



- Converted Church
- 3 Bedrooms
- Eco Build
- Lovely Countryside Views

**Offers In The Region Of £250,000**

EPC Rating TBC





## The Property

Ty Cwsg Mawr is a converted church with 3 bedrooms, open plan living to the ground floor, off road parking and gardens with lovely countryside views. The conversion has been featured on the TV series, The Restoration Man and includes an air to water heat pump, solar panels and bore hole water. The original character and charm has been retained throughout whilst offering a comfortable and modern living space with accommodation briefly comprising; open plan living area to the ground floor with kitchen to one end, lounge and dining areas and to the first floor master bedroom with walk in wardrobe, 2 children's bedrooms and a bathroom with steam shower and separate bath and lovely rural views. Externally the property offers off road parking and a private garden with countryside views.

## Directions

From Haverfordwest take the B4330 Croesgoch Road passing through Camrose, Hayscastle Cross and Newton. Pass Castle Villa on your right and farm buildings on the left to junction. Turn right towards Croesgoch and then bear left for approx. 1.5 miles, continuing on the Croesgoch Road. Turn left into a lane after a double set of metal field gates, signed Ty Cwsg Mawr and Ty Llanreithan, clearly indicated by our "For Sale" board. For GPS purposes the postcode of the property is SA62 5LG.

The property is approached through the public graveyard to the solid wood entrance doors which lead into the

## Open Plan Living Area

Spacious open plan living area. Spiral staircase to first floor. Under floor heating throughout.

## Living Room/Dining Room 28' 7 x 15' (8.53m x 4.57m)

Open plan with four slit windows and a floor to ceiling church window. Built in storage along the length of one wall. Log burner with oven and hot plates set on a slate hearth with exposed stone wall surround. Open to

## Kitchen 14' 9 x 12' 11 (4.5m x 3.94m)

Modern kitchen with a range of wall and base units with work surface over. Central island with the altar stone as the work top. Integrated washing machine and fridge/freezer. Range cooker. Double bowl sink unit with mixer tap over. Cupboard housing solar store system. Windows and original arched door leading to outside.



## FIRST FLOOR

### Landing 24' x 3' 3 (7.32m x 0.99m)

Spiral staircase. Velux window. Original beams. Doors to

### Bedroom 1 16' 4 max x 15' (4.98m max x 4.57m)

Floor to ceiling windows. Built in storage. Walk in wardrobe.

### Bedroom 2 13' x 5' 6 (3.96m x 1.68m)

Window with countryside views. Velux window. Flue from downstairs log burner. Original beams. Fixed ladder to crog loft. Built in storage.

### Bedroom 3 13' x 5' 5 (3.96m x 1.65m)

Window with countryside views. Velux window. Flue from downstairs log burner. Original beams. Fixed ladder to crog loft. Built in storage.

### Bathroom 11' 7 x 10' 9 (3.53m x 3.28m)

Four piece bathroom suite comprising enclosed shower, free standing bath, wash hand basin and w/c. Window with lovely countryside views. Built in storage.

## EXTERNALLY

The property is approached over a slate shingle path through the public graveyard to the original church entrance doors. Parking for a number of vehicles is available at the entrance to the churchyard. The property has a private garden to the rear, mainly laid to slate shingle with lovely views over open countryside. There is also a garden shed to the side. The main graveyard is not included in the sale of the property, however, 6ft to either side and 8ft at the end is included and the path to the property has rights of access over it.

### Tenure

We have been advised the property is Freehold. Pembrokeshire County Council Tax band D

### Services

Mains electricity. Air to water heat pump. Solar panels. Private drainage. Bore hole water.

### Viewing

Strictly by appointment only through Town Coast and Country Estates please.





## Tenure

Freehold

## Council Tax Band

D

## 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.**