

Haverfordwest Office:

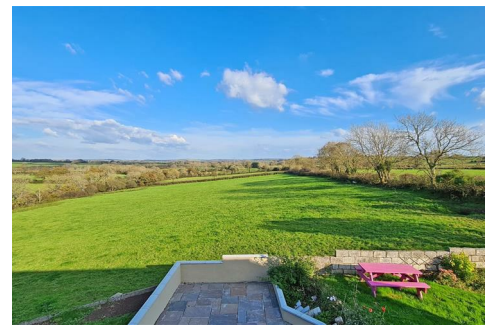
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Chartered Surveyors | Estate Agents | Valuers | Auctioneers



The Cottage Upper Haroldston Farm, Haverfordwest, SA61 1UJ

Offers In The Region Of £350,000

A Substantial 3 Bedroom Detached Cottage.

Large Grounds with Unconverted Barns.

Beautiful & Far-Reaching Rural Views.

A Peaceful Location on the Outskirts of Haverfordwest.

E.P.C Rating D.

Massive Potential for Extending or Barn Conversions (STC).

Will Make a Spacious Family Home, or Ideal Retirement Property.

* Please note that the property shares access & a courtyard with a neighbouring property.

Description

Formerly part of Upper Haroldston Farm, The Cottage is a substantial 3-4 bedroom cottage in its own right, with stunning far-reaching rural views to the rear, and an additional half acre paddock approx to the side, purchased additionally by the present owners. Internally the renovation is nearly complete, with fantastic decor throughout, retaining the cottage feel whilst modernising where necessary. The rural views really are stunning and visible from every room facing out towards the rear, offering a feeling of peace and serenity whilst still being within .5 mile from Haverfordwest town. Externally, as well as the small paddock, there are 3 unconverted barns which, subject to the necessary consents, could make additional living space or holiday lets. Priced very competitively, and offering a huge range of options, The Cottage is a wonderful opportunity to buy a little piece of Pembrokeshire.

Entrance To:

Entrance to The Cottage is via a farm single track lane leading to Haroldston farmyard, and the access to The Cottage yard and parking area.

Porch 8'1 x 7'4 (2.46m x 2.24m)

Tiled floor, windows to fore and side.

Entrance Hallway 37'1 x 5'2 (11.30m x 1.57m)

Tiled floor, double glazed windows to fore, radiator x 2

Breakfast Kitchen 17'9 x 12'7 (5.41m x 3.84m)

Double glazed window to rear, stable door to rear, far-reaching rural views, tiled floor, fitted kitchen with complementary work surface, wall and base units, 1 1/2 bowl sink unit, part tiled walls, radiator x 2

Utility Room 9'1 x 5'4 (2.77m x 1.63m)

Double glazed window to fore, tiled floor, part tiled walls, Worcester oil boiler, plumbing for washing machine.

Family Room/Dining Room 28'8 x 13'3 (8.74m x 4.04m)

Tiled floor, double glazed windows to rear with rural views, decorative brick fireplace, T.V point.

Shower Room 9'1 x 4'1 (2.77m x 1.24m)

Tiled walls and floor, wash hand basin with vanity storage, shower cubicle and power shower, low-level W.C, heated towel rail, extractor fan.

Lounge 17'8 x 17'3 (5.38m x 5.26m)

Double glazed windows, rural views, double glazed doors to rear patio, radiator x 2, T.V and telephone point.

First Floor landing 32'4 x 15'9 max (9.86m x 4.80m max)

Velux to rear, rural views, window seat, velux to fore x 3, radiator x 2, storage cupboards.

Family Bathroom 11'2 x 7'5 (3.40m x 2.26m)

Velux to rear, rural views, low-level W.C, free-standing bath, led lighting, shower area, extractor fan, wash hand basin with vanity storage.

Bedroom 1 16'8 x 14'3 (5.08m x 4.34m)

Velux to rear, rural views, velux to fore, double glazed window to side, radiator x 2, T.V point.

Bedroom 2 9'9 x 9'4 (2.97m x 2.84m)

Velux to rear, rural views, radiator.

Bedroom 3 11'2 x 9'4 (3.40m x 2.84m)

Velux to rear, rural views, radiator.

Loft Room 16' x 14' approx (4.88m x 4.27m approx)

An unfinished loft room mirroring bedroom 1 in dimensions.

Externally

To the rear of the cottage is a large patio area with uninterrupted rural views, a lawned garden and access to the larger side garden and outbuildings.

* Please note that the property shares access & a courtyard with a neighbouring property.

Small Paddock

To the side of the cottage is a small paddock of approx .6 of an acre, purchased additionally by the current owners.

Unconverted Outbuildings/Barns

There are some unconverted barns with the property, which offer huge potential for conversion (STC).

Barn 1 15'1 x 13'9 (4.60m x 4.19m)

Stone barn, wooden door to fore.

Barn 2 15'2 x 12'5 (4.62m x 3.78m)

Stone barn, wooden door to fore.

Barn 3 16'8 x 14'4 (5.08m x 4.37m)

Stone barn, wooden door to fore.

Tenure

We are advised that the property is freehold.

Services

We are advised that mains services are connected with private sewerage.

Broadband

Broadband is available to the area as confirmed by www.bt.com/broadband/availability/

With Offices covering Pembrokeshire & Ceredigion, why not call us to book a **FREE** market appraisal with experienced & local property professionals.

All Covid-19 regulations will be fully adhered to at all times.



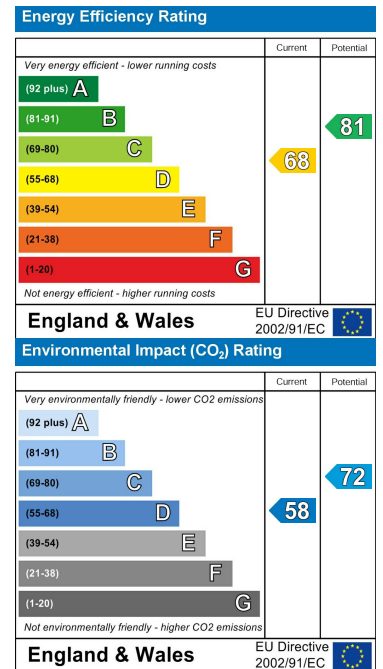
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Area Map



Energy Efficiency Graph



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