

TOWN COAST and COUNTRY ESTATES

Incorporating Coast & Country Estates Office Haverfordwest



Cerbyd Mill | Solva | Haverfordwest | SA62 6YE

3 Bedroom Detached Former Mill *Approximately 1.5 Acres Of Grounds* *Unconverted Barns With Planning Permission For Residential Use* *Idyllic Rural Location*

Offers In Excess Of £575,000

- 3 Bedroom Detached Former Mill
- Approx. 1.5 Acres Of Grounds
- Unconverted Barns With Planning Permission
- Idyllic Rural Location
- EPC Rating F



The Property

Full of character and offering a wealth of opportunity for redevelopment and/or extension, Cerbyd Mill is an attractive 3 bedroom detached former mill set in approximately 1.5 acres of grounds, in an idyllic rural location close to the coastal village of Solva.

The property comprises; entrance hall, shower room, living room, dining room and kitchen to the ground floor with 3 bedrooms and bathroom to the first floor. The River Solva runs through the foot of the mature gardens and attached to the main house are 2 stone barns with planning permission for conversion to residential use.

Location

Within easy access of the county town of Haverfordwest and the popular cathedral city of St Davids, Cerbyd Mill is approximately 10 minutes' drive from the coastal village of Solva with a thriving community and local amenities. Solva Harbour Beach is situated in the valley between two high rugged cliff sides.

<https://solva.gov.wales/our-village/>

Directions

On the A487 between St Davids and Fishguard, proceed through Carnhedryn, taking the right hand turn towards Llanhowell Church. Following the signs to Cerbid, take the left hand turn into a private drive and

Cerbyd Mill is accessed via the second entrance on the right.

Approached through a wooden gate into an area of off road parking for several vehicles, step up and obscure glazed door with side panel into

Entrance Hall Turning stairs to first floor with window to side. Storage cupboard. Under stairs cupboard. Radiator. Door to

Shower Room 10'9 x 8'11 (max) (3.28m x 2.72m (max))

Obscure glazed window to side. Tiled floor. Partially tiled walls. Shower cubicle, wash hand basin and w/c. Oil central heating

boiler. Plumbing for washing machine.
Radiator. Double doors to

Living Room 17'3 (max) x 16'11 (5.26m (max) x 5.16m)

Bay window to rear and door to rear external. Painted stone walls. Wooden beams to ceiling. Tiled hearth with electric fire. Radiators. Door to

Dining Room 14' x 11' (max) (4.27m x 3.35m (max))

Windows to front and rear. Wooden beams to ceiling. Feature brick surround of original fireplace. Radiator. Step down and door to

Kitchen 13'11 (max) x 13'1 (4.24m (max) x 3.99m)

Windows to side and rear. Partially glazed door to rear external. Tiled floor. Partially tiled walls. Exposed stone wall. Wooden beams to ceiling. Range of wall and base units with work surface over. Integrated hob with extractor over. Stainless steel sink and drainer with mixer tap. Original chimney fawr housing units and integrated oven and grill.

First Floor

Landing Windows to front and side. Loft access. Airing cupboard. Door to

Bathroom 12' x 6'9 (3.66m x 2.06m)

Obscure glazed window to side. Partially tiled walls. Suite comprising bath, wash hand basin, bidet and w/c. Radiator.

Bedroom 1 13'9 x 10'9 (4.19m x 3.28m)

Window to rear. Built in wardrobes. Radiator.

Bedroom 2 15'1 x 10'10 (4.6m x 3.3m)

Windows to rear. Built in wardrobes. Radiator.





Bedroom 3 14'2 (max) x 13'4 (4.32m (max) x 4.06m)

Windows to rear and side. Painted stone chimney breast. Wash hand basin in vanity unit. Radiator.

Externally

Set in grounds of approximately 1.5 acres laid mainly to lawn to the rear and side with mature trees and shrubs, river running at foot of garden and open countryside views.

Barns 46'3 (max) x 16'2 (14.1m (max) x 4.93m)

2 unconverted stone barns with doors to rear and windows to front and rear. Planning permission for conversion to residential use.

Tenure We are advised that the property is Freehold.

Services Mains water and electricity. Oil central heating. Private drainage.

Viewing Strictly by appointment through Town, Coast and Country Estates please.

Agent's Notes

Please note that this property is being sold on behalf of an associate of Town, Coast and Country Estates Ltd.



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

26 High Street

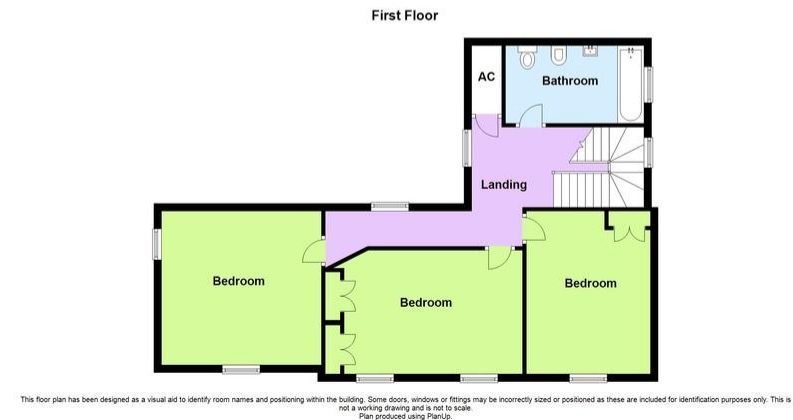
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General Information

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.