

BLOSSOM HILL, LOWER FREYSTROP, HAVERFORDWEST, PEMBROKESHIRE, SA62 4ET



GUIDE PRICE £950,000

EDWARD H PERKINS
RURAL CHARTERED SURVEYORS

savills

BLOSSOM HILL, LOWER FREYSTROP, HAVERFORDWEST, SA62 4ET

“Stunning Pembrokeshire property with an annexe and equestrian facilities”



Modern property with a detached annexe
Offering generous and stylish accommodation
space set over three floors
Main house: Three/four reception areas.
Five/six bedrooms, three en suite bath/shower
rooms.
Extra bathroom and shower room.
Self-contained two bedroom annexe
Delightful sun terrace
Pasture paddocks, horse arena, stable block
In all, set in about 8.7 acres (stms)
Idyllic position close to coast and nearby towns



SITUATION

Blossom Hill enjoys an idyllic position in the popular hamlet of Lower Freystrop that is near Little Milford, that borders the pretty Western Cleddau river in the famous Pembrokeshire Coast National Park. The popular administrative and shopping town of Haverfordwest is only about 2.5 miles to the north with national railway services and a regional airport while the miles of stunning coastline that this county offers is yours to explore. Being central positioned in the county, numerous sandy beaches and coastal walks are all within easy reach. The A40 provides quick access to the town of Carmarthen (about 33 miles to the east) with the A48 M4 link road provides quick and easy access to south Wales (Swansea about 59 miles, Cardiff about 102 miles) the Severn Bridge and into England.

DIRECTIONS

Blossom Hill was designed and built for the current owners in 2015 and is a stunning bespoke property that offers generous and stylish living accommodation for a family over three floors. A detached self-contained annexe on the front courtyard is perfect for an extended family or a separate office/studio for home working. The property enjoys excellent equestrian facilities with pasture paddocks, a horse arena and stable block. In all, the property is set in about 8.7 acres (stms – subject to measured survey).

OS GRID REFERENCE

SM95751236

The property is edged red for identification purposes on the attached plan

ACCOMODATION

GROUND FLOOR:

A covered front entrance leads into the reception hall with doors leading off to the principal reception rooms and a cloakroom off. On the left is the large sitting room with a smart wood burning stove providing a warm focal point. Double French doors open out into the dining area of the stunning open plan kitchen-dining-living room. On the right of the hall is the study. The open plan kitchen-dining-living room is a superb living space with a smart fitted kitchen with central island and integrated appliances. Another wood burning stove provides a warm and cosy atmosphere. Open plan to this is the elegant dining area that is perfect for special occasions with a double height ceiling and excellent natural light. French doors lead off to the outside terrace. The living area is again open plan to the kitchen and offers a superb place to sit and unwind while admiring the views across your own land. Off the kitchen is a large utility room that is almost a second kitchen with fitted cupboards, walk-in larder and a useful separate shower room.



FIRST FLOOR:

Stairs rise up from the reception hall to the first floor accommodation that includes two bedrooms with en suite shower rooms (one with a dressing room) and two further large bedrooms that share the use of a family bathroom.



SECOND FLOOR:

Stairs continue to the second floor that has the stunning principal bedroom suite that occupies nearly the all of the floor with a separate dressing room (that could be an extra bedroom) and bathroom with separate shower. The floor is completed by a useful laundry room to cater for the bedroom linen and clothes.

ANNEXE:

On the front courtyard is a cosy self-contained detached annexe that would be perfect for an extended family or for home office use etc. The ground floor provides an open plan kitchen living area with a separate shower room while on the first floor are two bedrooms.

EXTERNALLY

The property has a gravelled forecourt to the front with ample parking area that then becomes a drive that runs past the side of the house and in-between the pasture paddocks to the stable area to the south of the property. At the rear of the house is an excellent part covered sun terrace to enjoy the evening sun together with a lawned garden area and walled vegetable garden.



As mentioned there is a useful horse arena for exercising horses and ponies that is situated just above the stable yard. The large yard offers potential space to erect further stables or necessary outbuildings for feed, animals and machinery etc. In all, the property is set in about 8.7 acres (stms).



FITTINGS AND CONTENTS

Unless specifically described in these particulars, all fittings and contents are excluded from the sale though some may be available by separate negotiation. Further information is available from the vendor's agents.

PLANS, AREAS AND SCHEDULES

Any available plans, areas, and schedules are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

EASEMENTS, RIGHTS OF WAY AND WAYLEAVES:

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/ bridleways.

STATUTORY AUTHORITIES

Pembrokeshire County Council, County Hall, Haverfordwest SA61 1TP.
Telephone: 01437 764551.

Welsh Government (Agricultural Department), Picton Terrace, Carmarthen, SA31 3BT.
Telephone: 0300 062 5004

National Resources Wales (NRW), Customer Care Centre, Ty Cambria, 29 Newport Rd, Cardiff, CF24 0TP Telephone: 0300 065 3000

METHOD OF SALE

Offered for sale by private treaty.

VIEWING ARRANGEMENTS

Strictly by appointment with Savills or Edward H Perkins Rural Chartered Surveyors.

VENDOR'S SELLING AGENTS

Savills, 2 Kingsway Cardiff, Wales, CF10 3FD.

Telephone: +44 (0) 29 2036 8915

If you have any enquiry regarding the property, please ask to speak Daniel Rees

OR

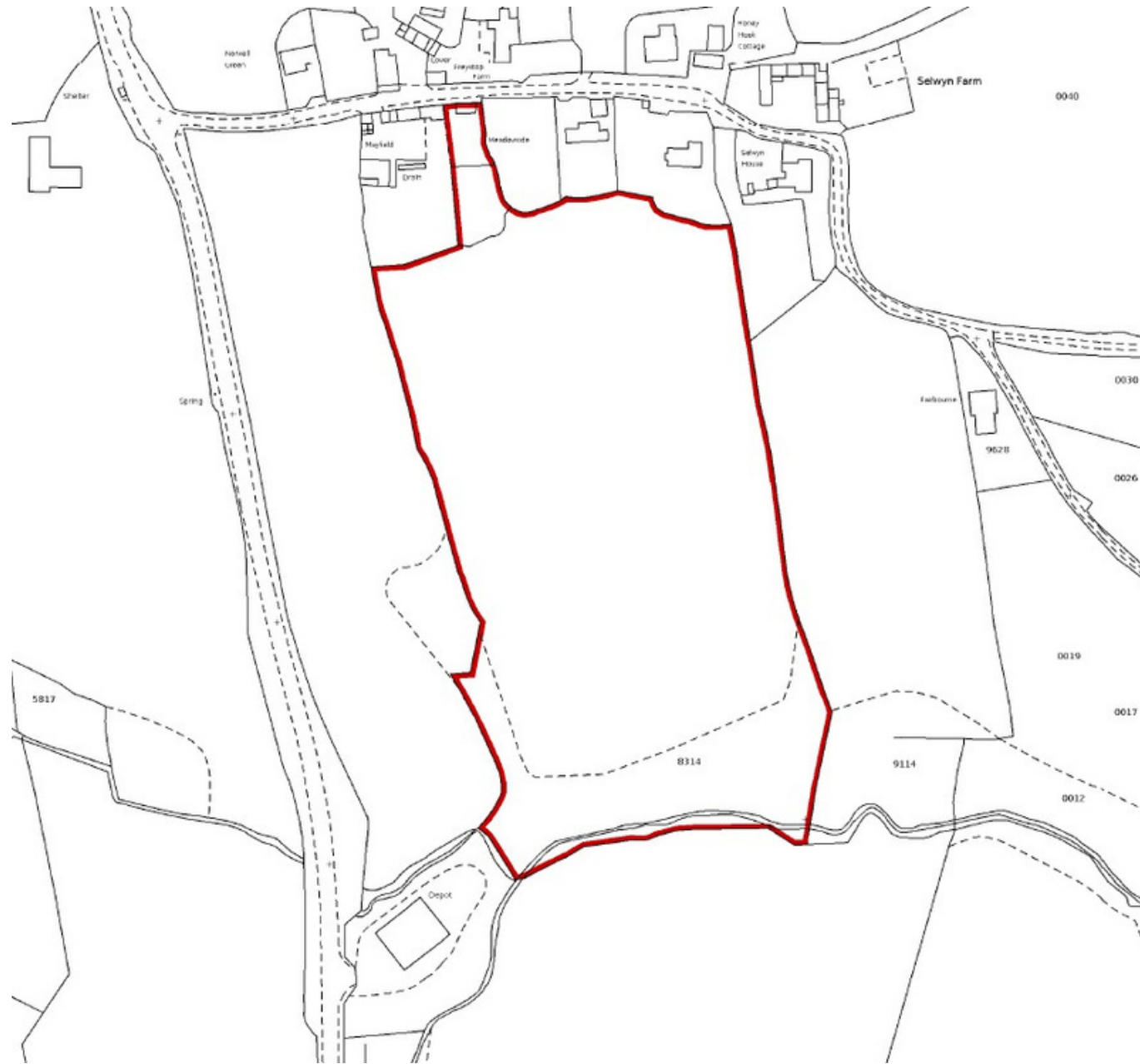
Edward H Perkins Rural Chartered Surveyors, St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG.

Telephone: 01437 760730

Email: mail@edwardperkins.co.uk

If you have any enquiry regarding the property, please ask to speak to Rodney N Powell or Isabelle Davies.

PLAN OF LAND



St John House, Salutation Square, Haverfordwest, Pembrokeshire, SA61 2LG
Tel: 01437 760 730
Email: mail@edwardperkins.co.uk





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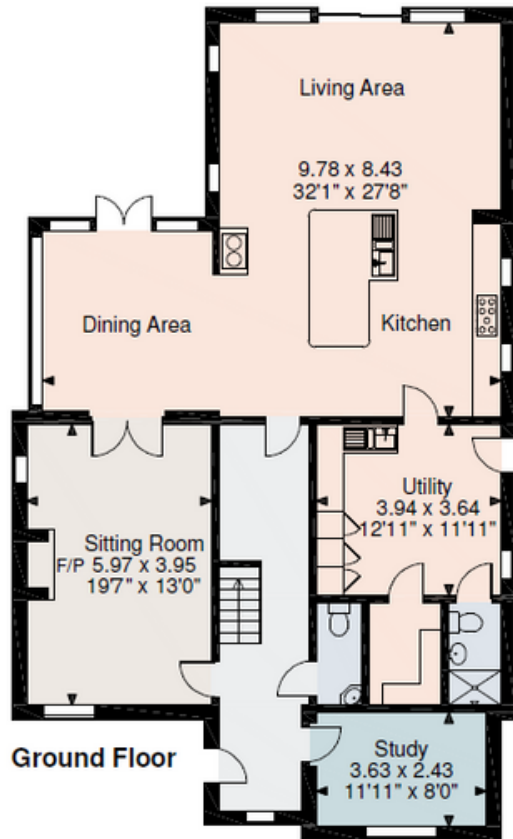




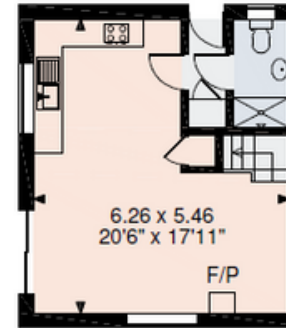
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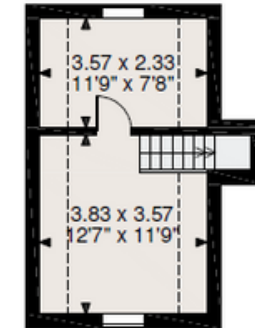
Blossom Hill, Haverfordwest
 Main House gross internal area = 3,335 sq ft / 310 sq m
 Annexe gross internal area = 528 sq ft / 49 sq m



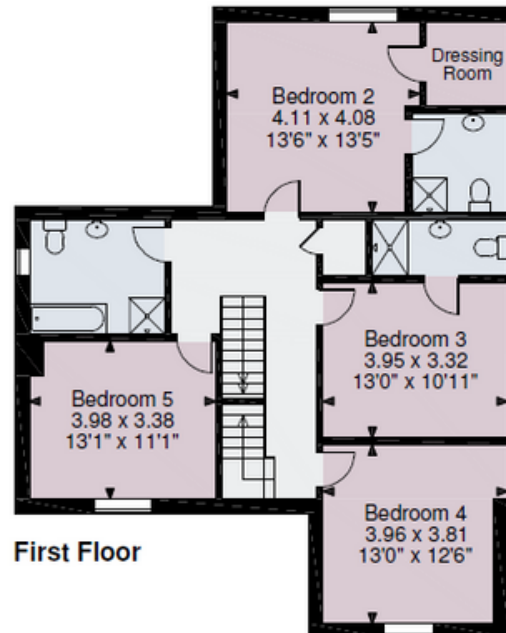
Ground Floor



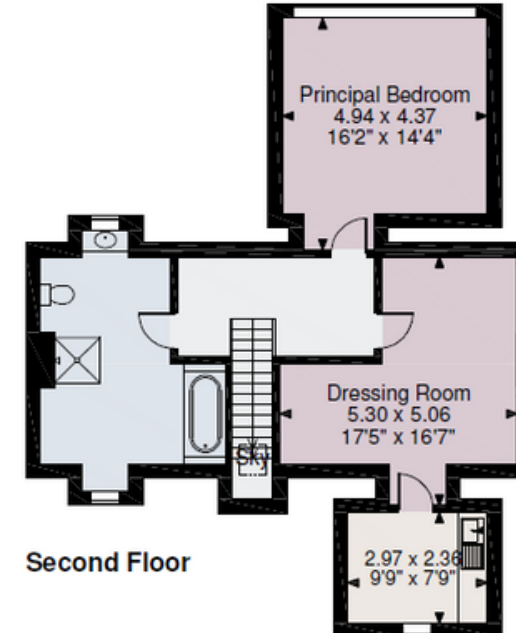
Annexe Ground Floor



Annexe First Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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