

# LOWER PUNCHESTON

Little Newcastle | Nr Haverfordwest | Pembrokeshire



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# LOWER PUNCHESTON

Little Newcastle | Nr Haverfordwest | Pembrokeshire | SA62 5TG

Delightful riverside property with land

Impressive and attractive modern house | Generous and flexible accommodation | 2 reception rooms  
4/5 bedrooms (1 en suite) | Attached studio flat | Detached annexe with attached workshops | Idyllic  
grounds and garden adjoining a river | Riverside walk, woodland and amenity land | In all, set in about 6.5  
acres (stms) | Pretty rural location yet convenient to local villages & towns



## SITUATION

Lower Puncheston is set in a peaceful rural location just to the east of the village of Little Newcastle while the famous Preseli Hills of the Pembrokeshire Coast National Park are only a few miles to the east. Good road connections provide quick access to other neighbouring towns and including Fishguard (with rail and ferry services) about 8 miles to the north, historic St Davids (about 17 miles to the west) and Haverfordwest (about 12.5 miles to the south). The stunning coastline of the Pembrokeshire Coast National Park is close at hand providing miles of dramatic beaches and coastal walks. Lower Puncheston is near the centre of Pembrokeshire. Journeys to local towns and beaches need not be long or tedious. Tenby (about 40 mins) Haverfordwest (about 20 mins) St Davids (about 35 mins) Narberth (35 mins) Barafundle Bay (about 40 mins) Whitesands (about 35 mins) Fresh Water West (about 45 mins).

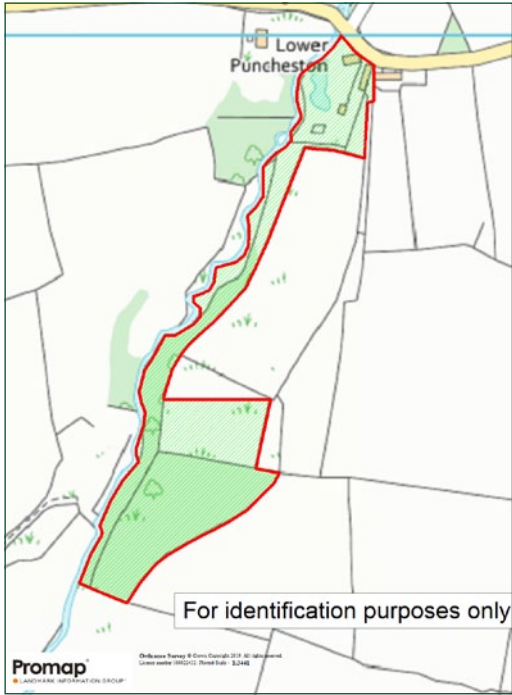


## BACKGROUND HISTORY & DESCRIPTION

Pembrokeshire is famous for its "Bluestone". This is partly because they were used at Stonehenge and partly because they are characteristic of many of the County's older buildings. The scientific name for "Bluestone" is "Dolerite" – a rock that was formed during a period of great volcanic disturbance – the Ordovician Period dating from 450 million years ago – long before the Irish Sea Glacier which swept across South Wales at the end of the Ice Age, creating the geography we know today. The old walls of Lower Puncheston House and the main outbuilding were built using Bluestone. When the buildings and soakaways were finished, it was striking that this work had unearthed a considerable amount of Dolerite, including some large sculptural stones, which have subsequently been use in the landscaping of the garden.







It is believed that all this stone could have been brought to Lower Puncteston by a glacier. This present stream, the Afon Glan Rhyd may follow this ancient course.

The house was completed in 1988 to replace a small traditional farm. Lower Puncteston is now a lovely, peaceful modern homestead on the banks of this lively little river. The 6.5 acre property (stms – subject to measured survey) extends for about 0.36 miles (stms) down the left bank of the Glan Rhyd as it flows South.

## ACCOMMODATION MAIN HOUSE

### GROUND FLOOR

A welcoming Porch leads to a reception hall with radiator and character brick floor and a door leading into a utility area with radiator, washing machine, shower and wc. A second door leads into the kitchen at the centre of the house. It features the same impressive brick floor, smart fitted units and a red Aga range taking central stage providing a warm focal point. A useful pantry cupboard and rear hall with door to outside, are located off the kitchen area.

A third door from the kitchen opens into the sitting room at the western end of the house. This room enjoys triple aspect views across to garden and pond.

It features a warm wood burning stove and French windows opening onto the garden. A studio flat at the Eastern end of the house provides comfortable "bedsit" accommodation with shower and wc for family, visitors and holiday lets.

### FIRST FLOOR

A staircase leads up from the reception hall to the first floor landing and four generous bedrooms - one enjoys the use of an en suite shower and WC. The other bedrooms share the use of a bathroom and separate WC. A smaller fifth bedroom is currently used as a study.

### OUTBUILDINGS: ANNEXE & WORKSHOPS

Across the drive from the house is an outbuilding that contains an annexe with reception room, wet room and kitchen, also a workshop with adjoining storeroom. At the Southern end of the outbuilding is a lean to log shed.

### EXTERNALLY

The property enjoys idyllic landscaped gardens and grounds with a good lawn with a standing stone in a setting of lesser stones; an orchard and soft fruit garden, mature trees, bushes, shrubs, flower beds, seating areas with large Summer House, large pretty pond with giant stepping stones, a ground mounted array of solar panels, peaceful riverside walk and areas of woodland and amenity land to the south.

## GENERAL REMARKS AND STIPULATIONS

**Fixtures & Fittings:** Unless specifically described in these particulars, all fixtures & fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the vendor's agents.

**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.

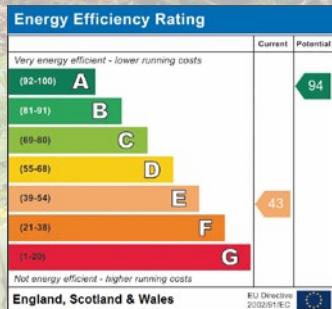
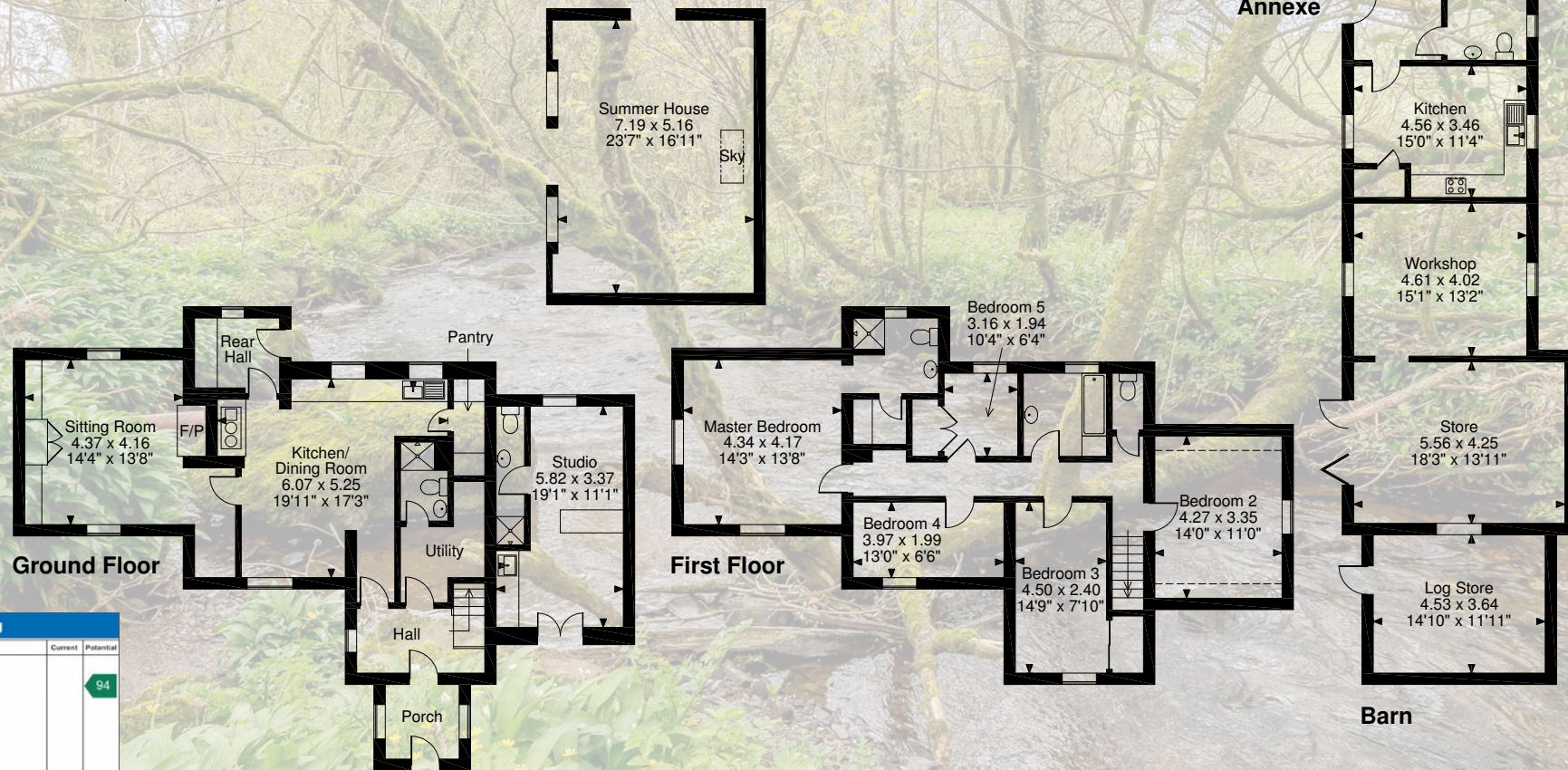
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## FLOORPLAN

Main House gross internal area = 1,731 sq ft / 161 sq m  
 Barn gross internal area = 651 sq ft / 60 sq m  
 Annexe gross internal area = 486 sq ft / 45 sq m  
 Studio gross internal area = 210 sq ft / 20 sq m  
 Summer House gross internal area = 403 sq ft / 37 sq m  
 Total gross internal area = 3,481 sq ft / 323 sq m



**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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