



## DELIGHTFUL PEMBROKESHIRE FARM OF ABOUT 189 ACRES

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EAST HOOK FARM  
PORTFIELD GATE, NR HAVERFORDWEST, PEMBROKESHIRE, SA62 3LN

EDWARD H PERKINS  
RURAL CHARTERED SURVEYORS

savills

# DELIGHTFUL PEMBROKESHIRE FARM OF ABOUT 189 ACRES WITH ESTABLISHED TOURISM BUSINESS

EAST HOOK FARM,  
PORTFIELD GATE, NR HAVERFORDWEST,  
PEMBROKESHIRE, SA62 3LN

Delightful Pembrokeshire farm of about 189 acres ♦ established & successful tourism business ♦ handsome & substantial period farmhouse ♦ set over 3 floors ♦ 3 reception rooms ♦ 8 bedrooms (4 en suite) ♦ detached 1/2 bed cottage ♦ 3 x attached B&B guest suites ♦ landscaped gardens ♦ range of traditional & modern outbuildings ♦ set in about 189 acres (stms) with productive farmland ♦ option to purchase with less land by negotiation ♦ EPC rating = E

## Situation

East Hook Farm is delightfully located in the Pembrokeshire countryside enjoying views over its own land. Although rural it is only about 3 miles west from the large shopping and administrative town of Haverfordwest. The world famous Pembrokeshire Coast National Park is only a few miles away to the west with its miles of award winning sandy beaches and coastal footpaths including the renowned beaches at Newgale, Broad Haven and Little Haven overlooking St Brides Bay. Again part of the Coastal Park, the breathtaking Preseli Mountains to the north-east and the peaceful waterways on the Cleddau river to the south-east again provide beautiful areas to explore for those that enjoy the great outdoors.

## Description

East Hook Farmhouse is a Georgian Farmhouse once forming part of the East Hook Estate. The front part of the house dates back to c.1760, whilst the back part of the house is much older and appears to be part of an old Welsh long house. Internally, the staircase is a Chinese Chippendale dating to the late 19th century and reputed to be of one of five in Wales. Over the years the present owners have successfully established a Bed & Breakfast business while also running the beef and sheep farm. The B&B business has been rated 4 Star by Visit Wales and was a Certificate of Excellence winner with Trip Advisor in 2014.

The owners have 3 en suite B&B bedrooms in the main farmhouse and a further 3 en suite B&B bedrooms that are attached to the holiday cottage that is adjacent to the farmhouse. The 1 bedroom holiday cottage was converted from an old stone barn and has a flexible layout allowing it to have 2 bedrooms if you use the attached B&B suite that has an inter-connecting door.





The owners have also offer riding holidays for those guests that wish to bring their horse and ponies. The property enjoys a central location in the county that makes it a perfect location for tourists to stay and use as a base to explore all the visitor attractions on offer.

#### **Accommodation Farmhouse Ground Floor**

An attractive portico entrance with canopy leads into the reception hall with doors leading off to the reception rooms. On the left is the sitting room with a fireplace with wood surround, exposed stone walls and a large almost full height sash window overlooking the front gardens. On the right is the dining room that is currently used for the B&B guests and features a fireplace and the same almost full height sash window to enjoy the views to the front. At the rear of the house is a large family room overlooking the rear courtyard and the traditional kitchen breakfast room with fitted units and a range. A door leads off the kitchen to a utility room with door to outside. A useful laundry room is situated off the rear hallway with WC off.

#### **First Floor**

The first floor of the farmhouse is dedicated to the B&B guests and has 3 guest rooms with en suite bath/shower rooms. Preseli room faces east, overlooking the garden and the fields from the front of the house. This room is spacious and very light, with the added bonus of the morning sun from the two large windows. The view from the third window is of Plumstone Mountain. East View room faces east overlooking the garden and the fields from the front of the house. This room is spacious and very light, with the added bonus of the morning sun from the two large windows. The Family Suite is made up of one double room with a private bathroom and a second en-suite bedroom which can be a twin or a double. Situated in the old part of the farmhouse, it has a sloping ceiling and beams. The floor is completed by a useful storage room/study.

#### **Second Floor**

The owners use the second floor for their own bedroom accommodation and has 4 bedrooms (1 en suite) together with a family bathroom.

#### **1/2 bedroom cottage (sleeps 2)**

Over the years the owners have converted an old stone barn adjacent to the main farmhouse into a luxury self-catering cottage graded 5 star by Visit Wales. The 1 bedroom (sleeps 2) cottage enjoys a flexible layout allowing it to have 2 bedrooms if you use the attached B&B suite that has an inter-connecting door.

#### **Accommodation Ground Floor Cottage**

On the ground floor is a spacious country kitchen with fitted units and integrated appliances. The kitchen lies open plan to the living/dining room with a feature fireplace. A cloakroom lies off the kitchen.

#### **First Floor**

On the first floor of the cottage is the double bedroom with an en suite bathroom.

An inner hall leads to an inter-connecting door to the adjacent B&B suite and this can be opened when 2 bedrooms are required for the holiday cottage.



### **B&B guest suites rooms adjoining Cottage**

These 3 en suite rooms are attached to the holiday cottage and are used for B&B guests. As mentioned above the nearest suite attached to the 1 bed cottage can be used as an extra bedroom if required.

Farm View has views of the farmyard and farm buildings. Woodland View faces east, overlooking the garden and the fields from the front of the house. This room is spacious and very light, with the added bonus of the morning sun from the two large windows.

### **Externally**

The farmhouse and cottage enjoy beautiful landscaped grounds to the front including a smart circular gravel courtyard, large lawned gardens, peaceful seating areas, mature trees, bushes, shrubs and flower borders and a pond.

### **The Farm Buildings**

The farm benefits from a traditional farmyard layout to the side of the farmhouse and cottage with a range of traditional stone barns that have potential for conversion into further accommodation (subject to planning). Beyond these barns are a range of more modern farm outbuildings that are currently used to house livestock, feed and farm machinery.

### **The Land**

The farm (hatched in green on the plan) extends to about 189 acres (stms – subject to measured survey) with majority of the land being productive pastureland in manageable enclosures for grazing and silage making. The farmstead is centrally located allowing easy and quick access to all corners of the farm. The area hatched in blue on the plan is in third party ownership.

### **Option for less land**

There is an option to purchase the farm with less land if required subject to negotiation.

### **General Remarks and Stipulations**

#### **Wayleaves, Easements and Rights of Way**

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.

#### **Plans, Areas and Schedules**

Any available plans are for identification and reference 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.



### Health & Safety

Given the potential hazards of a working farm, viewers should take care and precaution with regard to their personal safety when viewing the property, particularly around any livestock, farm machinery and buildings.

### Value Added Tax

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

### Machinery, Fixtures, Fittings & Personal Furniture

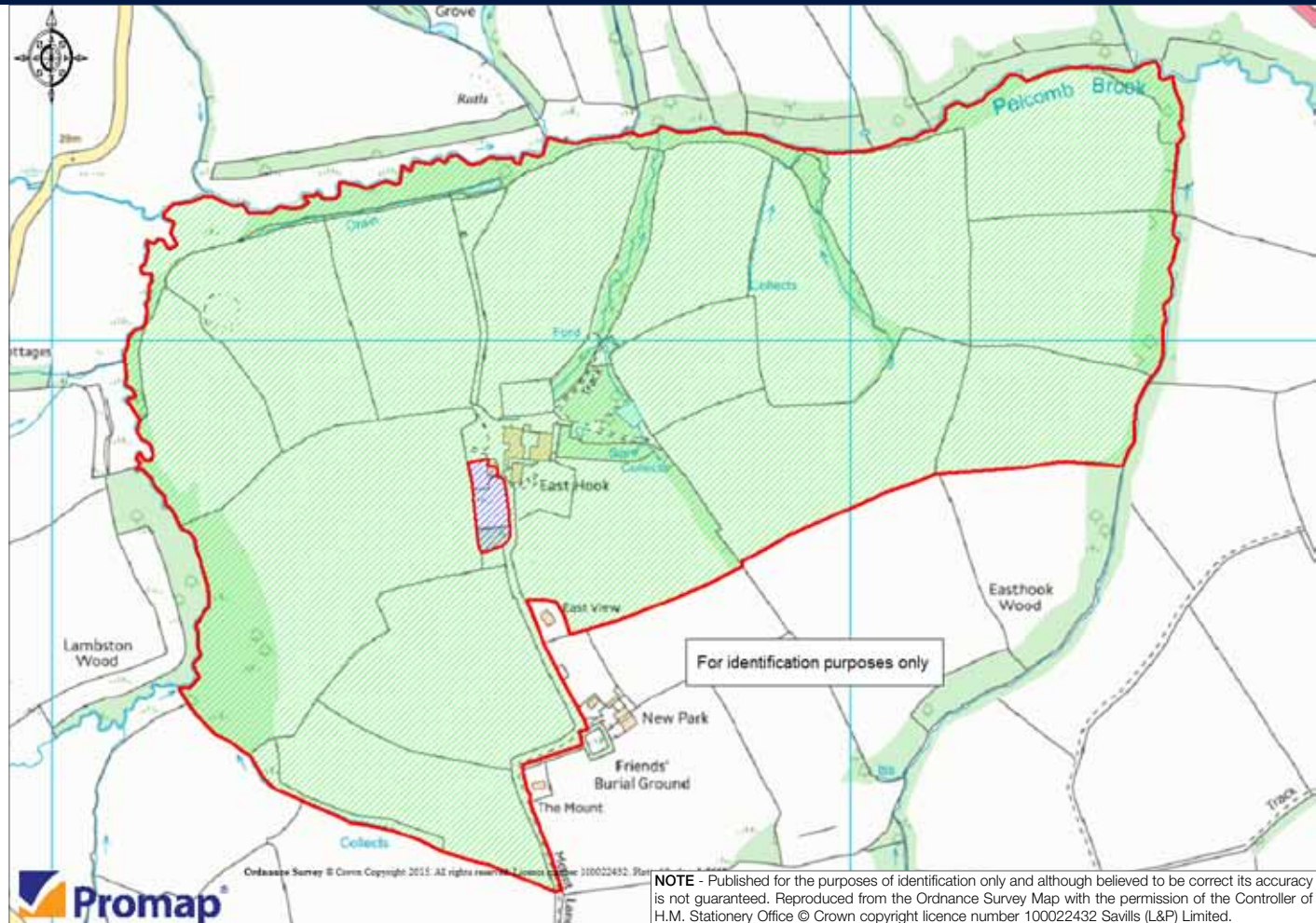
Unless specifically described in these particulars, all machinery, fixtures, fittings and personal furniture are excluded from the sale though may be available by separate negotiation. Further information is available from the vendor's agents.

### Photographs taken 2015 onwards.

### Directions

Situated off the B4341 Haverfordwest - Broad Haven Road. The easiest route to take is up through Haverfordwest town centre. At the top of the hill follow the road to the right, (Indian Restaurant on left) get in the left hand lane for Broad Haven & Dale. Follow the road out of town past Tesco on your left. Continue on the main road, past Belle Vue Pub on your left and continue for 1 mile into the countryside. Come to Portfield Gate, take 1st right signposted for Sutton. Follow road for approx 300yd take 1st turning right. Continue for ¾ mile, B&B and No Through Road sign in front of you. Take the No Through Road, which is the farm lane, pass three houses on the lane, then turn into right into the parking at farm.

SAT NAV. If you use postcode SA62 3LN for your Sat Nav please note this will bring you to neighbours house. Please carry on past them down the No Through Road to farm at the end of the lane. Turning right into the parking area as described above.



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## FLOORPLANS

Main House gross internal area = 3,987 sq ft / 370 sq m  
 Cottage gross internal area = 1,658 sq ft / 154 sq m  
 Total gross internal area = 5,645 sq ft / 524 sq m

### Outbuildings

#### Stone Barns

8.6 x 3.2m

11.6 x 4.6m

16.8 x 4.6m

#### Agricultural Barns

27.7 x 18.6m

18.0 x 13.6m

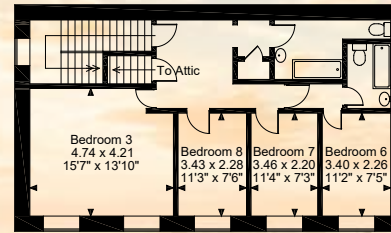
18.1 x 9.1m

22.8 x 10.2m

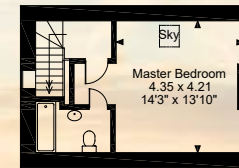
22.8 x 9.0m

10.0 x 8.8m

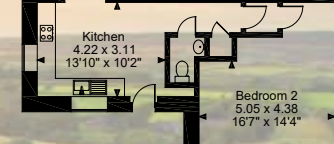
9.0 x 9.0m



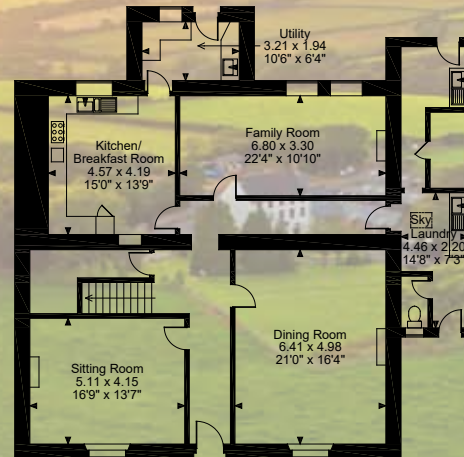
Second Floor



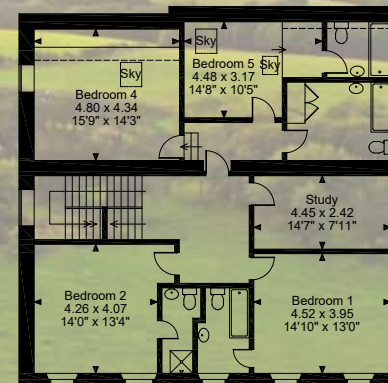
Cottage First Floor



Cottage Ground Floor



Ground Floor



First Floor

### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-53)	F		31
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			