



Priskilly Fawr Farm

Haycastle, Haverfordwest, SA62 5QF

Offers In The Region Of £825,000 | Freehold | EPC: E



Tucked away along a peaceful country lane and surrounded by the unspoilt landscape of the Pembrokeshire countryside, Priskilly Fawr Farm offers a rare opportunity to acquire a beautifully restored and extended period property with exceptional flexibility—something that can only be fully appreciated through visiting the property. Once a traditional Welsh farmhouse, the residence has evolved into a highly versatile rural holding, comprising a principal three-bedroom home, an adjoining one-bedroomed converted barn annex, and, within the grounds, a separate converted self-contained one-bedroomed barn conversion, along with a former commercial recording studio—all set within approximately eight acres of diverse, scenic grounds.

The main house dates back to the early 1900s and retains much of its original character, with exposed stonework, premium wooden double-glazed sash windows throughout, and timber beams featured across the home. The heart of the home is a superb dual-aspect lounge, where a stone inglenook fireplace with log-burning stove creates a warm focal point, complemented by elegant built-in cabinetry and original detailing. The kitchen is both practical and striking, fitted with Minerva worktops, integrated appliances, and a central island housing a Smeg range cooker. A separate utility room and cloakroom provide functional support to the main living areas, while a study and flexible ground floor bedroom with mezzanine level offer adaptable space for family or guests. The family bathroom is finished to an excellent standard, complete with underfloor heating, a walk-in rainfall shower and bath. Two further double bedrooms are located on the upper floor: one features a built-in wardrobe, while the second has a walk-in dressing area and access to a same-level, boarded and lit storage space with power, which also houses the water system and broadband hub/distribution equipment. There is also a separate first-floor shower room with electric shower, toilet, basin, and underfloor heating.

Forming part of the original structure yet fully self-contained with optional internal access from the main residence via secure doors, the adjoining Milking Barn has been sensitively converted to provide its own private living quarters. Accessed via a reception lobby, a large, vaulted open-plan room features a fitted kitchen with integrated appliances, generous dining and sitting areas, and a mezzanine level ideal as a sleeping space or play area. A separate double bedroom and modern bathroom complete the accommodation, making it ideal for multi-generational living, a guest suite, or income-producing holiday let. Set apart from the main residence, the Mill Barn offers further independent living space with a private entrance, open-plan lounge and kitchen area, double bedroom and stylish shower room. Retaining the same quality of finish and rustic charm as the main house, this converted barn features exposed stonework, vaulted ceilings with A-frame beams, and a wood-burning stove, all arranged to create a welcoming and well-proportioned holiday or guest retreat.

Positioned near the edge of the property is the former Dreamworld recording studio, a purpose-built structure that formerly operated as a commercial soundproofed studio with associated workshop and catering kitchen. Though now retired from professional use, the space remains intact for reinstatement or presents clear potential for conversion—whether into further accommodation, home office facilities, a creative workspace or additional letting opportunity (subject to any necessary permissions).

Additional outbuildings include a substantial barn with power, lighting and concrete floor—ideal for machinery, vehicles or workshop use—as well as a separate machinery shed/garage with double doors and side access. There are also two field stables, one of which has power and water connected, and a large poultry coop. These facilities add significant functionality for those seeking storage, equestrian potential, or scope for smallholding activities.

The grounds are as impressive as the buildings themselves, extending to approximately eight acres and offering a carefully balanced mix of open pasture, woodland, and landscaped gardens. Two fenced paddocks provide excellent grazing or equestrian use; the rear paddock benefits from an automatic water feeder and electric supply. A series of ponds and a mature orchard enhance the setting with both biodiversity and beauty. A large polytunnel, soft fruit beds and a fruit cage support self-sufficiency, and each annexe enjoys its own private patio and garden space. The main house is enclosed by extensive patio areas, including a designated hot tub area with far-reaching countryside views. A public footpath runs discreetly behind Mill Barn's garden, with a pedestrian-only path to the right-hand boundary.

Set in a truly tranquil location, Priskilly Fawr Farm offers the rare combination of seclusion and accessibility. Local shops, schools, and eateries are just a short drive away, with Haverfordwest, Fishguard, St Davids, and a multitude of beaches—including the renowned beach at Newgale—all within easy reach. The property is ideally situated for those looking to enjoy the natural beauty and lifestyle opportunities that Pembrokeshire has to offer. Whether as a primary residence, multi-generational home, lifestyle business or creative retreat, this is a property that offers exceptional flexibility in a timeless rural setting.



Entrance Hallway / Sun Room

2.77m x 2.55m (9'1" x 8'4")

Solid oak front door, slate tiled flooring, integrated storage, large windows to the front aspect with a built-in seating area allowing for ample natural light. Internal door to the adjoining Milking Barn (currently secured)

WC / Cloakroom

Slate tiled flooring, WC, wash hand basin with mirror above, Worcester boiler housed here, uPVC door to side aspect.

Kitchen

4.69m x 3.46m (15'5" x 11'4")

Oak-effect vinyl flooring, exposed stone walls, range of matching eye and base level farmhouse style units with minerva worktops and up stands. Includes integrated Hisense dishwasher, central island with smeg range cooker and extractor above, space for freestanding fridge/freezer, 1.5 under mounted stainless steel sink with drainer, wall panelling, original chimney breast with built-in storage, sash windows to front and rear aspects, and glass-fronted cabinetry with down lights.

Utility Room

3.49m x 2.49m (11'5" x 8'2")

Oak-effect vinyl flooring, base level units with Minerva worktops and tiled splash backs, stainless steel sink with drainer, plumbing for washing machine and dryer, integrated storage, maid dryer, door to side patio area, rear aspect window, wall panelling and lighting.

Lounge

9.94m x 4.16m (32'7" x 13'8")

Wood flooring, sash windows to the front aspect, substantial stone inglenook fireplace with slate hearth and log burner with seating surround. Additional features include recessed glazed cabinetry with shelving and storage, exposed stone walls, ceiling beams, wall panelling, and a recessed decorative fireplace with tiled hearth.

Office / Study

4.16m x 1.90m (13'8" x 6'3")

Carpeted flooring, exposed stone walls, sash window to front and additional window to side aspect, mezzanine storage level, pendant lighting, fitted shelving.

Hallway

Wood flooring, staircase to upper level, exposed stone walls, double doors opening to the garden and side aspect.





Bedroom / Mezzanine

3.39m x 2.29m (11'1" x 7'6")

Double bedroom with oak-effect laminate flooring, integrated storage, exposed stone walls, sash window to rear aspect, ladder access to traditional welsh crog loft ideal for storage or play space, independent lighting with side aspect window.

First Floor - Main House

Bedroom

4.17m x 3.82m (13'8" x 12'6")

Double bedroom with carpeted flooring, sash window to front aspect, exposed stone walls, recessed alcoves, generous wardrobe space, walk-in dressing area with eaves storage and space for a dressing table, access to same level boarded/lit storage space (which also contains water system and broadband hub/distribution equipment).

Bedroom

5.21m x 4.16m (17'1" x 13'8")

Double bedroom with carpeted flooring, exposed stone walls, sash windows to the front aspect, and built-in wardrobe.

Shower Room

1.98m x 1.32m (6'6" x 4'4")

Fully tiled walls and floor, corner shower with sliding glass screen, WC, wash hand basin with mirror above, velux window, underfloor heating.

Milking Barn

Open Living Area

5.81m x 4.13m (19'1" x 13'7")

Slate tiled flooring, exposed stone walls, log burner with exposed flue set upon a slate hearth. Ample room for seating and a dining table. The kitchen features matching eye and base level units, worktops and splash backs, electric oven with hob and extractor, space for fridge, washer/dryer and a 1.5 sink with drainer. Vaulted ceilings with A-frames, velux windows, characterful mezzanine level for bedroom or play area (ladder access), window and french doors to front aspect leading to patio.

Bedroom & Shower Room

3.36m x 2.94m (11'0" x 9'8") / 3.36m x 1.65m (11'0" x 5'5")

Double bedroom with carpeted flooring, side aspect window allowing plenty of natural light, ample wardrobe space, sliding barn door leading to en-suite shower room. Tiled flooring, WC, wash hand basin with mirror and tiled splash back, shower with tiled surround and sliding screen, rear aspect window, extractor fan.



Mill Barn

Open Plan Living Area

7.16m x 4.31m (23'6" x 14'2")

Solid oak door, carpeted flooring to lounge with ample seating space, vaulted ceilings with exposed A-frames and stone walls, log burner on slate hearth. Kitchen/diner features oak-effect laminate flooring, matching base units with worktops, electric oven with four-ring hob and extractor, under-counter fridge space, exposed stone walls, front aspect window, and space for dining table.

Bedroom & Shower Room

4.46m x 4.31m (14'8" x 14'2") / 1.96m x 1.87m (6'5" x 6'2")

Double bedroom with carpeted flooring, vaulted ceiling with exposed A-frames, exposed stone walls, uPVC door to side aspect, integrated storage and plumbing for washing machine. Oak-effect LVT flooring, WC, wash hand basin with vanity unit and mirror, rainfall shower with glass screen, Velux window, heated towel rail, extractor fan.

Former Commercial Recording Studio

Catering Kitchen

5.55m x 2.61m (18'3" x 8'7")

Vinyl flooring, two stainless steel sinks with under-counter storage, stainless steel base units with integrated chillers, commercial LPG six-ring stove with double ovens and extractor.

Studio / Main Space

10.80m x 6.78m (35'5" x 22'3") MAX

Expansive entrance hallway / reception area leading to soundproofed studio space with internet connection, double glazed windows to side and double doors to front aspect. Formerly used as a commercial recording studio, offering potential for alternative use (subject to planning).

Workshop

6.02m x 5.55m (19'9" x 18'3")

Formerly the control room for the recording studio, this soundproofed workshop currently offers fitted workbenches with electricity and lighting connected.

Barn / Garage

13.84m x 6.61m (45'5" x 21'8") / 7.45m x 4.43m (24'5" x 14'6")

Expansive external barn with solid concrete floor, lighting and electricity connected. Suitable for workshop use or vehicle storage. Prime for further conversion (subject to planning). Separate machinery shed with double doors and side aspect windows.





External

The property extends to approximately eight acres and offers a diverse and well-maintained outdoor environment, ideally suited to both lifestyle and smallholding use. The land includes two enclosed paddocks, measuring around two acres and one acre respectively, with one paddock offering electric supply and automatic water feeders for livestock. Complementing the open pasture are two large established wildlife ponds containing fish and resident/visiting/seasonal nesting water fowl, mature woodland areas, and a productive orchard, providing a rich natural backdrop and enhancing biodiversity across the site. A large polytunnel, fruit cage, and soft fruit beds further support the potential for self-sufficiency.

Each of the two annexes benefits from its own private patio area, creating ideal spaces for independent living, extended family, or guest accommodation. The main house is surrounded by landscaped gardens that provide a number of outdoor seating and dining options, including a designated hot tub area that enjoys far-reaching countryside views. A public footpath runs discreetly behind Mill Barn's garden, while a pedestrian-only path borders the property along the right-hand side, ensuring privacy is retained without compromising rural access.

Additional Information

The property benefits from a comprehensive and well-maintained infrastructure, with the main house connected to a recently installed sewage treatment plant and both Mill Barn and Milking Barn operating on individual septic tanks. Heating is provided by a shared boiler between the main house and Milking Barn, while Mill Barn is served by its own independent system. Reliable high-speed 5G broadband is available, with speeds of up to 120 Mbps, supported by a backup line-of-sight service offering approximately 35–40 Mbps. The Milking Barn and the Mill Barn have been operated as very successful holiday lets, generating a healthy and consistent annual return.

Planning & Regulation

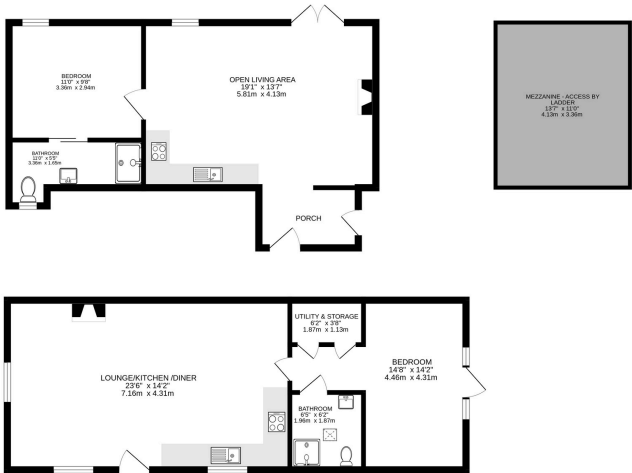
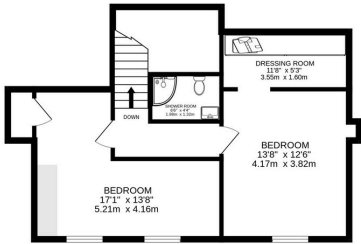
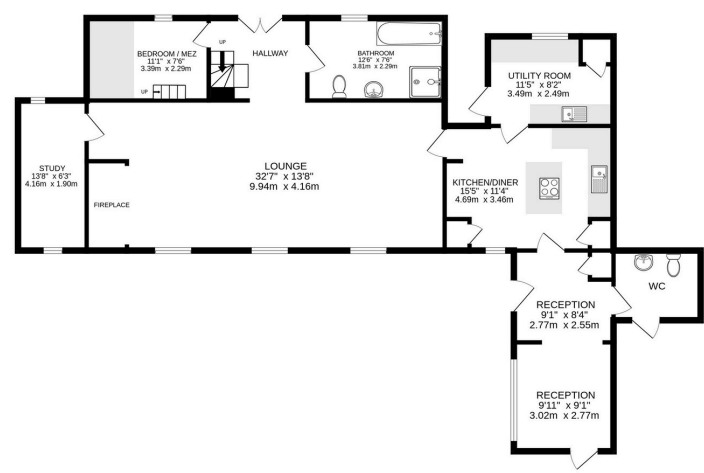
Mill Barn was converted in 2012 and the Milking Barn in 2017. Both conversions were carried out with full planning permission and building regulations in place. The studio retains its commercial use designation, offering ongoing potential for business or creative enterprise.

What3Words

animal.secure.dragonfly

Tenure

Freehold



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Enquire



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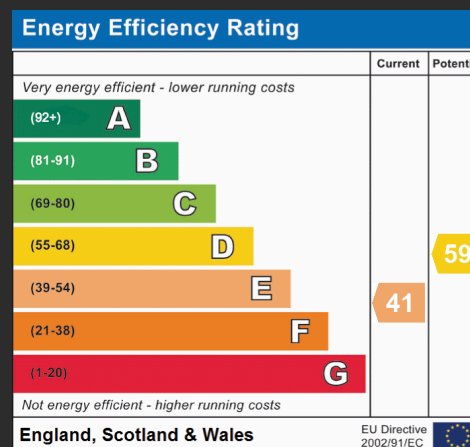
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Energy Performance Rating



Council Tax Band

Band F (£2,386.18)

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