



## Long Mountain

Yerbeston, Kilgetty, SA68 0NX

Guide Price Of £699,950 | Freehold | EPC: D





Set in approximately 7¼ acres of private grounds in the sought-after village of Yerbeston, this impressive detached bungalow offers over 2,800 sq. ft. of versatile single-level living, ideal for multigenerational families or those seeking an equestrian lifestyle. The property includes six double bedrooms, with an option of a self contained one bed annexe, extensive gardens, a range of outbuildings, and well-maintained paddocks with stabling.

The home is entered via a useful integral porch, leading into a wide entrance hallway that runs the length of the property. The principal lounge is generously proportioned and beautifully presented, with oak-effect tiled flooring, ample space for seating, and French doors opening to the rear patio. The kitchen is well-appointed with modern eye- and base-level units, a central island with breakfast bar seating, and a full range of integrated appliances. Adjoining the kitchen is a functional utility room and WC, adding further practicality to the layout. The accommodation comprises of six spacious double bedrooms, served by two well-appointed family bathrooms. At the far end of the home, a flexible layout allows for part of the accommodation to be used as a self-contained one-bedroom annexe. With its own private entrance, fully fitted kitchen, generous lounge, bathroom and double bedroom, this offers an ideal solution for multi-generational living or guest accommodation.

Externally, the property continues to impress. A gravelled driveway to the front provides ample parking and leads into a lawned area framed by mature planting. A substantial concrete base, formerly used in pig farming, presents clear scope for redevelopment or a variety of alternative commercial uses. A block-built four-bay stable, offers excellent potential for equestrian facilities. The surrounding paddocks—divided into two and four acre sections—benefit from livestock fencing and gated access directly from the road, making them ideal for equine or smallholding use.



To the rear, a flagstone patio provides an excellent setting for outdoor dining or entertaining, overlooking a private lawned garden with far-reaching views across open countryside. Mature trees and established shrubs provide natural screening and a strong sense of seclusion. Additional outbuildings include a detached double garage with twin up-and-over doors, power, lighting, and a separate side entrance, along with a further outbuilding with power and mains water offering flexible use for storage, workshop space or recreation.

Yerbeston is a peaceful rural hamlet in South Pembrokeshire, ideally positioned for access to local attractions and amenities. The popular market town of Narberth is just a short drive away, offering independent shops, cafés and galleries. The coastal resorts of Tenby and Saundersfoot are also within easy reach, alongside the stunning Pembrokeshire Coast Path. Excellent road links via the nearby A40 and A477 provide convenient access across the region, with Haverfordwest and Carmarthen both easily accessible.

This is a rare opportunity to acquire a versatile, well-located property with excellent scope for equestrian, lifestyle or multigenerational living in one of Pembrokeshire's most desirable rural settings.

### **Additional Information**

We are advised that mains water and electricity are connected. The property benefits from oil-fired central heating and drainage is via a private septic tank with soak-away, located at the front of the property. The total plot extends to approximately 7¼ acres.

### **What3Words**

[underline.ferrets.yummy](#)





### Entrance Hallway

Wood-effect tiled flooring begins in the entrance hall, offering a spacious and practical setting with ample room for coats and shoe storage. Accessed via a storm porch, the hallway is well-lit by pendant lighting.

### Kitchen/Diner

**8.44m x 3.94 (27'8" x 12'11")**

Wood-effect tiled flooring continues through this generous and well-planned kitchen, fitted with a range of matching base and wall units with work surfaces over and tiled splash backs. A rangemaster cooker with double oven is set beneath a stainless steel extractor, with a stainless steel sink and drainer positioned beneath a front-aspect window. The kitchen includes an integrated dishwasher, space for an American-style fridge/freezer, and a central island offering additional storage and breakfast bar seating. There is ample room for a dining table, with wall-mounted lighting and sliding patio doors opening directly out to the rear garden. A door leads through to the utility room.

### Utility Room

**3.97m x 2.91m (13'0" x 9'7")**

Tiled flooring creates a practical and hardwearing finish throughout this spacious utility room. Fitted with matching base and wall units topped with work surfaces and tiled splash backs, it includes a stainless steel sink with drainer and plumbing for a washing machine. The Worcester boiler is housed here, with generous space available for indoor drying. A separate WC includes a sink with mirror above and an extractor fan with a window to rear aspect.

### Lounge

**4.85m x 4.22m (15'11" x 13'10")**

Tiled flooring underfoot sets a practical and cohesive tone in this well-proportioned reception room, accessed directly from the hallway or via double doors from the dining area. There is ample space for a range of seating arrangements, with a mantle above the fireplace (currently not in use) providing a natural focal point. The room is fitted with wall lighting and TV connection points, while French doors open onto the rear patio, allowing natural light to pour in and offering a seamless link to the garden and surrounding paddocks and outbuildings.

### Bathroom

**3.05m x 2.27m (10'0" x 7'5")**

This fully tiled bathroom features two complimentary tile designs, adding texture and definition to the space. A panelled bath with shower over is fitted with a glass bi-fold screen, alongside a WC and a sink set into a vanity unit with storage below, mirror above, with integrated shaving point to the side. A heated towel rail is fitted, with a window to the front aspect providing natural light and ventilation.







### **Bedroom One**

**4.85m x 3.95m (15'11" x 13'0")**

Carpeted underfoot, this generous king-size bedroom offers ample space for bedside tables, an ottoman, and additional furnishings. The room includes a sink set into a vanity unit with storage below and a tiled splash back, creating a practical and self-contained feature. Integrated wardrobe space provides convenient storage, while a rear-aspect window frames views across the garden and surrounding land.

### **Bedroom Two**

**3.78m x 3.05m (12'5" x 10'0")**

Carpet flooring extends throughout this well-proportioned double bedroom with plenty of space available for additional furniture. An integrated airing cupboard and built-in storage provide practical solutions, while TV connection points are in place for convenience. Two front-aspect windows allow for excellent natural light.

### **Bedroom Three**

**3.05m x 2.46m (10'0" x 8'1")**

Offering carpeted flooring underfoot, this double bedroom offers ample space for bedroom furniture. TV connection points are in place, and a front-aspect window provides natural light.

### **Bedroom Four**

**4.32m x 3.95m (14'2" x 13'0")**

Currently used as a playroom, this versatile space features carpet flooring and offers ample room for a double bed and additional furnishings. Built-in storage provides a practical solution, and a rear-aspect window frames views across the garden and surrounding countryside.

### **Optional Annexe Area**

### **Bedroom Five**

**3.05m x 2.36m (10'0" x 7'9")**

A comfortable double bedroom with carpet flooring and ample space for bedroom furniture. TV connection points are in place, and a front-aspect window allows for natural light.

### **Kitchen**

**3.00m x 2.48m (9'10" x 8'2")**

Fitted with matching base and eye-level units, this kitchen features wood-effect worktops and a stainless steel sink positioned beneath a front-aspect window. Appliances include an integrated dishwasher, Indesit oven and a Hotpoint electric hob with extractor above. There is space provided for a fridge freezer and washing machine, making the space functional.





### **Bathroom**

**2.48m x 2.28m (8'2" x 7'6")**

Fully tiled walls and flooring create a practical finish in this well-appointed family bathroom. A P-shaped panelled bath is fitted with a glass shower screen and electric shower above, complemented by a WC and twin 'his and hers' sinks, each with a mirror above. An extractor fan is in place, and a front-aspect window provides natural light.

### **Lounge / Bedroom Six**

**6.43m x 3.20m (21'1" x 10'6")**

Carpet flooring and generous proportions make this a versatile space, suitable for use as a lounge or a double bedroom. There is ample room for seating or bedroom furniture, with space for cabinetry and a sliding door providing separate access via a porch / sun room.

### **Rear Porch**

The porch area features dual-aspect windows to the side and rear, offering natural light and making it ideal for shoe or outdoor storage. Also acting as a separate rear entrance if used as an annexe.

### **External & Outbuildings**

To the front, a gravelled private driveway offers ample parking and extends into a generous lawned area bordered by mature planting. Within the grounds, a substantial concrete base—formerly used for pig farming—offers excellent potential for a variety of alternative uses. A block-built four-bay stable, presents clear potential for equestrian or hobby use. The adjoining paddocks, divided into two-acre and four-acre enclosures, wrap around the property and benefit from livestock fencing and gated access directly from the road. At the rear, a flagstone patio provides an ideal space for outdoor entertaining, overlooking a private lawned garden with open views across paddocks and countryside. Mature trees and established shrubbery ensure privacy and a strong sense of seclusion. A detached double garage with twin up-and-over doors and separate side access is fully powered and lit, offering excellent storage, workshop potential, or secure vehicle housing. An additional outbuilding, also equipped with power, lighting and mains water supply, provides space for storage or recreational use.

### **Location**

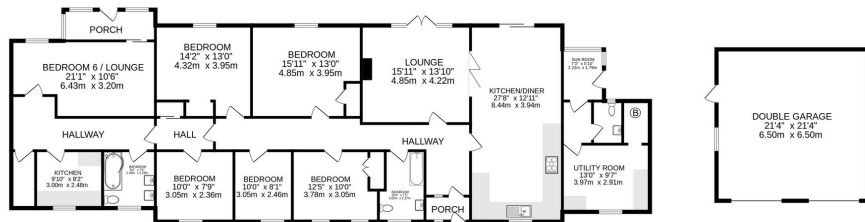
Yerbeston is a peaceful rural hamlet in South Pembrokeshire, ideally positioned for access to local attractions and amenities. The popular market town of Narberth is just a short drive away, offering independent shops, cafés and galleries. The coastal resorts of Tenby and Saundersfoot are also within easy reach, alongside the stunning Pembrokeshire Coast Path. A wide range of blue flag beaches are just a short drive away, with excellent road links via the nearby A40 and A477 providing convenient access across the region, with Haverfordwest, Carmarthen and Swansea all easily accessible.



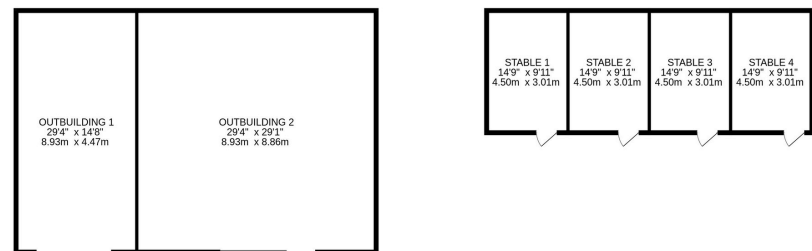




GROUND FLOOR  
2805 sq.ft. (260.6 sq.m.) approx.



TOTAL FLOOR AREA: 2805 sq.ft. (260.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



TOTAL FLOOR AREA: 1967 sq.ft. (173.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



# Long Mountain

Yerbeston, Kilgetty, SA68 0NX

Guide Price Of £699,950

## Enquire



**Dan Bryce MNAEA**

01437 620 220 | [dan@bryceandco.co.uk](mailto:dan@bryceandco.co.uk)



**Visit Our Website**

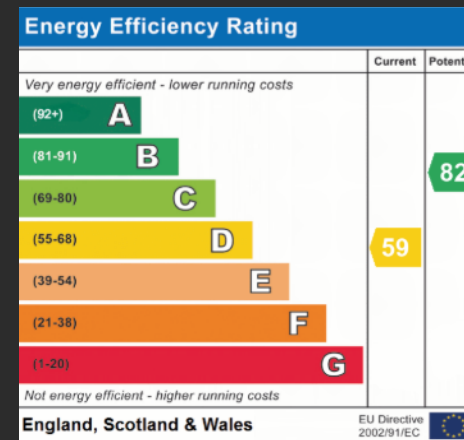
[www.bryceandco.co.uk/properties](http://www.bryceandco.co.uk/properties)



**Find Us On Instagram**

[www.instagram.com/bryce.and.co](https://www.instagram.com/bryce.and.co)

## Energy Performance Certificate



## Council Tax Band

Band G (£2,753.28)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BRYCE & CO ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.