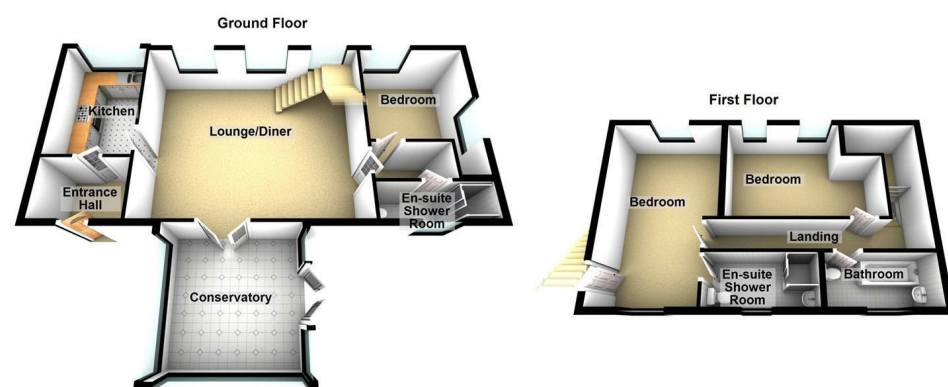
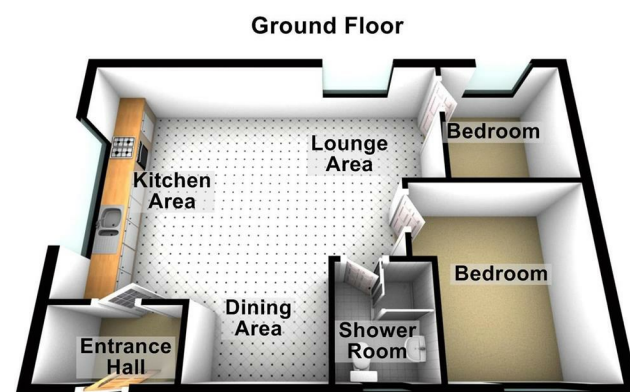


THE GRANARY

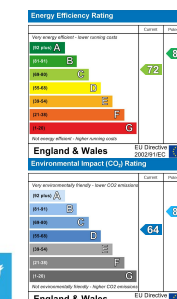


GRANARY COTTAGE



The Granary & Granary Cottage Jeffreyston, Pembrokeshire, SA68 0RT

- Detached Three Bedroom Barn Conversion
- Detached Two Bedroom Barn Conversion
- Vegetable Plot Walled Garden
- Well Maintained Gardens
- Double Garage
- Countryside Views
- Tranquil Location
- Excellent AirBnB Potential
- No Forward Chain
- EPC Ratings: C and C



Offers In Excess Of £525,000

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



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: Bands to be confirmed
Private Drainage

** VIEWING INFO**
We have been informed by the current owner that Both properties could be sold full furnished if required, fittings and a full inventory if required." ?

The double garage cannot be converted for commercial purposes.

MPO/MPO/OK/01/20

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

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EMAIL: tenby@westwalesproperties.co.uk

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The Agent that goes the Extra Mile



VIRTUAL VIEWING AVAILABLE The Granary and Granary Cottage are two detached converted barns that consist of a two bedroom and three bedroom providing spacious accommodation situated in a tranquil location down a private tarmac lane yet within a short drive to amenities and the Pembrokeshire coastline. At present both properties are being rented out as holiday lets (please enquire for estimated income potential), but if preferred could provide accommodation for two families or partially be used to provide a holiday letting income. The barns are well appointed that are full of charm and character positioned within approximately 0.3 of an acre plot. The Granary comprises: Hall, kitchen, lounge/diner, conservatory and ground floor bedroom with shower room. Two further bedrooms positioned on the first floor, one with en-suite and family bathroom. Granary Cottage offers ground floor accommodation consisting of an open plan kitchen/lounge/diner, shower room and two bedrooms. Externally: Well maintained south facing gardens with countryside views including a productive enclosed vegetable plot, a detached double garage and ample parking.

LOCATION:
 Jeffreyston is a sought after village in South Pembrokeshire, one of a cluster of rural communities including nearby Carew, Cresselly, Loveston and Reynalton. The village itself offers amenities including a 'Green' rated primary school, church, public house, and transport services to Greenhill Secondary School in Tenby, along with regular daily bus services. Jeffreyston is centrally located for most of the main towns in the South County, including Haverfordwest (14 miles), Pembroke/Pembroke Dock (10 miles), Tenby (7 Miles) and Narberth (6 miles). This makes it an excellent commuter location for anybody who works in town, whilst allowing for the tranquillity of village life. Nearby Kilgetty has a number of further amenities including a school, shops, railway station, supermarket and post office.



THE GRANARY

Entrance Hall

Kitchen
 11'10" x 7'9" (3.627 x 2.370)

Lounge/Diner
 20'6" x 15'9" (6.272 x 4.818)

Conservatory
 11'9" approx x 11'5" approx (3.589 approx x 3.494 approx)

Bedroom
 12'6" into recess x 9'11" max (3.829 into recess x 3.024 max)

En-Suite
 10'0" x 3'3" (3.059 x 0.991)

FIRST FLOOR

Landing

Bedroom
 16'0" max x 10'6" max (4.888 max x 3.213 max)

En-Suite
 7'8" x 4'5" (2.358 x 1.366)

Bedroom
 14'2" into recess x 8'1" max (4.334 into recess x 2.480 max)

Bathroom
 10'6" x 4'6" (3.221 x 1.374)

GRANARY COTTAGE

Entrance Hall

Open Plan Kitchen/Lounge/Diner
 21'0" max x 19'2" max (6.423 max x 5.848 max)

Bedroom
 11'3" max x 10'0" into recess (3.435 max x 3.050 into recess)

Bedroom
 7'7" x 7'10" (2.313 x 2.394)

Shower Room
 6'0" x 5'2" (1.843 x 1.580)



DIRECTIONS
 From Tenby approach the roundabout at Kilgetty and take the first exit onto the A477, continue along this road and turn right signposted for Redberth, continue a short distance along this road and take the first right hand turn (before the sign for Redberth). Follow the lane passing Apple Camping on the left and continue to the top of the hill, turn immediately left (sign for Cresselly) and continue along the lane until reaching the private lane and entrance on the left sign saying Harrolds Farm. Continue along the lane until reaching the property on the right hand side.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.