



Long Mountain, Yerbeston – SA68 0NX

Offers in Region of £699,950

jmorris.com

Long Mountain

Yerbeston, Kilgetty

A substantial detached smallholding bungalow with section suitable for extra family accommodation/annex potential, which altogether provides 6 bedrooms with light and spacious living accommodation, situated near the quiet Pembrokeshire village of Yerbeston, conveniently located for reaching the beautiful south coast and near by towns of Narberth, Saundersfoot & Tenby. The property is privately set within approximately 7.98 acres, providing good level grazing land to the rear and both sides, along with a large concrete yard, a large agricultural barn/outbuilding, 4 stables and a detached double garage. This setup would suit an equestrian or hobby smallholder especially, with plenty of space for further stabling or buildings if required. The bungalow interior is of an excellent size and layout, being ideal for a large family or for multiple generations wishing to live altogether under one roof. Viewing is essential to see the size of the accommodation and excellent outdoor space on offer.



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Situation

Nestled in the heart of Yerboston, this charming rural village offers a peaceful lifestyle surrounded by rolling countryside, yet remains conveniently close to the amenities of nearby towns. Perfect for those seeking a slower pace, it combines scenic beauty with a strong sense of community and easy access to the stunning Pembrokeshire coast.

Entrance Porch

Entered via a double glazed front door with side screen. Tiled floor, double glazed door with side screen leads into:

Hallway

Tiled flooring, radiator, space for hanging coats etc, doors open to:

Lounge

Double glazed external French doors with side screens open out to rear patio/garden. Continuation of tiled flooring, feature fireplace (chimney and flue in place ready for a wood burner), 2 radiators, bi-folding glazed door opens through to:

Kitchen/Diner

Continuation of tiled flooring, space for dining table and chairs, double glazed external sliding patio door to rear patio/garden, radiators. Kitchen fitted with a modern range of wall and base storage units, wooden worktops, one and a half bowl single drainer sink, double glazed window to front, kitchen island and breakfast bar, Rangemaster cooker and extractor hood, recess for American fridge/freezer, built in dishwasher, part tiled walls, tiled flooring, door back to entrance hall and door leads to:

Rear Hall

Tiled flooring, doors open to:



Utility

Tiled flooring, fitted wall and base storage, worktop, single drainer sink, plumbing for washing machine, space for further white goods, double glazed window to front, radiator, boiler cupboard housing a Worcester oil fired boiler serving the domestic hot water and central heating.

Cloak Room

Tiled floor, pedestal wash hand basin, W.C, double glazed window to rear.

Rear Porch

Double glazed window to rear and side, external double glazed door to rear garden, tiled flooring.

Bedroom 1

Double glazed window to rear, built in wardrobe, vanity sink unit, radiator.

Bedroom 2

Double glazed windows to front, radiator, built in airing cupboard.

Bedroom 3

Double glazed window to rear, radiator, built in wardrobe.

Bedroom 4

Double glazed window to front, radiator.

Bathroom

Comprising a bath with shower over, W.C, heated towel radiator, tiled floor, tiled walls, double glazed window to front.



Inner Main Hall

Built in storage, continuation of tiled floor, radiators, double glazed window to side, doors to:

Second Kitchen

Range of modern wall and base storage units with worktops, one and a half bowl single drainer sink, double oven, electric hob, extractor hood, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, tiled floor, double glazed window to front.

Bedroom 5

Double glazed window to front, radiator.

Lounge/Diner or Bedroom 6

Double glazed window to rear, radiator, sliding double glazed patio door to:

Rear Porch

Tiled floor, double glazed windows and external door to rear.

Bathroom

Comprising a bath with shower over, W.C, 2 x pedestal wash hand basins, tiled floor and walls, double glazed window to front, electric wall heater.

Externally

The property enjoys having its own gated driveway entrance with hardstanding parking and turning areas. Good sized front garden laid mainly to lawn. To the side of the bungalow there is a Detached Double Garage. Gated vehicular access leads back a large concrete yard and further buildings. Pedestrian side gate leads around to the back of the bungalow where there is a further good size garden with sunny patio/entertaining area, lawn and from where lovely views are enjoyed across the back field. Pedestrian gate leads across on the side to the yard and buildings.



Outbuildings

Agricultural Barn/Outbuilding: Comprising a steel framed detached building with a pitched roof, internally divided into two separate spaces, one being used as a general purpose storage barn with open front, the other having a secure steel sliding door with large workshop/storage area, ideal for machinery/implements/workshop etc or could even be utilised to create indoor stables. Power and lighting connected. **Detached Double Garage:** Block built with a pitched roof, and having two single up and over garage doors to the front, with a side pedestrian double glazed door, power and lighting connected. **Stable Block:** Comprising 4 stables.

Land

The land which adjoins the property to the rear and both sides, is level and provides good general grazing, being fenced and ideal for livestock or ponies/horses.

Directions

From Narberth, take the A40 towards Haverfordwest and at the Canaston Bridge roundabout take the first left onto the A4075 road to Tenby/Pembroke Dock and at the Bluestone roundabout continue for around 2 miles until reaching the property on your right hand side, as identified by our JJ Morris for sale sign.

Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data - 78%

Three Voice & Data - 79%

O2 Voice & Data - 69%

Vodafone Voice & Data - 67%

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Services & Extra Info

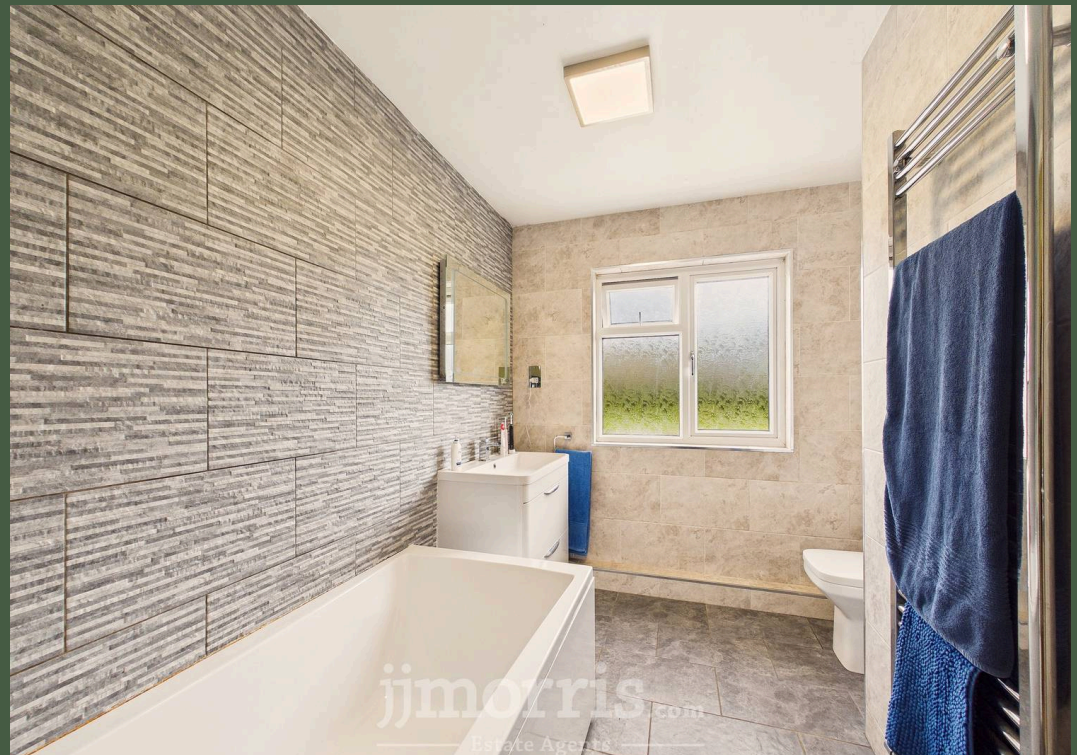
Council Tax band: G

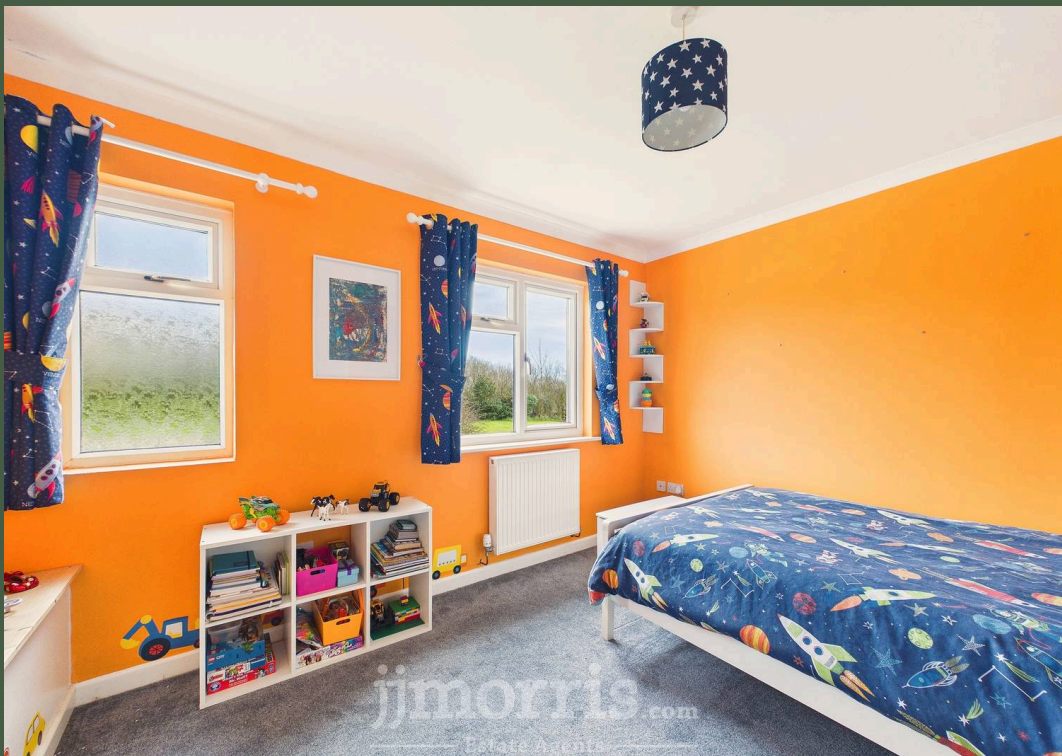
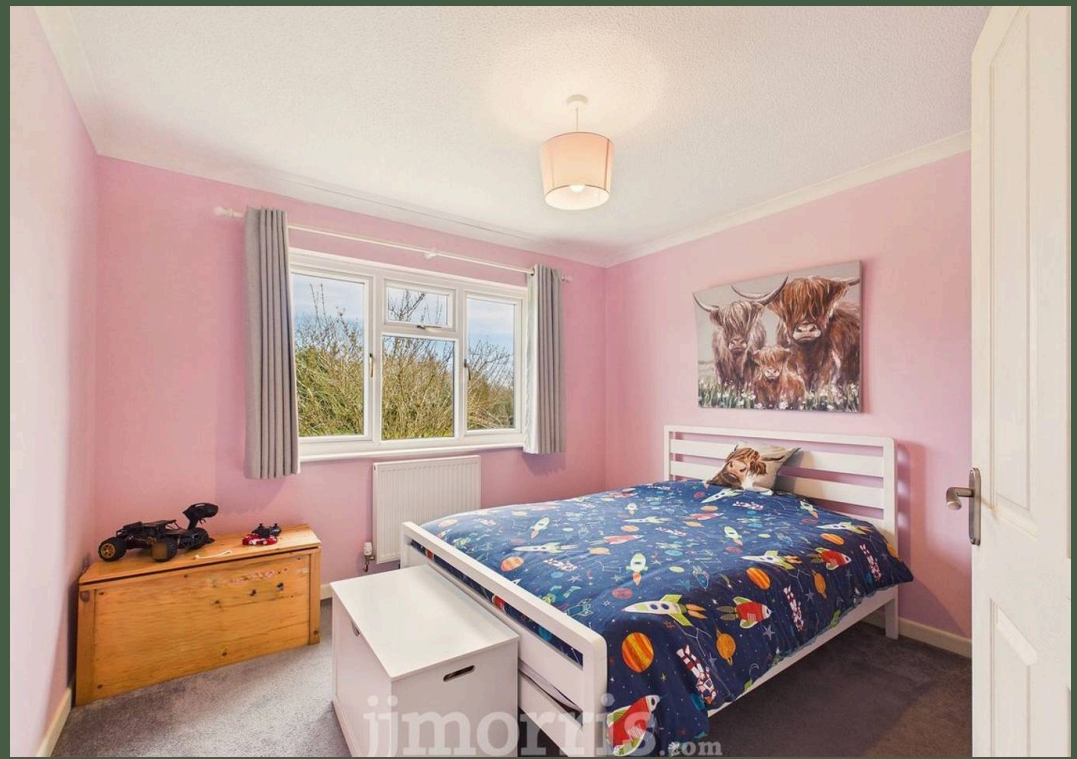
Tenure: Freehold

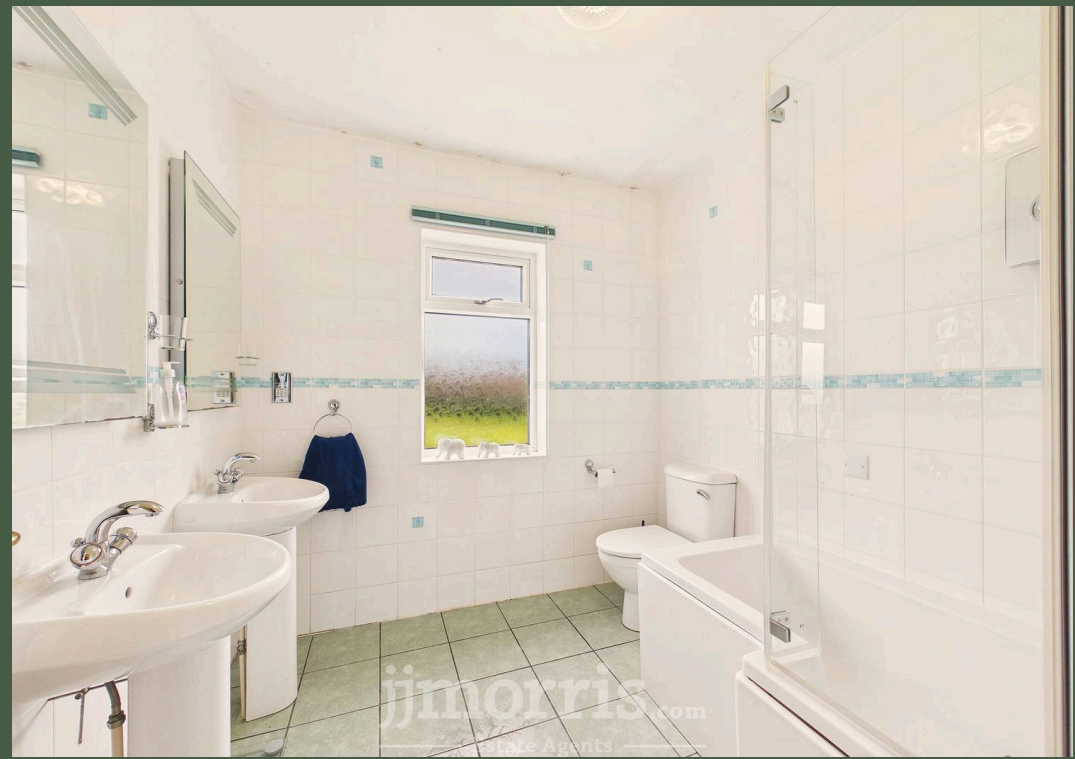
EPC Energy Efficiency Rating: D

Anti Money Laundering

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.









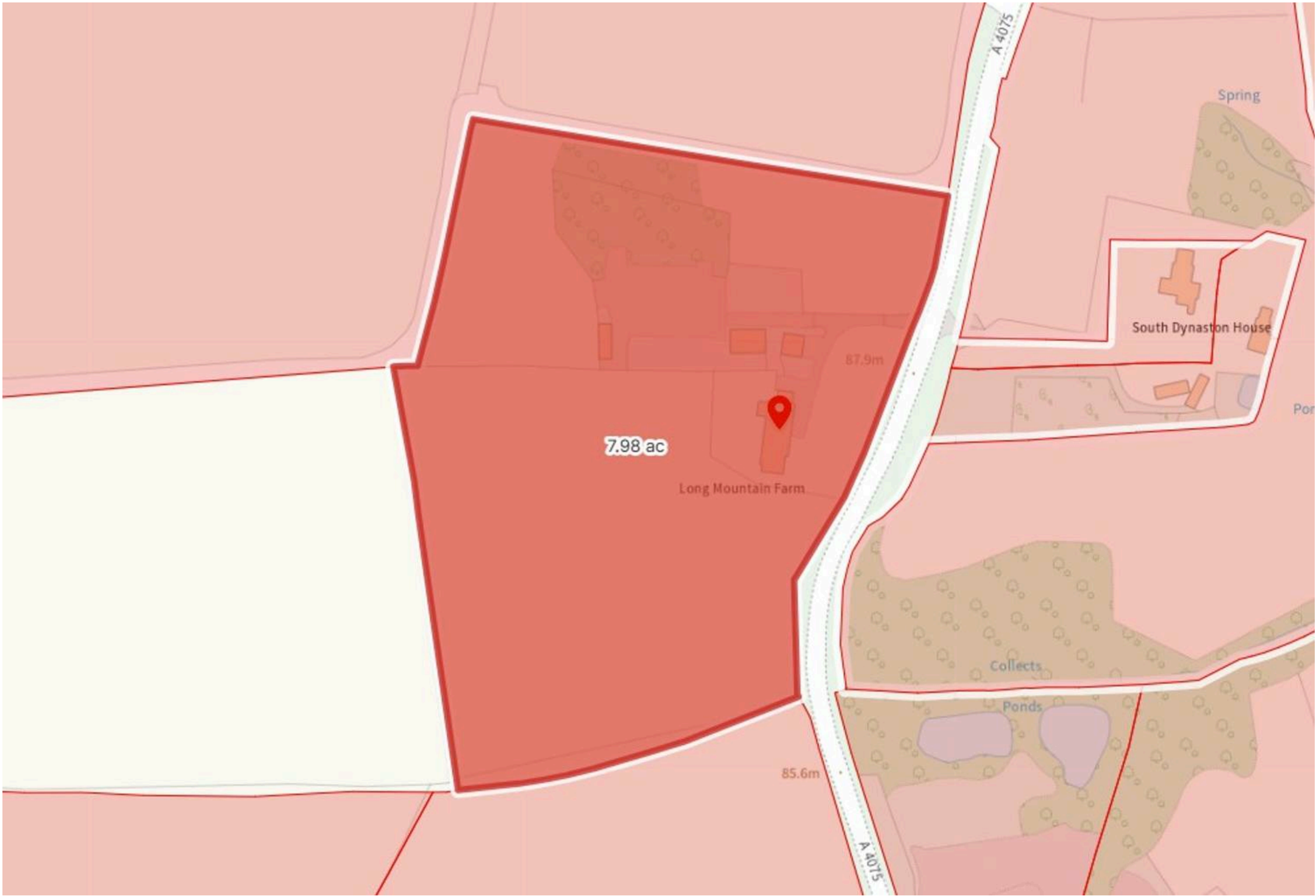


Floor 0 Building 1



Floor 0 Building 2





7.98 ac

Long Mountain Farm

South Dynaston House

Spring

Collects

Ponds

A 4075

A 4075

87.9m

85.6m



JJ Morris Narberth

J J Morris, Hill House - SA67 7AR

01834 860260 • narberth@jjmorris.com • www.jjmorris.com/

