



- 3/4 Bedroom Cottage
- Off Road Parking & Gardens
- Popular Rural Village Location
- Flexible Accommodation

**Offers In Region Of £285,000**

EPC Rating 'D'





**The Property** Primrose Cottage is a 3/4 bedroom property situated in an agricultural area on the outskirts of the popular rural village of Letterston. The property benefits from double glazing and oil fired central heating throughout yet retains character with features including an inglenook fireplace and exposed beams. The accommodation offers flexibility of usage as there is a bathroom to the ground floor and shower room upstairs, together with bedrooms on both floors that could be used as reception rooms/office space depending on requirements.

**Location** Letterston is a popular rural village situated between the county town of Haverfordwest and the harbour town of Fishguard with regular ferry services to Rosslare. Both towns have railway stations and access to main amenities such as supermarkets, surgeries, schools etc. Pembrokeshire is well known for its coastal National Park, beaches and areas of historical interest and attracts people keen on outdoor pursuits including water sports, walking and horse riding. A number of livery stables are situated close by, with a store specialising in farm, equine and country supplies only a few minutes drive away.

**Directions** From Haverfordwest follow the A40 to Fishguard. At the crossroads in the centre of Letterston village turn right down Station Road. Continue past a new housing development and follow the road past further linked housing and a chapel. Continue on this road and at the left hand bend take the road signposted Trecwn. At the staggered crossroads turn right towards Puncteston. Primrose Cottage is the second property on the left hand side.

**Kitchen/Dining Room 25'3 (max) x 15'9 (7.7m (max) x 4.8m)**

Enter via side door from driveway to a character kitchen with exposed beams to ceiling. Stone Inglenook with solid fuel 'Rayburn Royal' range for cooking. Honeywell electric programmer unit for central heating and hot water system. Electric cooker point. Wall extractor fan. Range of fixed base and wall units with worktop lighting. Stainless steel sink unit with mixer taps. Plumbing for washing machine and dishwasher. Ample space for fridge/freezer. Tiled floor. Two side facing windows. Patio doors leading to rear garden.

**Inner Hallway**

Under stairs cupboard. Front facing window. Door to rear patio. Part tiled/laminate flooring. Door to

**Lounge 22'1 x 14'8 (6.73m x 4.47m)**

Feature stone fireplace and hearth with Morso 1430 multi-fuel stove. Three front facing windows.

**Bathroom 13'3 x 8'1 (4.04m x 2.46m)**

Suite in white comprising panel bath, pedestal wash hand basin and w/c. Laminate flooring. Recessed spot lights. Extractor fan. Airing cupboard with radiator. Obscure glazed window to rear.

**Bedroom/Study 12'6 x 9'3 (3.81m x 2.82m)**

Front facing window. Laminate flooring.

**First Floor**

**Landing**

Velux roof light with blind.

**Bedroom 1 18'9 x 14' (max) (5.72m x 4.27m (max))**

Two velux roof lights with blinds. Under eaves storage. Laminate flooring. Shelving. Access to hot water tank. Archway to

**Dressing Room 7'6 x 5' (2.29m x 1.52m)**

Velux roof light with blind. Laminate flooring.

**Bedroom 2 13'10 x 10' (4.22m x 3.05m)**

Two velux roof lights with blinds. Under eaves storage.

**Bedroom 3 11'8 x 8'4 (3.56m x 2.54m)**

Velux roof light with blind. recessed spot lights. Pinewood flooring. Under eaves storage. Built in linen cupboard. Access to cold water tank.

**Shower Room 9'5 x 5'2 (2.87m x 1.57m)**

Shower cubicle with Triton electric shower. W/c. Pedestal wash hand basin. Electric shaving point and light. Spot light. Extractor fan.

**Externally**

Enter the grounds via double wooden gates leading to a gravel driveway which offers parking for several vehicles and further walled gravel area to the front of the property. Enclosed rear garden mainly laid to lawn with patio area, mature trees and shrubs. The adjoining parcel of land has a stream along one side, together with numerous trees and shrubs. As well as a block built lean-to used as a wood store, there are four garden sheds offering a variety of uses. There is also an external Worcester Greenstar Danesmoor oil fired condensing boiler for hot water and central heating, outside water tap, exterior lights and oil

tank fitted with Watchman alarm monitor.

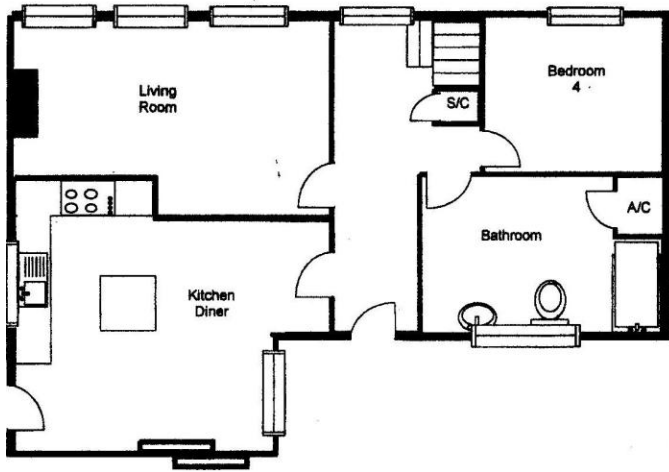
**Tenure** We are advised that the property is Freehold.

**Services** Mains electricity and water. Private drainage. Oil fired central heating.

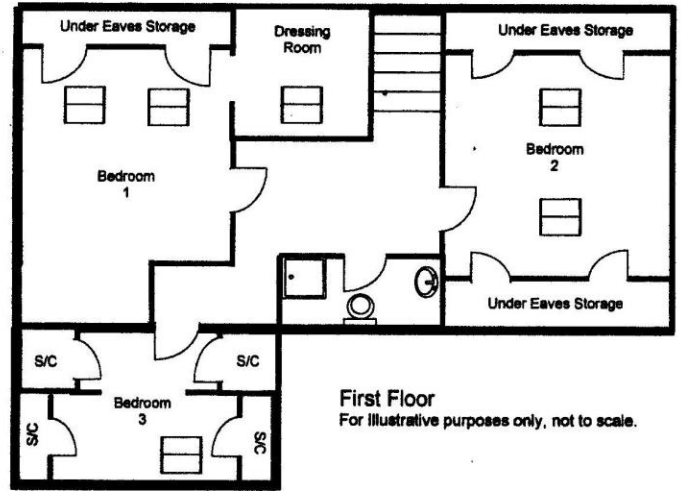
**Viewing** Strictly by appointment through Town Coast and Country Estates please.



# PROPERTY FLOOR PLANS



**Ground Floor**  
For illustrative purposes only, not to scale.



**First Floor**  
For illustrative purposes only, not to scale.

## 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.