With timber sash windows to two elevations. Oiled fired Rayburn. Radiator. Belfast Sink with drainer. Electric cooker point. Timber beamed ceiling.

From Entrance hall
door to:-

Dairy
4.34m x 3.12m
With windows to the side and rear. Slate floor. Radiator, Belfast Sink. Beamed ceiling. Slate floor.

Door to:-

Shower Room
1.52m x 2.16m
With a window to the side of the property. Radiator. Wash hand basin. WC. Shower with electric heatstore Aqua Plus Shower. Part tiled walls. Tiled floor.

Breakfast Room
3.42m x 3.03m
With a timber sash window to the side of the property. Radiator. Beamed ceiling. Two built-in timber cupboards.

Dining Room
4.13m x 3.98m
With timber sash window to the front of the property (with shutters). Radiator.

Sitting Room
4.70m x 3.87m

With timber sash window to the front of the property (with shutters). Radiator. Fireplace.

From the hallway, a timber staircase with under stairs cupboard leads to:-

First Floor

With spacious landing having timber sash window to the front of the property.

Bedroom 1 (right hand side)
3.82m x 3.99

With timber sash window to the front of the property. Radiator.

Bedroom 2
4.31m x 3.88m

With timber sash window to the front of the property. Radiator. Period fire surround.

Bedroom 3
4.31m x 3.88m

With timber sash window to side of property. Radiator. Period fire surround

Bedroom 4
3.61m x 5.05m (max)

With two timber sash windows to each side elevation. Radiator:-

Airing Cupboard

With hot water cylinder tank. Period fireplace.

From landing –

Separate WC

With low level flush WC

Bathroom
2.88m x 3.13m

With a window to the side of the property. Paneled bath. Pedestal wash hand basin. Heated towel rail.

Outside

There are gardens to the front of the property with countryside views. There is a large car parking area situated to the side of the property.

ATTACHED FARM BUILDINGS

An attractive range of farm buildings of stone construction under slate/concrete roofs –

Main Building
20.2m x 4.7m (external measurements)

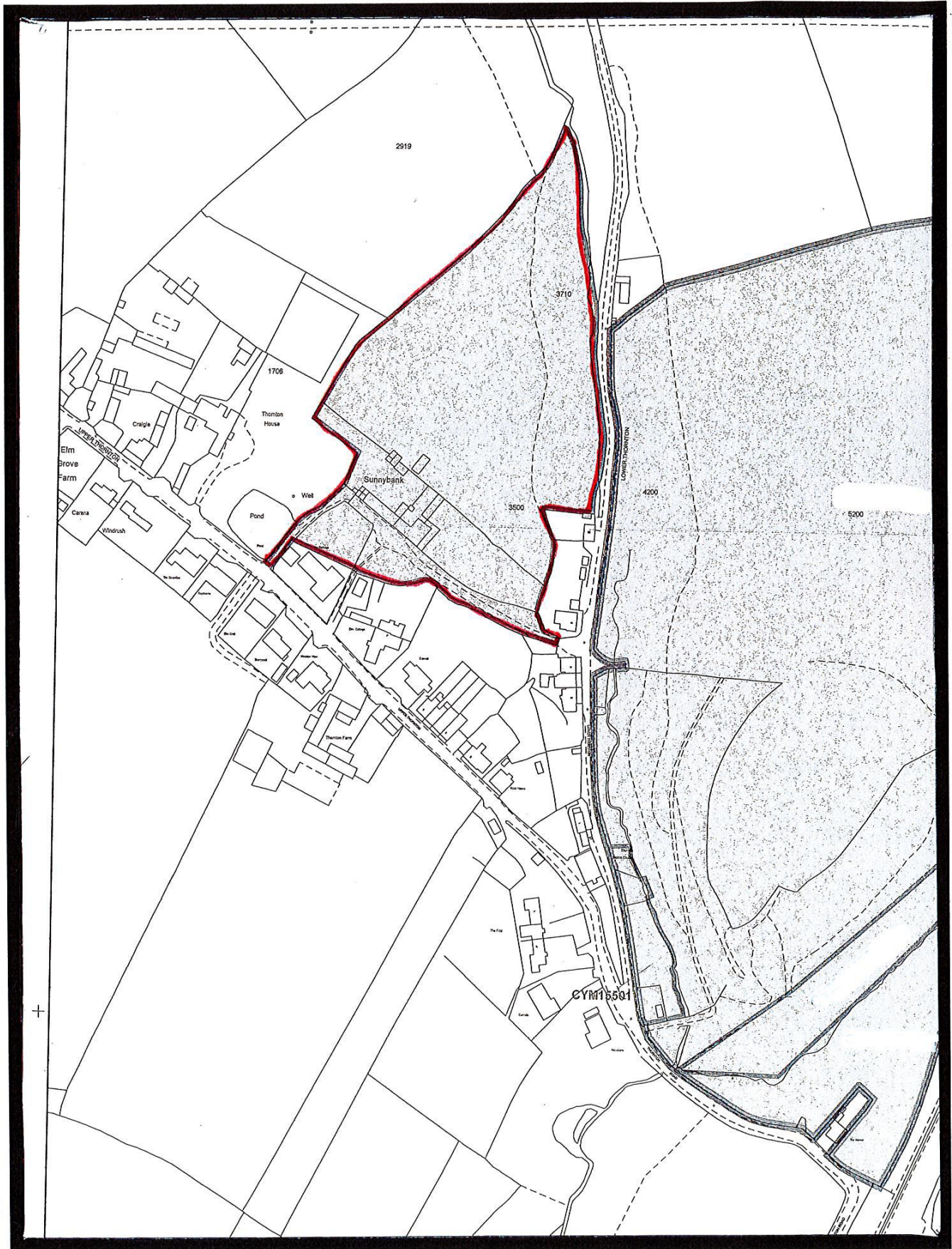
Lean-to Building
4.2m x 2.3m (external measurements)

Additional Building
2.4m x 2.2m (external measurements)

LAND

Gently sloping pasture land bounded by a fringe of deciduous woodland. An attractive amenity block ideal for use with main house as a pony paddock or similar.

Services	We understand that mains water and electricity are connected to the property. There is oil fired central heating throughout the property. There is private drainage.
Local Authorities	Pembrokeshire County Council County Hall Haverfordwest Pembrokeshire SA61 1TP Tel: 01437 764551
Tenure	The property will be sold freehold with vacant possession being given upon completion.
Purchase Price	Offers in the region of £315,000.00 (Three Hundred and Fifteen Thousand Pounds) for the freehold interest.
Viewing	Strictly by appointment with the sole selling agents, Messrs Owen & Owen of 142 Main Street, Pembroke, Pembrokeshire SA71 4HN. Tel: 01646 621500 - Email: info@owenandowen.co.uk Website: www.owenandowen.co.uk



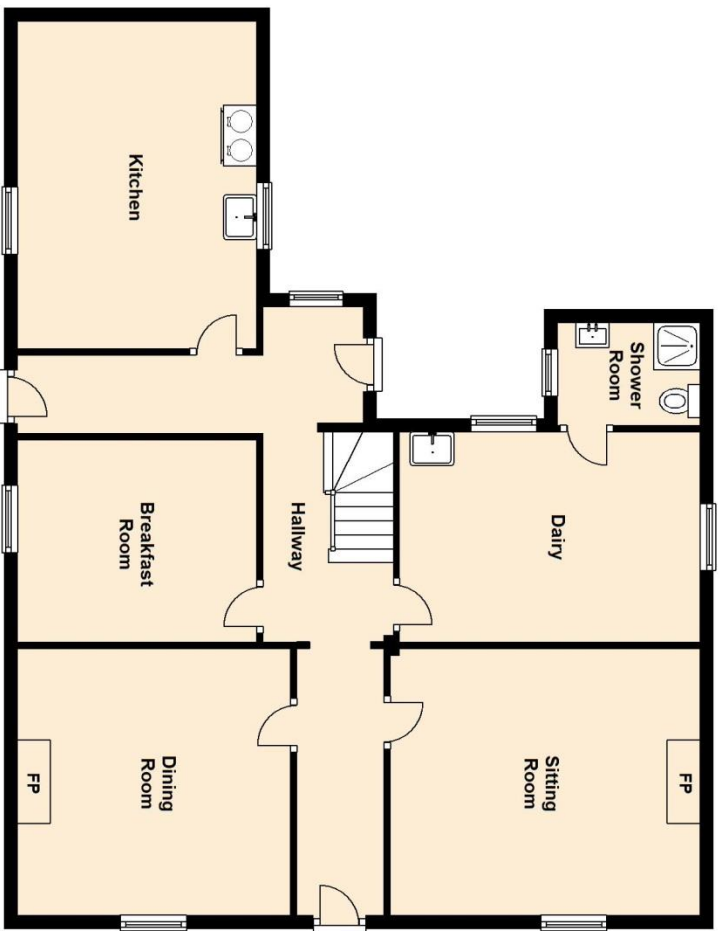
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FOR IDENTIFICATION PURPOSES ONLY

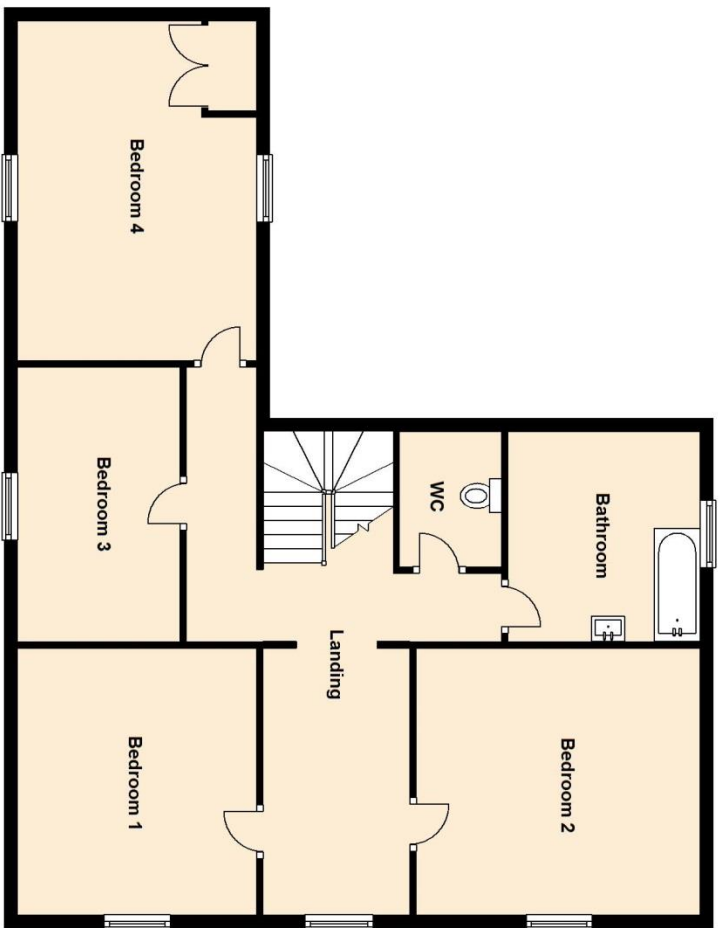
Based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office.

Licence No. ES 22056E

Ground Floor



First Floor



Whilst every effort has been taken to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and are for general purposes and should only be used as such by any prospective purchaser or tenant.

Plan produced using Planipr.