

TOWN COAST and COUNTRY ESTATES

Incorporating Coast & Country Estates Office Haverfordwest



Green Park Cottage (Caravan & Camping) | Main Road | Waterston | Milford Haven |
SA73 1DU

Offers In The Region Of £650,000

- 3 Bedroom Detached Cottage
- Campsite (8 Electric Hook Ups), Shower/Toilet Block
- Approximately 4.5 Acres
- Garage and Range of Outbuildings
- EPC Rating B



The Property

Offering a fantastic range of opportunities and lifestyle, Green Park Cottage is a charming 3 bedroom detached bungalow, currently used as a successful holiday let. Full of character with many stunning features and originally dating back to 1907, the current owners converted the property to a high standard approximately 10 years ago. Set in approximately 4.5 acres, Green Park includes a campsite offering 8 electric hook ups, static caravan and shower/toilet block as well as garage/workshop and a range of outbuildings. With under floor heating to the ground floor and radiators to the first floor, the accommodation briefly comprises; entrance porch, open plan living/kitchen/dining room with an impressive vaulted ceiling, orangery, utility room, shower room and bedroom on the ground floor and 2 bedrooms, bathroom and a stunning mezzanine to the first floor.

Location

This delightful property is situated approximately 3 miles from the busy town of Milford Haven which boasts a picturesque marina with a variety of tea rooms, restaurants, galleries, bespoke shops and ten pin bowling. There is also entertainment at the award winning Torch Theatre. Neyland marina is approximately 3 miles away. From Waterston you have good access to many of the beaches and towns Pembrokeshire has to offer to include the county town of Haverfordwest approximately 7 miles away which offers a good range of facilities including a hospital, leisure centre, doctors' surgeries, primary and secondary schools, college, railway station and several shops and supermarkets. Sandy beaches, coastal path, boat trips, theme parks and much more are just some of the activities Pembrokeshire has to offer.

Directions

From Haverfordwest take the A4076 towards Milford Haven for approximately 6.8 miles. At the roundabout in Johnston take the first exit A477 towards Neyland. At the next roundabout take the second exit to Waterston, then at the T junction turn right onto the B4325 and the property can be found on the right hand side. There are flags at the entrance to the driveway.

The property is approached via a driveway leading to off road parking for several vehicles with pedestrian path or steps up to patio area and glazed entrance door into

Porch Windows to both sides. Door to open plan Living/Kitchen/Dining Room.

Living Area 23' x 13'6 (7.01m x 4.11m)

Open plan. Front facing windows and patio doors to front external. Stunning crafted vaulted ceiling and mezzanine above. Stone feature fire place with wood mantle and stone hearth housing attractive wood burner. Stairs to first floor. Double doors to orangery.

Kitchen/Dining Area 23' x 14'9 (7.01m x 4.5m)

Open plan. Front & rear facing windows. Range of wall and base units with granite work surfaces over. Electric Range Master cooker extractor over. Granite sink and drainer with mixer tap. Central island with storage.

Orangery 15'2 x 12'2 (4.62m x 3.71m)

French doors, patio doors and Velux windows flooding the room with natural light. Crafted exposed beams to ceiling.

Utility Room 13'10 x 9'1 (4.22m x 2.77m)

French doors to side external. Rear facing window. Space and plumbing for washing machine. Ceramic sink and drainer with stainless steel mixer tap. Integrated freezer drawers.

Inner Hallway Door to

Shower Room 9'7 (max) x 9'6 (max) (2.92m (max) x 2.9m (max))

Rear facing window. Heated towel rail. Tiled walls and floor. Double shower cubicle housing mains shower. Mirrored doors to cupboard housing heating system. W/c. Stylish wash hand basin with stainless steel mixer tap and mirror over. Extractor fan.

Bedroom 15'11 x 13'2 (4.85m x 4.01m)

Front facing window. French doors to front external. Exposed beams to ceiling.

FIRST FLOOR A wooden staircase made from old church pews to

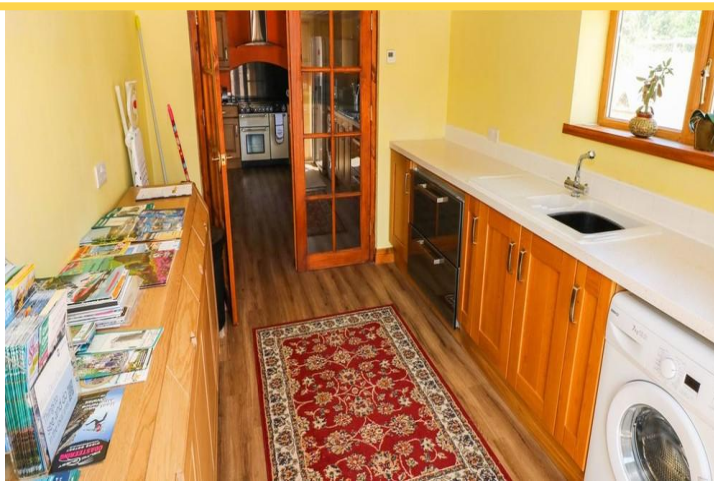
Mezzanine Galleried seating area overlooking ground floor living accommodation. Storage. Door to

Bedroom 2 17'7 x 9'3 (5.36m x 2.82m)

Side facing windows. Velux window to rear. Radiator. Sloping ceiling. Exposed beams. Eaves storage.

Bedroom 3 18'4 x 10'2 (5.59m x 3.1m)

Side facing windows. Velux window to front. Radiator. Sloping ceiling. Exposed beams. Eaves storage.





Bathroom 8'3 x 6'8 (2.51m x 2.03m)

Velux window to rear. Corner bath with stainless steel mixer tap. W/c. Pedestal wash hand basin with stainless steel mixer tap with mirror over. Heated towel rail. Sloping ceiling.

Externally The property sits in grounds of approximately 4.5 acres and is approached via a sweeping driveway leading to ample parking, garage/workshop, static caravan and a variety of outbuildings. Green Park offers a campsite with 8 electric hook ups, shower and toilet block.

Garage/Workshop 66' x 16'6 (20.12m x 5.03m)

Power and light. W/c. Solar panels to roof.

Tenure We are advised the property is Freehold

Services Mains electricity. Solar panels. Mains water and private drainage. Air Source Heating

Viewing Strictly by appointment with Town, Coast and Country Estates.

Agent's Notes Please contact our office for additional information relating to this property. Some photos were kindly provided by the vendors.



Tenure

Freehold

Council Tax Band

N/A

Viewing Arrangements

Strictly by appointment

Contact Details

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General Information

General: 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.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: 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 TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THIS PROPERTY.