



## Kiln Cottage, 9 Havens Head, Liddeston, SA73 3QH

**\*\*Characterful Cottage - Potential to Build\*\*** A detached three bedroomed property in the picturesque location of Havens Head, Liddeston. The property is accessed by a no through road and is close to all of the amenities that Milford Haven has to offer. The main cottage was built in the 1800's, with an extension and balcony added at a later date. The property retains many original features both indoor and out, including wood panelled ceilings, beams and quarry tile flooring. Externally the grounds offers over a third of an acre of tiered lawned area with lovely views down the valley and, quite uniquely, a quarry and lime kiln. A long driveway provides ample off road parking. A 'one of a kind' family home.

- Unique Property
- Lpg Gas Boiler
- Three Bedrooms
- Original Features
- Views Over Valley
- Potential To Build
- Balcony
- Epc Rating G

**£239,950**



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

## LOCATION

Liddeston is a hamlet located conveniently just outside of Milford Haven town. Havens Head itself is situated at the end of a no through road making the area picturesque and light on traffic. Milford Haven offers many local amenities, including supermarkets, doctors surgeries, vets and post office. Haverfordwest is just a little further away, with the county hospital and retail parks.

## ENTRANCE HALL

13'0" x 5'10" max (3.97 x 1.79 max)

PVCu double glazed entrance door to hallway. Original tiled floor, door to understairs storage cupboard housing meters. Doors to kitchen and dining room.



## KITCHEN

12'4" x 13'0" (3.77 x 3.97)

PVCu double glazed windows to front and side. Fitted with a range of base and eye level units with worktop space over and tiled surrounds, integrated fridge, electric oven and hob with extractor hood over, space for fridge freezer, heated towel rail, plumbing for washing machine, original tiled flooring.



## KITCHEN VIEW 2



## DINING ROOM

12'10" x 12'11" (3.92 x 3.94)

PVCu double glazed window to front, door to boiler room/storage area, ceiling beams, two radiators, wall lights, laminate floor, sliding glass panel door leading to lounge.



## BOILER ROOM

12'4" x 2'11" (3.75 x 0.88)

\*\*Useful for Storage\*\* Housing LPG boiler with partial 'conservatory style' roof.

## LOUNGE

15'7" x 16'6" max (4.74 x 5.04 max)

PVCu double glazed window to front. Fireplace with woodburner, slate hearth and marble effect surround, stairs to first floor, radiator, door to garden.



## LOUNGE VIEW 2



## FIRST FLOOR

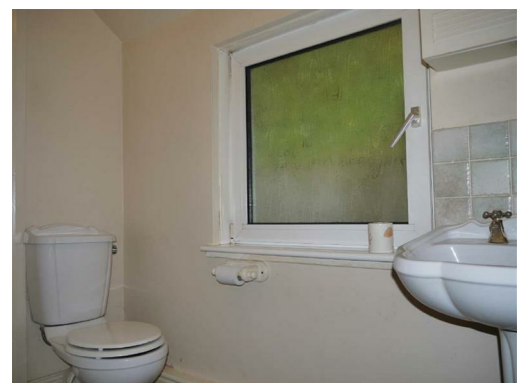
### LANDING

Door to garden providing access to balcony.

### UPSTAIRS WC

4'2" x 7'4" (1.27 x 2.24)

PVCu obscure double glazed window to rear. Suite comprising WC, wash hand basin, door to airing cupboard, radiator, tiled floor.



## BEDROOM 1

12'6" x 9'9" max (3.80 x 2.97 max)

PVCu double glazed window to front, fitted shelving unit, radiator, sloping ceiling.



## (SECOND) FIRST FLOOR

### LANDING

PVCu double glazed window to front. L shaped landing with doors to bedrooms 2, 3 and bathroom.

## BEDROOM 2

12'9" x 13'0" (3.89 x 3.97)

PVCu double glazed window to front, original wood panelled ceiling, fitted wardrobes, side lights, radiator.



## BEDROOM 3

9'8" x 7'7" (2.95 x 2.30)

PVCu double glazed window to front, original wooden panelled ceiling, loft access, radiator, fuseboxes for bathroom.



## BATHROOM

PVCu obscure double glazed window to side, Suite comprising of WC, wash hand basin, bidet,



## EXTERNALLY

Tiered gardens measuring 0.397 acres (Promap 03/12/13) to the side and rear of property surrounded by steep wooded area. Property is accessed by a no through road with a long driveway to the property offering ample parking. Double garage with 'up and over door' at top of driveway. Quarry area that has previously held outline planning permission for a cottage, which expired in April 2014. Gated side access to garden. To the rear of the property is an LPG gas tank. A pathway follows from the side of the property providing an easy walk to all amenities at Milford Marina. The elevated position of the garden and first floor balcony offers lovely views over the valley. Below the cottage (found on next road down) is a historic lime kiln which is also owned by the property.



## GENERAL INFORMATION

**VIEWING:** By appointment only via the Agents.

**TENURE:** We are advised

**SERVICES:** We have not checked or tested any of the services or appliances at the property.

**TAX:** Band ' D '



## IMPORTANT NOTICE

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. We would like to point out that all photographs are taken with a digital camera.



## OTHER SERVICES OFFERED

MORTGAGE ADVICE

CONVEYANCING

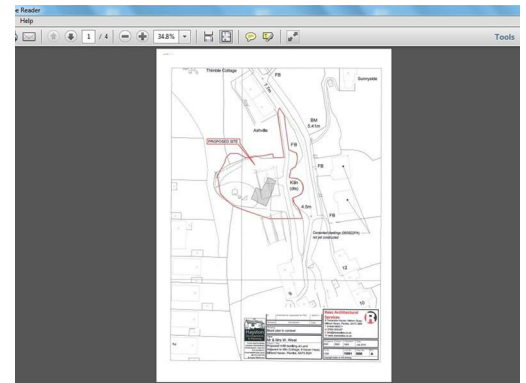
SURVEYS

Contact West Wales Properties for further details.



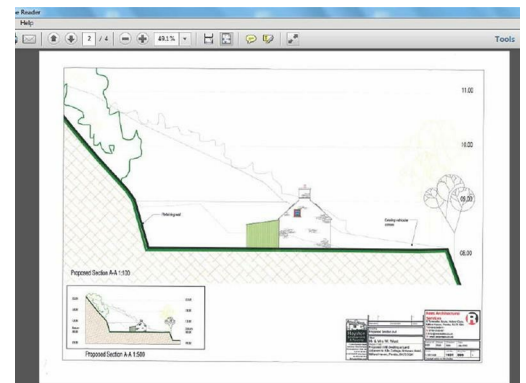
### PLOT: PLAN 1

Please be aware that planning expired in April 2014.



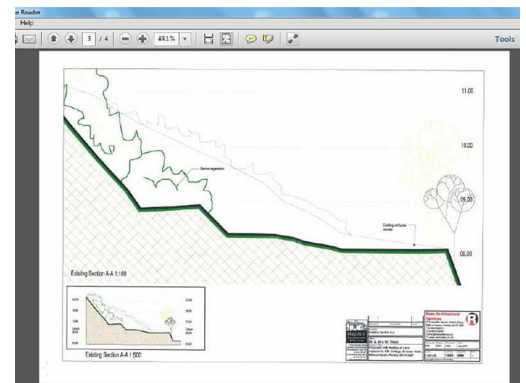
### PLOT: PLAN 2

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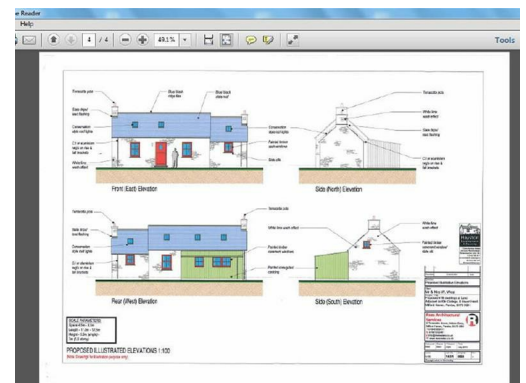
### PLOT: PLAN 3

Please be aware that planning expired in April 2014.



### PLOT: PLAN 4

Please be aware that planning expired in April 2014.



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### FLOOR PLANS

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

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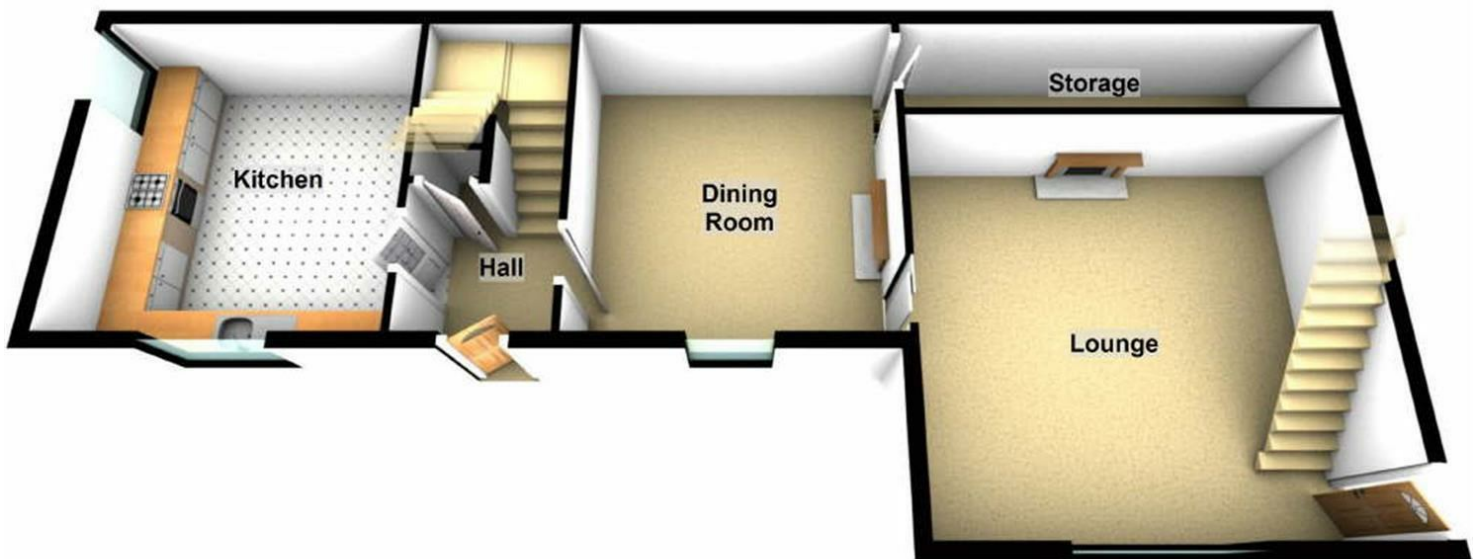
## **AGENTS NOTE**

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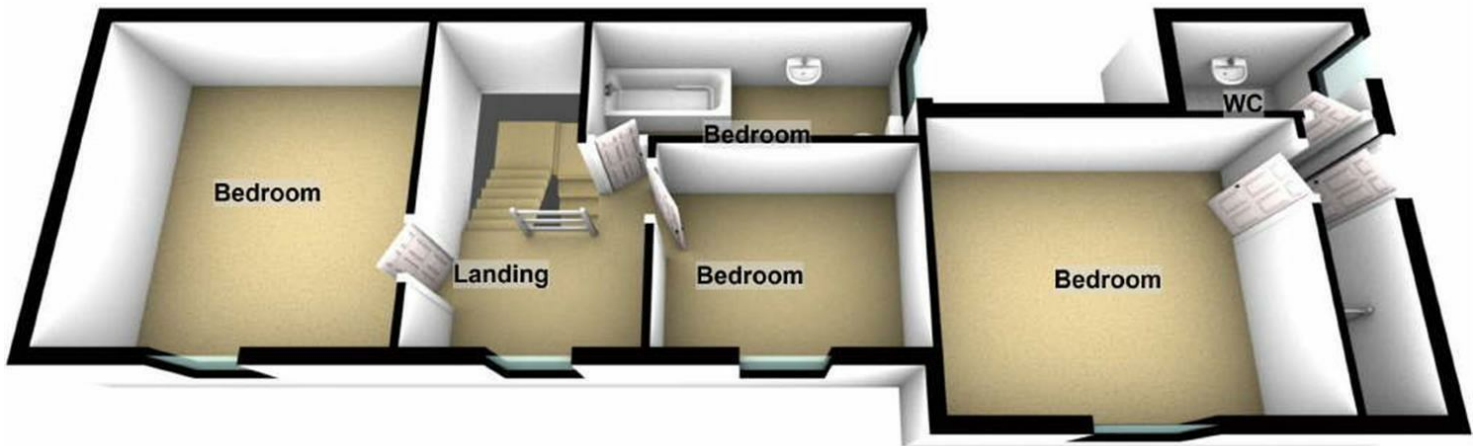
## **OFFER PROCEDURES**

All enquiries and negotiations to West Wales Properties: We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our panel of financial consultants, will speak to you to 'qualify' your offer.

**Ground Floor**



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>62</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>72</b>

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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

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