



## Calico Meadow Pembrokeshire

A charming Pembrokeshire meadow in the foothills of the Presili Mountains, with views across Rosebush reservoir.

### Details

**Price:** £49,000 Freehold  
**Location:** Rosebush, Pembrokeshire  
**Size:** Nearly 3 ¾ acres for sale  
**OS Landranger:** OS No 145  
**Grid ref:** SN 063 301  
**Nearest post code:** SA66 7RA

### Local manager

**Anton Baskerville**  
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## Description

Calico Meadow lies in the foothills of the Presili Mountains, a range of hills within the Pembrokeshire National Park. South facing and with stunning views across the Rosebush Reservoir, the land would be appeal to those with conservation, environmental and amenity interests. The land has an agricultural history having been used as pastureland for sheep in recent years.

The land is accessed from the south via a stoned access track from the B4313. The entrance can be found via a field gate on the eastern boundary where lies a small area of hardstanding. The lush grassland stretches out in a near perfect square and is bordered on all sides by traditional earth banks topped with stockproof fencing and plants such as gorse and hawthorn. A small collection of established trees can be found in the south west corner of the meadow. In terms of topography, there is a gentle gradient from north to south, as the land drops away in the direction of the reservoir. This gradient, and the elevated position of the land, affords the meadow a charming view south across the reservoir.

Looking North, various peaks of the Preseli Hills form a grand backdrop to the meadow. Closest is Foel Eryr, which is the westernmost summit on the Preseli Hills ridge, topping out at 468 metres. The hills attract moorland birds such as buzzard, kestrel, raven and skylark. Panning around to the East, Foel Cwmcerwyn which is the tallest of the Preseli's dominates the dramatic skyline. The Pantmaenog Forest adorns the western face of the mountain.

The land offers an excellent opportunity for woodland creation, for either carbon offsetting or amenity use. It also provides an ideal escape from everyday life, presenting prospective buyers with a canvas on which they could shape the land to suit their needs, and develop a conservation project which could be left to the benefit of generations to come.

Calico Meadow is located just outside the village of Rosebush, approximately 9 miles inland from Fishguard, which is around a 15 minute drive away. Cardigan is around a 25 minutes by car to the North. Various other spots on the Pembrokeshire coast and within the National Park are also within easy reach.

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

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### Features

- Private land with no public Rights of Way
- Excellent stoned access
- Traditional banked boundaries, offering privacy and shelter
- South facing
- Beautiful scenery in the Presili Mountains

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### Access, tracks and footpaths

The meadow is accessed via a stoned track from the B4313. There are no public rights of way across the land.

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### Rights and covenants

The purchasers of the meadow will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

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### Local area and history

**The Preseli Mountains rise out of the landscape in the northern half of Pembrokeshire, topping out at 536m, in contrast to the relative lowlands of the south of the county. The landscape is wild moorland, heath, grassland and woodland, and is home to a wide range of plants and invertebrates. The area is popular with walkers. The nearby village of Rosebush was formed around the extensive quarrying of slate, which was historically the major economic driver of the area. The quarry supplied the slate for the roof of Westminster Palace.**

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### How to find this meadow

You are welcome to visit this meadow by yourself, but please ensure that you have a copy of these sales details with you - many of our meadows do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the meadow and wish to be accompanied on a second more detailed visit please contact our local manager.

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## Directions

Calico Meadow is accessed via a stoned track from the B4313 near the village of Rosebush, in Pembrokeshire. Fishguard is

around a 15 minute drive away to the north west, with Haverfordwest and Cardigan both around 25 minutes by car.

[Click here for Bing Maps directions](#), enter your own postcode, (the location coordinates are already entered), and click on the "Directions" box. This will take you to the roadside gate where the track begins, where you can park. Thereafter please follow the maps. Head up the stoned track for around 120 metres and Calico Meadow will be on your left hand side.

**Satnav:** the postcode **SA66 7RA** is the nearest to meadow, but please note it is at the crossroads of the B4313 and B4329.

Coordinates for satnav are: **N51.9350, W-4.8182** for the metal gate at the start of the access track.

[Google maps location](#)



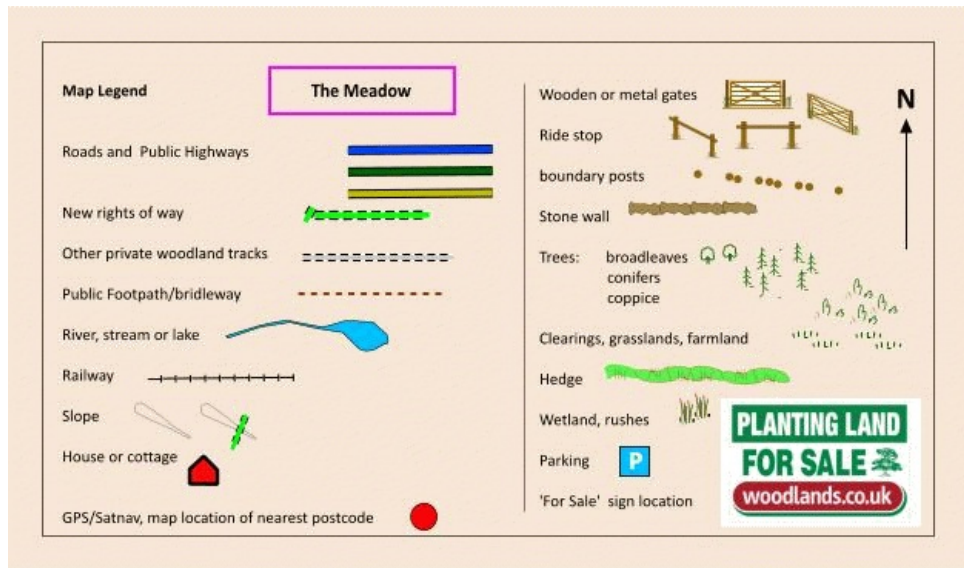
**Boundaries:**

Boundary features are marked with purple paint.



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Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.