



- 2 Bedroom Semi Detached Character Cottage
- Garden and Parking
- Sought After Location
- Rural Hamlet

£282,000

EPC Rating 'F'





The Property

Trevinert Stables is a charming semi detached stone cottage situated on the outskirts of a peaceful rural hamlet located approximately 1 mile from the cathedral city of St Davids and 3 miles from the picturesque fishing village of Solva. Approached via a private country lane, this well presented property has a wealth of charm and retains many original features whilst benefiting from some recent updating. With the original stables dating back to 1750's, the current owners have obtained planning permission for a two storey extension to the rear making this cottage an ideal permanent residence, holiday let investment or second home. The property briefly comprises; lounge/dining room, kitchen/breakfast room and utility room/pantry to the ground floor and two bedrooms and bathroom to the first floor. Externally the property has off road parking to the front and an enclosed rear garden with summer house, offering open countryside views.

Location

The property is set in the peaceful hamlet of Trevinert, near the cathedral city of St Davids, within the Pembrokeshire Coast National Park, offering some of the most spectacular and unspoilt coastline in the country and home to an abundance of wildlife. St Davids is a vibrant coastal community and has the benefit of numerous amenities and facilities which briefly include Primary and Secondary Schools, Chapels, Pubs and Restaurants, Hotels, Art Galleries, Gift Shops, Supermarket, Doctors and Dentists surgeries, Pharmacy etc.

The Peninsula has many beaches and coves such as Abercastle, Abereiddy, Traeth Llyfn, Abermawr, Caerfai Porthclais, Solva and of course the beautiful sandy expanses of Newgale and Whitesands, with its prestigious European Blue Flag Award. The hamlet offers a public footpath to Caerbwdy Bay.

Directions

From our office in Haverfordwest take the A487 to St Davids passing through Roch, Newgale and Solva. Just before Ysgol Penrhyn Dewi (St Davids Secondary School) take the right turn doubling back parallel to the main road. Follow the lane for about half a mile, turning right onto a private lane towards Trevinert, continuing to the end where the property is situated.

The property is approached via an area of flagstones and off road parking and entered via a bespoke Iroko wooden stable door into

Lounge/Dining Room 21'4 x 14'4 (6.5m x 4.37m)

Two front facing Iroko windows with slate sills. Exposed beams. Stone tiled floor. Two electric heaters. Multi fuel burner set on a welsh slate hearth. Exposed stone around doorways. Serving hatch through to kitchen.

Kitchen/Breakfast Room 21'9 x 6' (6.63m x 1.83m)

Two side and two rear facing windows. Exposed beams. Base units with wood worksurfaces over. Belfast sink with stainless steel mixer tap. Stone tiled flooring. Electric cooker.

Utility Room/Pantry 7'3 x 5'10 (2.21m x 1.78m)

Rear facing window. Space and plumbing for washing machine. Fridge/freezer. Door to rear garden. Quarry tiled floor.

First Floor

Landing Rear facing Velux window with rural views. Access to eaves storage. Exposed beams.

Bedroom 1 14'4 x 10'9 (max) (4.37m x 3.28m (max))

Acoya door leading to stone steps at the side of property with stunning countryside views. Front facing window with slate sill. Electric heater. Exposed beams. Shelving.

Bedroom 2 10'7 x 8'8 (3.23m x 2.64m)

Front and side facing windows with slate sills. Loft access. Exposed beams. Built in wardrobes and airing cupboard housing hot water tank.

Bathroom 7'7 x 5'4 (2.31m x 1.63m)

Side facing window with slate sill. Exposed beams. Electric heater. Wall mounted wash hand basin in vanity unit. Low level dual flush w/c. Bath with stainless steel mixer tap. Part tiled walls.

Externally

To the front of the property is a gravelled driveway with off road parking. External stone steps lead to the first floor. To the rear of the property is an enclosed garden laid mainly to lawn with mature shrubs and trees. A

gravelled path leads to the decking area and summer house. Within the hamlet is a communal green with private shared access.

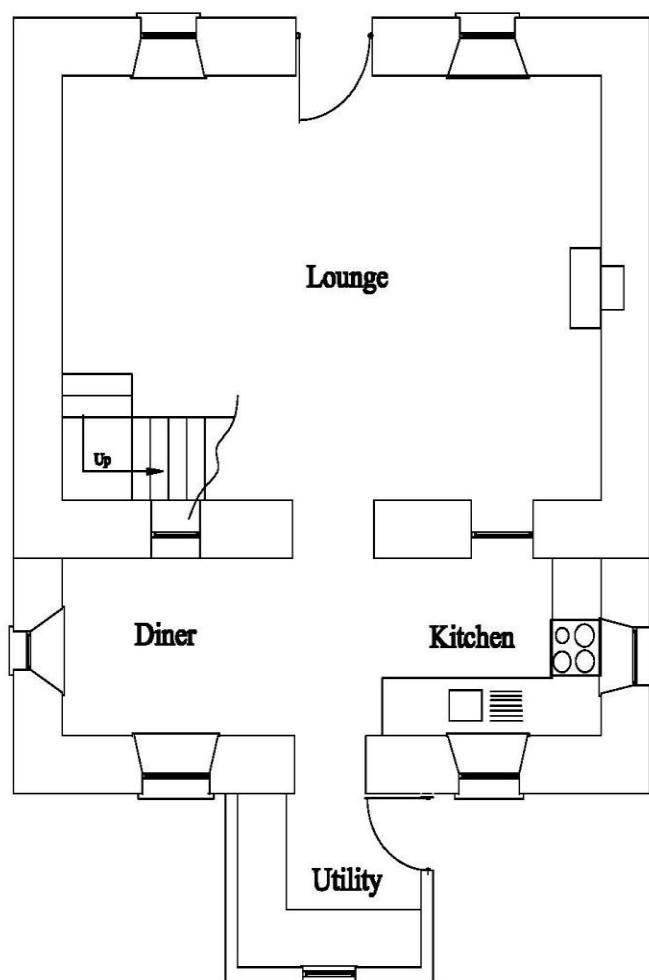
Tenure We are advised the property is Freehold.

Services Mains electricity and water. Private drainage. Electric Heating.

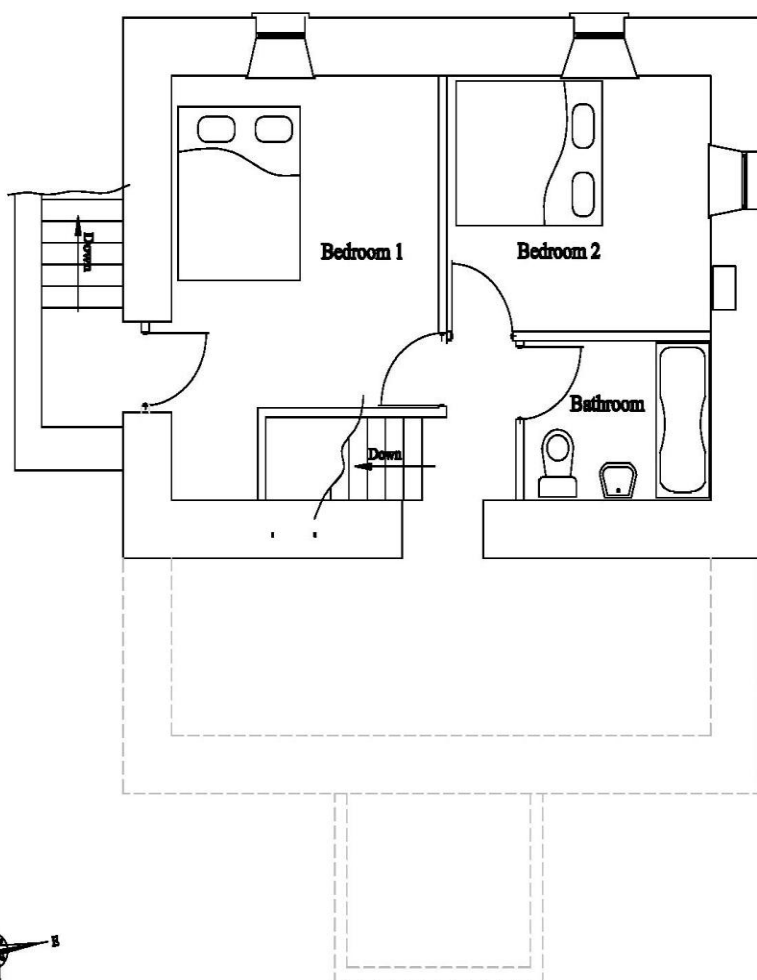
Viewing Strictly by appointment with Town Coast and Country Estates please.

Agent's Notes The lane leading to the property is a private shared access for the hamlet. Planning application number for the two storey extension Ref NP/19/0540/FUL Further information is available on request.





EXISTING GROUND FLOOR PLAN Scale 1:50



EXISTING FIRST FLOOR PLAN Scale 1:50



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

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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.