



- Detached 4 Bedroom Farmhouse with Spacious Annexe
- Popular Estuary Village Location
- Off Road Parking and Low Maintenance Garden
- E.P.C Rating E

Est. 1890  
**evans  
roach**  
01437 762516

**£275,000**





Burton Farmhouse is a very spacious detached property in the ever popular estuary village of Burton. If a change of lifestyle is what you require, or simply a large detached house ideal for multi generational living, then this surely ticks all of the boxes. Offering ample space for a B&B, Airbnb opportunity (subject to the necessary consents) or just a house for all of your friends and family to enjoy the delights of Pembrokeshire, Burton Farmhouse really does need to be viewed to see all that is on offer. In need of some finishing touches the price more than reflects the work required, and due to the popularity of the location we highly recommend that you act quickly to avoid losing out! Call Evans Roach on 01437 762516 to book your appointment now!



#### Hallway

**14' 1" x 5' 8" (4.29m x 1.73m)**

Quarry tiled floor. Under stairs storage cupboard. Stairs to first floor. Doors to

#### Reception Room 1

**13' 1" x 11' 5" (3.99m x 3.48m)**

Window to front. Fireplace. Door to annexe.

#### Reception Room 2

**14' 1" x 13' 1" (4.29m x 3.99m)**

Window to front. Fireplace with wooden surround and mantle over. Period style alcove display cupboards.





**Reception Room 3**

**15' 9" x 11' 1" (4.8m x 3.38m)**

Window to side. Beamed ceiling. Fireplace with wooden surround. Quarry tiled floor. Shelved alcove.

**Shower Room**

**8' 4" x 3' 6" (2.54m x 1.07m)**

Window. Wash hand basin and w/c. Shower cubicle.

**Kitchen Area**

**12' 4" x 10' 6" (3.76m x 3.2m)**

Window to rear. Obscure glazed door to rear. Range of wall and base units with work surface over. Vinyl flooring. Integrated electric oven. Gas 4 ring hob with extractor over. Stainless steel sink and mixer tap. Tiled splashbacks. Space and plumbing for washing machine, tumble dryer and dishwasher. Door to

**Cloakroom**

**5' 1" x 3' 2" (1.55m x 0.97m)**

Wash hand basin and w/c.

**Boiler Room**

Boiler. Power. Door to rear garden.

**First Floor Landing**

Split level landing. Ladder staircase to fully boarded loft/attic room. Doors to

**Bedroom 1**

**11' 1" x 10' 2" (3.38m x 3.1m)**

Window to side. Loft access. Walk in wardrobe. Door to

**Ensuite Shower Room**

**6' 2" x 5' 4" (1.88m x 1.63m)**

Obscure glazed window. Fully tiled shower cubicle. Wash hand basin and w/c.

**Bedroom 2**

**8' 2" x 7' 10" (2.49m x 2.39m)**

Window to front. Recessed storage cupboard and shelving.

**Bedroom 3**

**9' 4" x 8' 7" (2.84m x 2.62m)**

Window to front. Built in wardrobe. Dressing room - not measured.

**Shower Room 2**

**8' 7" x 4' 7" (2.62m x 1.4m)**

Wash hand basin and w/c. Partially tiled walls. Fully tiled shower cubicle.

**Bedroom 4**

**11' 10" x 8' 1" (3.61m x 2.46m)**

Window to front. Built in storage. Over bed storage cupboards.

**The Annexe**

The substantial annexe to Burton Farmhouse offers versatility and subject to the necessary permissions would be a good development opportunity for either commercial or extended accommodation usage. The current configuration of the annexe is briefly; entrance porch, lounge, reception room 1, toilet block, reception room 2, office, kitchen and storage room. The annexe has 3 phase electricity and all services are separate from the main house. Further details and measurements of the annexe are available on request.

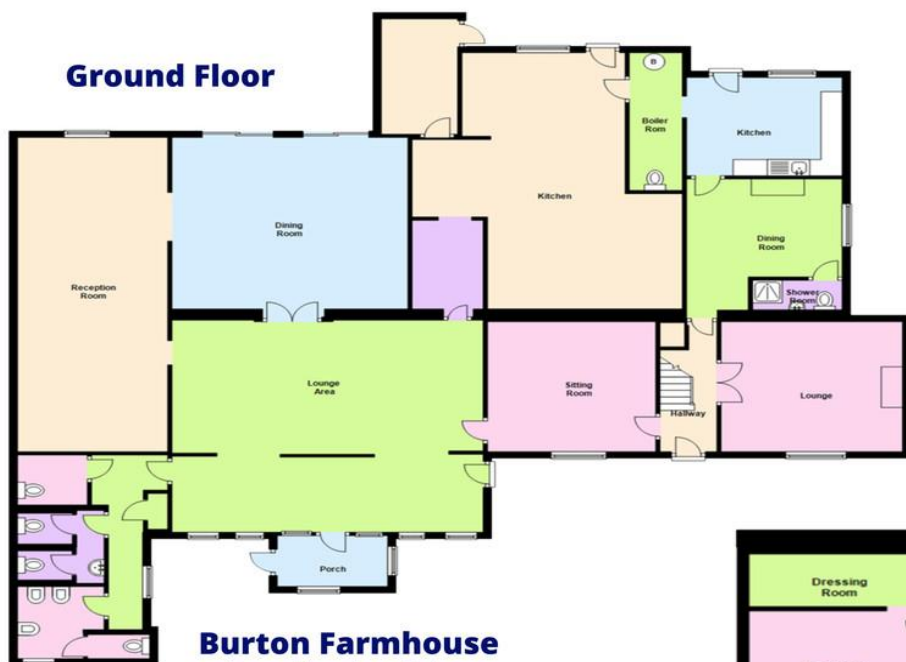
**Externally**

Burton Farmhouse is approached across an extensive tarmac area that provides parking and turning for numerous vehicles. Low level fencing provides access to the low maintenance side and rear gardens which could be returned to lawn and patio. The rear garden is laid to patio and has a central water feature and also benefits from a part walled area with attractive alcoves and water features.

**Broadband**

Please note that Superfast BT Infinity broadband is available within this street as confirmed by <http://www.productsandservices.bt.com/products/broadband-packages/>

## Ground Floor



**Burton Farmhouse  
Pembrokeshire  
SA73 1NT**

Selling Property since 1890  
**evansroach**

## First Floor



[www.evansroach.co.uk](http://www.evansroach.co.uk) 01437 762516

**Tenure** Freehold

**Council Tax Band** D

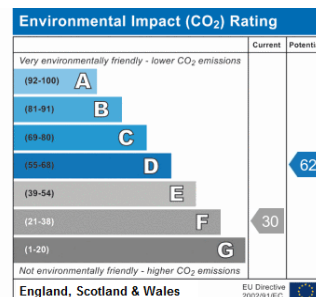
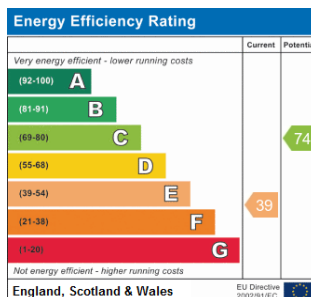
**Services** - We are advised that mains services are connected

## Viewing Arrangements

Strictly by appointment only

## Directions

At the McDonalds roundabout in Haverfordwest, take the exit signed Burton, Llangwm. Continue through the villages of Troopers Inn, Hill Mountain and Houghton until you come in to the village of Burton. The property is located on the right hand side, clearly denoted by our "For Sale" board.



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.

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