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Asheston House Farm
& Eco Barns
Pen Y Cwm
Haverfordwest
Pembrokeshire
SA62 6NH

Asheston House Farm & Eco Barns

Offers in the Region Of £3,000,000

A unique opportunity to purchase an outstanding six bedroom farmhouse with five stunning holiday let cottages with 14 bedrooms, situated in an idyllic rural setting, enjoying panoramic views over the rolling North Pembrokeshire countryside.

- Immaculately restored period farmhouse with six bedrooms
- Five luxury self-catering holiday cottages within award-winning barn conversions of fourteen bedrooms
- Idyllic and tranquil North Pembrokeshire location, close to stunning beaches and coastal paths
- Landscaped gardens and paddocks extending to approx. 24.31 acres
- Sustainable eco-technology: wind turbine, ground source heat pumps, solar panels and rainwater harvesting. Bio-digester and all UFH
- Significant annual income from holiday lets, with further potential for expansion
- Approved planning application for holiday cottages to be used for full residential occupancy. 25/0417/PA
- Substantial outbuildings: five-bay oak framed Coach House garage, modern portal-framed barn, and workshops
- Ideal for lifestyle buyers, equestrian use, or as a boutique hospitality business





Asheton House is a rare and exceptional property offering a beautifully refurbished, six-bedroom period farmhouse, accompanied by five award-winning holiday cottages, sympathetically extended and presented to the highest of standards — all set in approximately 24.31 acres of landscaped gardens, paddocks, and open countryside providing privacy.

Perfectly positioned within the rolling countryside of North Pembrokeshire, Asheton House offers tranquillity and seclusion, yet lies just a short drive from the market town of Haverfordwest and the Cathedral city of St. Davids. Nearby, the Pembrokeshire Coast National Park offers stunning beaches, coastal paths, and a wealth of outdoor pursuits.

This remarkable home offers the perfect balance of private family living and income-generating potential and is offered to the market for the first time in more than 23 years.

(Living areas)

Sqm area	Sqm area	FtSq area
House	416	4,473
Barns	606	6,521
Total Area	1,021	10,994

The Farmhouse

The light and airy accommodation is generous in size but feels homely in proportions. The ENTRANCE HALL has glazed double doors opening into the KITCHEN/ DINING/ LIVING ROOM. This semi-open plan space is triple aspect and has a glazed pitched roof over the dining area and bi-fold doors leading out to a rear patio. The dining area has stairs rising to a first floor gallery landing. The living area has exposed stonework to walls and a double-sided wood burning stove, also accessed via the kitchen. Within the kitchen is an extensive range of base, larder and island units with integrated appliances. The LOUNGE/ DINING ROOM is also dual aspect with windows to front and rear. A bespoke staircase rises to the inner landing. Off the kitchen is a UTILITY ROOM which has an extensive range of built-in linen and storage cupboards, plus fitted base and wall-mounted units with space and plumbing for white goods. Off the utility room is a ground floor CLOAKROOM, housing a white two-piece suite.

To the first floor are six bedrooms. The PRINCIPAL BEDROOM SUITE has a vaulted ceiling, plus windows to front and French doors with glazed apex above leading out to a private balcony. The principal bedroom benefits from an EN-SUITE BATHROOM with a four piece suite including contemporary free-standing bath and fully tiled wet room area with fitted shower and body jets. Separate dressing room. BEDROOM TWO and BEDROOM THREE have windows to front and Velux to the roof and both benefit from mezzanine floors. BEDROOM FOUR and BEDROOM FIVE are currently used as guest accommodation, both generous size double bedrooms with feature fireplaces and benefit from large EN-SUITE BATHROOMS, finished to a high standard. A FAMILY BATHROOM has a four piece suite with panel bath and separate shower cubicle. A separate store room is provided to the first floor. Off the entrance hall is a one bedroom self-contained ANNEX which comprises of an open plan KITCHEN/ DINING/ LIVING ROOM, a single BEDROOM and FAMILY BATHROOM.

The property is accessed via a 500m long private gravel driveway, which runs along the side of the property, to a large, paved drive/parking area ahead of a detached, oak timber frame, FIVE BERTH GARAGE. At the rear of the house is a large flagstone laid patio which extends via steps out to a large lawned garden with mature trees.

Grounds and Outbuildings

The property is set within 24.31 acres of beautifully maintained land, offering privacy, stunning views, and versatile use. The land currently comprises:

- Landscaped gardens with large flagstone patios.
- Paddocks suitable for horses or livestock offering potential for horse enthusiasts.
- Two large grazing fields, currently leased to a neighbouring farmer.
- Extensive off-road parking and attractive five-bay timber-framed garage with power and plumbing.
- Modern portal-framed building, workshops, and storage spaces ideal for business or hobby use.

Holiday Cottages

Found within the delightful barn conversion, there are five spacious two and three bedroom cottages containing 14 individual bedrooms. The cottages, along with the house, have been refurbished to the very highest of standards. The current owners have invested significantly to ensure the property and each cottage are as environmentally efficient as possible, with ground source heat pump, solar panels and wind turbine, creating most of the energy required to run the properties. Rain water harvesting is used for grey water purposes.

The cottages have use of a south facing communal garden which enjoys the far reaching views. Each property has an additional courtyard garden/outdoor entertainment area.

This thriving holiday business provides a generous annual income, making Asheton House a secure lifestyle investment.

Visit the website at: www.eco-barns.co.uk for floorplans and details of accommodation.

A recent planning application for residential use as well as holiday use for the Eco Barns has been granted.

A separate undeveloped barn could also be converted subject to planning

Viewings and Further Information

This is a one-of-a-kind opportunity to acquire a luxurious family home and successful lifestyle business in one of the UK's most scenic locations.

Early viewing is highly recommended. For full financials, floorplans, and to arrange a private tour, please contact us today.





Comments

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Directions

Situated in a peaceful, rural location approximately 3.5 miles inland from Newgale Sands, between Haverfordwest and St. Davids.

What3words: cools.luggage.breaches

Tenure

Freehold

Services

Mains water and electricity

Council Tax Band G

EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.







Eco Holiday Cottages





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**Asheston House Farm
 Pen Y Cwm, Haverfordwest SA62 6NH**

SCALE : 1 : 2500 @ A3 DATE : 06/08/2025



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