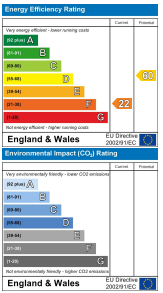


The Olde Chapel Church Road, Burton, Milford Haven, Pembrokeshire, SA73 1NX

- Converted Chapel
- Master Bedroom With Dressing Room/Ensuite
- Kitchen/Diner
- Double Garage
- Countryside Views
- Characterful & unique features
- Seven Bedrooms
- Lawned Garden
- Ample Driveway Parking
- EPC Rating: F



WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Offers In Excess Of £375,000

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk TELEPHONE: 01646 698585



WE SAY...

This is a superb example of a former chapel partly converted located in the sought after area of Burton. This beautiful property was once a Methodist chapel dating back to 1884 and was extended circa 1970 to this unique seven bedroom property, which offers spacious accommodation with a wealth of character features, including exposed stone, gothic style doors, vaulted ceilings and exposed timbers. This property would make an ideal multi family home or as a bed and breakfast accomodation. The property benefits from LPG gas central heating and double glazed windows.



LOCATION

Burton is a beautiful small village located in Pembrokeshire which is set on a hill over-looking the river Cleddau, it benefits from a wide range of amenities in and around the village, including a popular junior school, church, country house hotel and The Jolly Sailor public house.

There is also a range of clubs and activities available based at the village hall. Golf courses and coarse fishing are available within 5 miles or so, and the beautiful Pembrokeshire countryside offers endless opportunities for walking and cycling. The Pembrokeshire Coast National Park boasts some of the most beautiful beaches and coves in the country and is consequently one of the most popular tourist destination.

See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.

GENERAL INFORMATION

View: By appointment with the Agents.
Services: We have not checked or tested any of the Services or Appliances.
Tenure: We are advised: FREEHOLD.
Tax: Band: F
ADR/QAJ/02/21OK

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate.

ROOM DIMENSIONS

LOUNGE 31'2" x 18'4" (9.5 x 5.6)	BEDROOM THREE 10'9" x 15'1" (3.3 x 4.6)
KITCHEN 8'10" x 12'5" (2.7 x 3.8)	BEDROOM FOUR 11'9" x 8'6" (3.6 x 2.6)
DINING ROOM 13'1" x 8'10" (4.0 x 2.7)	BATHROOM 6'2" x 8'2" (1.9 x 2.5)
UTILITY 9'2" x 8'10" (2.8 x 2.7)	BEDROOM FIVE 13'1" x 11'1" (4.0 x 3.4)
RECEPTION ROOM 19'4" x 15'1" (5.9 x 4.6)	BEDROOM SIX 8'6" x 8'6" (2.6 x 2.6)
WC 5'6" x 2'7" (1.7 x 0.8)	SHOWER ROOM 6'2"x 7'2" (1.9x 2.2)
MASTER BEDDROOM 18'4" x 24'3" (5.6 x 7.4)	
DRESSING ROOM 7'2" x 6'6" (2.2 x 2.0)	STEP OUTSIDE.....
ENSUITE 6'2" x 7'2" (1.9 x 2.2)	COME ON IN
BEDROOM ONE 12'5" x 10'2" (3.8 x 3.1)	
BEDROOM TWO 12'9" x 7'6" (3.9 x 2.3)	

DIRECTIONS

DIRECTIONS: From our Milford office head towards Neyland carrying straight on at the first roundabout and at the second roundabout go straight ahead (signposted Pembroke Dock). Before approaching the Cleddau bridge take the left turn down towards the Jolly sailor. Carry on and follow the road until you come to a junction on your right signposted Church Road turn into there and THE OLDE CHAPEL will be found on the right hand side denoted by our For Sale board.

LOCATION AERIAL VIEW



COME ON IN...

The entrance door, set in the centre of the property which leads from a tiled porch, welcomes you into the entrance hallway with wood effect laminate flooring and provides an easy flowing layout into a 31ft lounge on the right-hand side. This room benefits from double glazed windows that overlook both front garden and rear countryside views.

Leading off to the left of the entrance hallway is a WC and utility room which has tiled flooring, sink and the convenience of rear door access. The utility room lies next to the kitchen which is fitted with a rangemaster cooker, under counter and over head units for extra storage, tiled flooring and double glazed windows. Flowing through an archway into a family dining room area, this room benefits from a stone feature wall and wooden doors which lead through to a second reception room. With beautiful original features to enjoy throughout, this room benefits from a floor to ceiling stone chimney breast and a gas log-effect burner. There are doors then conveniently leading back to the entrance hallway.

On the first floor there is a single bedroom/study and three double bedrooms, two of which benefit from hand basins and built-in storage and a 24ft master bedroom which enjoys the chapel's original stunning vaulted ceiling and four velux windows. This room also benefits from a dressing room and an ensuite with a shower, toilet and hand basin.

Also benefiting this floor are landing storage cupboards and the family bathroom which has a bath, hand basin, toilet, tiled walls.

On the second floor there are a further two bedrooms. Bedroom five which is a double with a velux window. Bedroom six which is a single room also befitting from a velux window allowing a natural light to create a bright space. This floor also benefits from a shower room with a shower cubicle, toilet, hand basin, tiles walls and a velux window.

The property benefits from double glazing and LPG gas central heating.





STEP OUTSIDE...

Externally the property is approached through metal gates over a cattle grid entrance leading to the front of the property, which nestles in its own beautiful grounds. The front garden is mostly laid to lawn with mature palm trees and enjoys a water feature/pond. The Olde Chapel benefits from a private driveway with ample parking and a double garage which could be used as a workshop. The side and rear of the property are laid with flag stones and can be enjoyed as a seating/dining area overlooking the stunning countryside views.

