



- 5 Bedroom Detached Barn Conversion
- Stables, Menage & Paddock
- Detached Garage/Workshop & Parking
- Countryside Views

**Offers In Region Of £650,000**

EPC Rating 'F'







## Property

Carregeirin Cottage is a 5 bedroom detached barn conversion named for its spectacular views of Plumstone Mountain. Set in a peaceful rural location with open countryside views, this attractive property is full of character offering a gated stable yard with block built barn divided into 4 stables and storage, a ménage, approx. 2.8 acre fenced paddock with field shelter and pond and detached garage/workshop.

The accommodation briefly comprises; open plan living room/kitchen, further reception room, utility room, 2 bathrooms and 3 bedrooms to the ground floor together with 2 bedrooms to the first floor both with limited headroom.

## Location

Situated between the villages of Camrose and Hayscastle, this property is located approximately 15 minutes drive from the county town of Haverfordwest and beaches such as Newgale, popular with locals and tourists for its expansive beach and watersports.

## Directions

From Haverfordwest take B4330 towards Croesgoch. After passing the signs to Camrose and the right hand turn to Wolfsdale, Carregeirin is situated on the brow of the next hill on the left hand side accessed via a short lane. For GPS purposes please use the postcode SA62 6JP.

Carregeirin is one of a cluster of barn conversions, originally part of Cold Blow Farm, approached via a lane leading to a gravelled area of off road parking, the stable

yard and paddock, detached garage/workshop and gated rear entrance to garden and patio. The gravelled access leads round to the front of the properties with steps up to wooden double doors into

### Living Room 18'8 x 14' (5.69m x 4.29m)

Open plan. Window and velux window to front. Exposed stone walls. Wood flooring. Exposed A-frame beams. Multi fuel burner on stone tiled hearth. Radiators. Door to lounge and steps and door to hall.

### Kitchen 14' x 10'4 (4.27m x 3.16m)

Open plan. Window and velux window to front. Exposed stone walls. Tiled floor. Exposed A-frame beams. Range of wall and base units with work surface over. Island. Belfast sink with mixer tap. Tiled splashback. Integrated double oven and gas hob with extractor over. Former crug loft used for storage. Radiator.

**Hall** Stable door to rear external. Storage cupboards, one housing boiler. Tiled floor. Radiator. Loft access. Door to

**Utility Room** Window to side. Wall units. Space and plumbing for washing machine with work surface over.

### Bedroom 14'3 x 8'11 (4.35m x 2.72m)

Window to rear. Radiator.

### Bathroom 7'8 x 4'9 (2.36m x 1.47m)

Obscure glazed window to side. Tiled floor. Suite comprising bath with shower over, wash hand basin and w/c. Fitted cupboard. Towel radiator.

**Lounge 20'11 (max) x 12'10 (max) (6.39m (max) x 3.93m (max))**

Patio doors to front and rear and window to rear.

Radiators. Turning stairs with decorative stone alcove leading to attic bedrooms. Door to

**Hall** Tiled floor. Radiator. Partially obscure glazed door to rear external. Door to

**Bedroom 13'4 x 12'6 (4.07m x 3.83m)**

Window to front. Patio doors to side. Fitted wardrobes.

Radiator. Airing cupboard housing hot water tank.

**Bathroom 9'2 x 5'9 (2.80m x 1.76m)**

Obscure glazed window to side. Fully tiled. Suite comprising whirlpool bath with shower tap, wash hand basin, bidet and w/c. Radiator.

**Bedroom 14'2 x 11'9 (4.33m x 3.60m)**

Windows to side and rear. Radiator.

**Landing** Limited headroom. Beams.

**Bedroom 12'11 x 9'6 (3.95m x 2.90m)**

Limited headroom. Velux window to rear. Beams. Built in cabin bed with storage under. Radiator.

**Bedroom 15'8 x 9'5 (4.78m x 2.89m)**

Limited headroom. Velux window to front. Beams. Built in cabin bed with storage under. Radiator. Steps and door to storage.

**Externally**

To the front of the property is a gravelled area shared with neighbouring properties. To the rear is off road parking and gated access to a rear patio and lawned garden with vegetable plots. There is a detached garage/workshop together with stable yard, ménage, fenced paddock and pond. The lane continues on to an additional garden area and the property offers countryside views towards Plumstone Mountain and a distant view of Roch castle.

**Garage 32'8 x 11'1 (9.97m x 3.61m)**

Attic storage. Electricity. Door to

**Workshop 11'10 x 4'9 (3.61m x 1.46m)**

Water and electricity.

**Stables 35'5 x 35' (10.80m x 10.68m)**

Gated access to stable yard. Block built barn divided into 4 stables/horseboxes and storage. Additional lean to storage. Menage with equisand and carpet fibre topping.

**Tenure** We are advised that the property is Freehold.

**Services** Mains water and electricity. Private drainage. Oil fired central heating. Bottled gas fuelled hob.

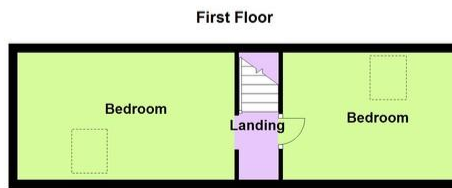
**Viewings** Strictly by appointment with the agent.

**Agent's Notes** Please contact the office for further information about this property.

Please note some photos are kindly provided by the vendors.







This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

## Tenure

Freehold

## Council Tax Band

F

## Viewing Arrangements

Strictly by appointment

## Contact Details

26 High Street  
Haverfordwest  
SA61 2DA

[www.tccstates.com](http://www.tccstates.com)

[enquiries@tccwales.com](mailto:enquiries@tccwales.com)

01437 765522

## 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.