



- Detached 3 Bedroom Barn Conversion
- Off Road Parking and Gardens
- Stunning Panoramic Countryside Views
- Convenient Location between Coast and County Town

**Offers In The Region Of £265,000**

EPC Rating E'







## The Property

Ysgubor is a detached, 3 bedroom barn conversion with off road parking and gardens which has been renovated and extended by the current owners. The accommodation is full of character and briefly comprises; lounge, kitchen/dining room with open stairs leading to first floor with bathroom and 3 double bedrooms. The property is awash with character and charm and has magnificent views over the Pembrokeshire countryside from both the lounge and the master bedroom. Externally, the property is approached through a 5 bar wooden gate and along a gravelled driveway that provides parking and turning for several vehicles. There is a private south facing garden to the front that is mainly laid to lawn and is bordered by a low wall and mature shrubbery. To the side of the property is a low maintenance area laid to gravel with a stone shed and further wooden shed.

## Location

Ysgubor is conveniently located in the hamlet of Portfield Gate, approximately 1 mile from the edge of the County town of Haverfordwest and its many of amenities including main line railway station, hospital, retail parks, supermarkets, shops, restaurants and pubs, cinema, leisure centre and

swimming pool, primary/secondary schools and college. The beautiful sandy beach at Broad Haven and the stunning coastline of the Pembrokeshire Coast National Park is 4 miles to the west.

## Directions

From Haverfordwest take the Haven Road sign posted Broad Haven. The property is located in Portfield Gate on the right hand side before the fork in the road to Sutton and is clearly identified by our For Sale board. For GPS purposes the postcode is SA62 3LL.

## Lounge 14' 6 x 14' 6 (4.42m x 4.27m)

Window to side. French doors to rear. Wooden floor. Exposed wooden beams. Wood burner effect electric stove set on slate hearth. Wooden fireplace and mantle piece. Open to

## Kitchen/Dining Room 20' 8 x 14' 6 (6.3m x 4.42m)

2 windows to side. 2 windows to front. Travertine tiled floor. Exposed stone work and decorative niches. Feature stone chimney and open fire with slate hearth. Bespoke wooden base and wall units with inset butler sink. Brass mixer tap. Space and plumbing for dishwasher and washing

machine. Oil fired "Worcester" combi boiler. Space for American style fridge/freezer. Larder cupboard. Space for dining room table and chairs. Wooden open tread stairs to

## FIRST FLOOR

### **Landing 13' max x 6' 8 max (3.96m x 2.03m)**

Exposed wooden beams. Loft access. Doors to

### **Bathroom 8' 11 x 4' 7 (2.72m x 1.4m)**

Wooden bi-fold doors. Travertine floor tiles. Fully tiled walls. Exposed wooden beams. Velux window. Claw footed roll top bath with shower attachment. Wash hand basin and w/c.

### **Bedroom 1 10' 11 x 10' 5 (3.33m x 3.18m)**

Window to front. Slate tiled sill. Exposed brick work. Decorative stone shelving.

### **Storage Cupboard**

Shelved.

### **Bedroom 2 11' 9 x 9' 4 (3.58m x 2.84m)**

Window to side. Exposed wooden beams.

### **Master Bedroom 3 14' 6 x 14' (4.42m x 4.27m)**

Window to side. French doors to Juliet balcony

with iron balustrade and panoramic views over countryside. Loft access.

## EXTERNALLY

The property is approached through a 5 bar wooden gate and over a gravelled driveway that provides parking and turning for several vehicles. There is a raised private south facing garden to the front that is mainly laid to lawn and is bordered by a low wall and mature shrubbery. To the side of the property is a low maintenance area laid to gravel with a stone shed and a further wooden shed. A gravelled path leads around the property to the rear and other side.

## Tenure

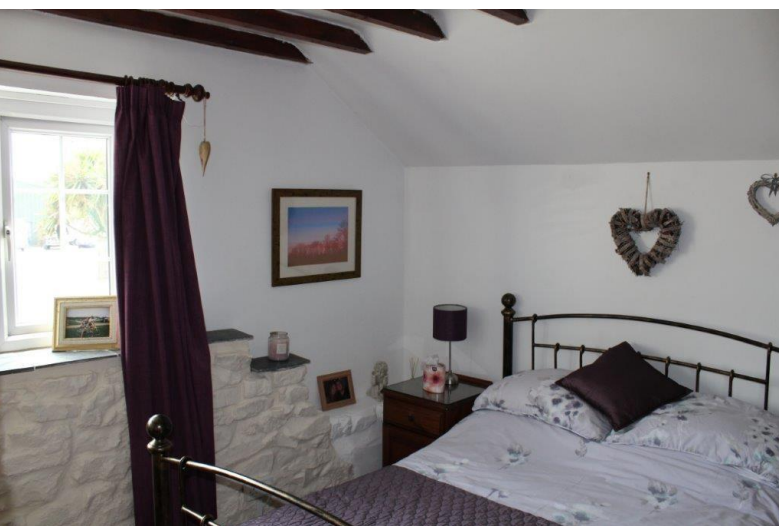
We are advised that the property is Freehold. Pembrokeshire County Council Tax Band to be confirmed.

## Services

Mains electricity, water and drainage. Oil fired central heating. Double glazed throughout.

## Viewing

Strictly by appointment with Town Coast and Country Estates please.







## Tenure

Freehold

## Council Tax Band

## 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.