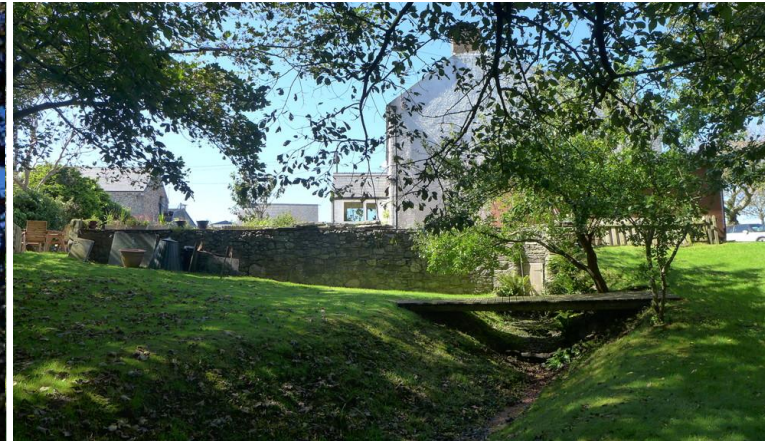


TOWN COAST and COUNTRY ESTATES

Incorporating Coast & Country Estates Office Haverfordwest



The Church House | Hasguard | Haverfordwest | SA62 3DT

£450,000

- Impressive 5 Bedroom Detached Farmhouse
- Tastefully Modernised Throughout
- Landscaped Gardens in Approximately 1 Acre
- Potential for B&B
- EPC Rating D



The Property

The Church House is an impressive 5 bedroom detached house dating back to 1870's set in approximately 1 acre of beautiful gardens and orchard and offering garage and off road parking for a number of vehicles. Church House has been tastefully modernised throughout to a high standard whilst retaining many charming original features and would make an superb family home with its five double bedrooms or a boutique B&B which the current owners have done. The beautifully presented accommodation comprises; porch, three reception rooms (two with multi fuel stoves), kitchen offering an extensive range of units and a centre island, conservatory, utility room, cloakroom and shower room to the ground floor, to the first floor five double bedrooms, jack and jill shower room and bathroom.

Location

Hasguard is a small hamlet approximately 8 miles from the county town of Haverfordwest which offers a wide variety of shops, restaurants, schools, leisure facilities and public transport to neighbouring towns, villages and links to Carmarthen, Swansea and Cardiff. The popular beach at Sandy Haven is approximately 3/4 mile away and approximately 3 miles to the seaside village of Little Haven.

Directions From Haverfordwest take the B4327 towards Dale for approximately 7 miles to Hasguard Cross. Turn left at the crossroads signposted for Milford Haven where you will see our pointer sign and stay on this road for approx. ¾ mile. Take the right turning where you will see our pointer sign and the property will be down the road on the left hand side.

The property is approached via a sweeping driveway.

Porch Partially glazed uPVC door to porch with windows to each side. Tiled floor. Glazed door to

Lounge 15'3 x 15'1 (4.65m x 4.6m)

South facing window with views of the well maintained garden. Multi fuel cast iron burner set in a stone feature with oak mantle and slate tiled hearth. Original feature recessed cupboards with shelving. Wood floor. Two radiators. Six wall lights. Doors to inner hallway and

Dining Room 15'1 x 11'5 (4.6m x 3.48m)

South facing window. Original recessed feature offering shelving and cupboards. Multi fuel burner set on a slate hearth. Original wooden floor. Inset LED ceiling lights and two wall lights. Radiator.

Inner Hallway Quarry tiled flooring. Under stairs storage cupboard. Access to conservatory, utility room, lounge and study. Stairs to first floor

Entrance Hall/Study 11'3 x 9'2 (3.43m x 2.79m)

Partially glazed uPVC door with glass panel to side offering primary entrance to the property. Wood floor and ceiling. Radiator.

Kitchen 16'3 x 14'7 (4.95m x 4.44m)

A beautifully designed fitted kitchen full of character providing plenty of storage. Range of wall units with glass doors and lighting, base units with Corian work surfaces and pull out larder store. Center island offering further storage and work surface/breakfast bar with overhead light. One and half Belfast porcelain sink set into Corian work surface. Integrated dishwasher. Cookmaster 101 propane bottled gas hob and electric oven set in an impressive tiled feature with concealed extractor fan and wooden mantle. Partially tiled walls. Original beams to ceiling. Tiled floor with electric under floor heating. Radiator. Partially glazed stable door leading out onto patio area. Glazed double doors with side panels leading to

Conservatory 12'9 x 10'4 (3.89m x 3.15m)

Double glazed windows with beautiful views of the mature rear garden giving plenty of natural light. Tiled floor. Wall lights. Radiator.

Utility Room 11'3 (max) x 8' 1 (3.43m (max) x 2.46m)

Obscure glazed side facing window. Range of wall and base units with work surface over. Stainless steel sink and drainer with mixer tap. Tiled floor. Radiator. Space for chest freezer. Door to

Cloakroom Low level w/c. Wall mounted wash hand basin with mixer tap. Extractor fan. Towel radiator. Tiled floor.

Shower/Laundry Room Shower (electric pump from mains hot water) with paneling to enclosed walls. Extractor fan/light. Tiled floor. Bi-fold doors leading to space and plumbing for washer/dryer. Half

glazed door leading to garden and parking area.

First Floor

Landing Dog-legged staircase with rear facing window providing natural light. Attic access with pull down ladder. Feature archway leading to bedrooms and bathroom. Door to

Bedroom 1 11'7 x 9'7 (3.53m x 2.92m)

Side and rear facing windows. Wood floor. Radiator.

Bedroom 2 11'8 x 10'8 (3.56m x 3.25m)

Window to side with superb views of the neighbouring old church. Radiator.

Master Bedroom 15'1 x 8'7 (4.6m x 2.62m)

South facing window. Beautiful range of built in wardrobes with internal lighting, drawers and dressing table. Inset LED ceiling lights and two wall lights. Radiator. Door to





Jack and Jill Shower Room 11'4 x 6'4 (3.45m x 1.93m)

Impressive shower room with Jack and Jill doors to master bedroom and landing. South facing window. Step up to w/c, pedestal wash hand basin with mixer tap and spacious shower enclosure with sliding screen housing mains shower. Fully tiled walls and floor with electric under floor heating. Built in linen cupboard. Towel radiator.

Bedroom 4 11'7 x 9'6 (3.53m x 2.9m)

South facing window. Laminate flooring. Radiator.

Inner Landing Glazed door leads from main landing to inner landing giving access to

Bedroom 5 13'10 (max) x 9'1 (4.22m (max) x 2.77m)

South facing window. Two built in wardrobes with shelving and hanging space. Airing cupboard housing

hot water tank and storage. Radiator.

Bathroom 10'8 (max) x 5'7 (3.25m (max) x 1.7m)

Stylish bathroom with obscure glazed window to rear. Low level w/c. Pedestal wash hand basin. Double ended paneled bath with center mixer tap and hand held shower. Shower cubicle with mains shower. and extractor fan/light. Tiled walls and floor with electric under floor heating. Towel radiator.

Externally There is a sweeping driveway leading to off road parking, garage and beautiful grounds with mature trees, shrubs and plants with the benefit of a productive fruit orchard. There is a well providing water for the garden. A spring with stream and footbridge lead you further through the grounds to a extensive patio with flower beds and raised vegetable beds. Stone outbuilding offering additional storage. Two sheds and wood store. Beautiful views of ruins of St Peters Church.

Garage Convenient access from both sides of the building. Ample shelving as well as eaves storage. Power and light.

Tenure

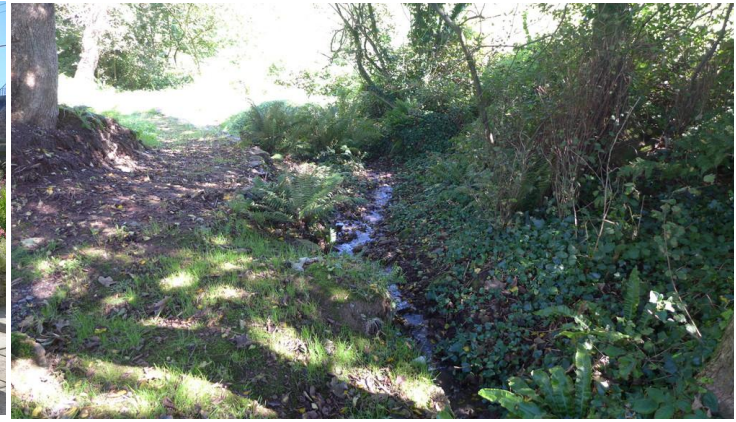
We are advised that the property is freehold.

Services

Mains water and electricity. Oil heating with external Grant Vortex Eco condensing boiler. Economy 7 electric heating for hot water. Private registered septic tank drainage.

Viewing

Strictly by appointment through Town Coast and Country Estates please.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

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Haverfordwest

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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.