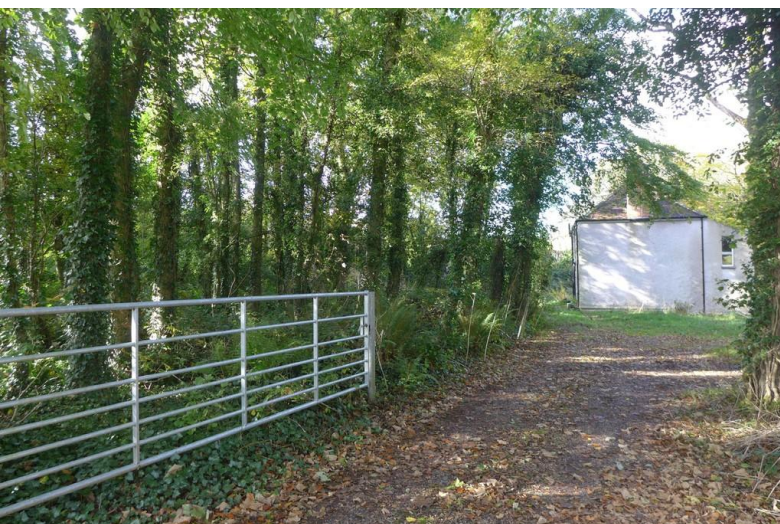




- 3 Bedroom Grade II Listed Cottage
- Garden and Woodland
- In need of Modernisation
- Off Road Parking for Several Vehicles

Offers In The Region Of £365,000





The Property

Hitchcocks Cottage is a Grade II listed property set in approximately half an acre of gardens and woodland with two gated entrances one via a tree lined driveway. In need of modernisation, this property is situated in a unique setting. The property offers flexible accommodation to include hallway, 2 reception rooms, 3 bedrooms, kitchen, shower room and bathroom.

Location

Hitchcocks Cottage is located within the substantial grounds of the historic Orielton Country House which is used as a Field Studies Centre for environmental sciences. The historic town of Pembroke is approximately 4 miles away which is the birth place of Henry Tudor, later Henry VII of England. The town features a number of historic buildings, in particular the famous Pembroke Castle. Orielton is within easy reach of the Pembrokeshire Coast National Park, Stackpole and Bosherston lily ponds, and the beautiful beaches of Angle, Freshwater and Barafundle. The county town of Haverfordwest is 15 miles away and offers a range of amenities, including shops, hospital, schools, college, library, cinema and leisure centre.

Directions

From Haverfordwest take the A477 heading towards Pembroke for approximately 15 miles. Drive through Pembroke town and at the roundabout take the 3rd exit, follow the road until you come to a turning on your left to

Angle. At the next roundabout take the second exit to Clay Lane. Follow this road until you see Orielton signposted on the left hand side. Please wait at this entrance and a member of staff will meet you there.

Approached via a tree lined driveway to off road parking. Entrance door to

Hallway Quarry tiled floor. Radiator. Stairs leading to first floor. Door to

Lounge 14'3 x 9'10 (4.344m x 3.010m)

Front facing window. Built in cupboards. Log burner. Radiator. Steps down and door to

Kitchen 10'2 x 9'7 (3.105m x 2.928m)

Side facing window. Range of wall and base units with work surface over. Stainless steel sink and drainer. Electric cooker point. Beams to ceiling. Loft access. Door to

Outer Hall Oil boiler. Access to lean to and

Shower Room 6'7 x 6'4 (2.024m x 01.943m)

Side facing obscure glazed window. Shower cubicle housing Mira electric shower. Low level w/c. Pedestal wash hand basin. Extractor fan. Radiator.

Reception Room 10'10 x 8'9 (03.306m x 2.668m)

Sky light. Radiator. Door to lean to

Bedroom/Reception Room 13'11 x 11'4 (4.257m x 3.463m)

Front facing window. Open fire with feature fire surround. Radiator.

First Floor

Landing Split landing with space for study area. Rear facing window. Door to

Bedroom 14' x 11'2 (4.291m x 3.410m)

Front facing window. Radiator.

Bathroom 8'8 x 7'4 (2.653m x 2.260m)

Front facing window. Panel bath with shower

screen and electric AKW shower. Part tiled walls. Low level w/c. Pedestal wash hand basin. Heated towel rail. Door to airing cupboard.

Bedroom 13'11 x 9'7 (4.255m x 2.926m)

Front facing window. Open fire place. Radiator.

Externally Tree line driveway and additional gated entrance offering ample off road parking. Mature trees set in idyllic woodland.

Tenure We are advised that the property is Freehold

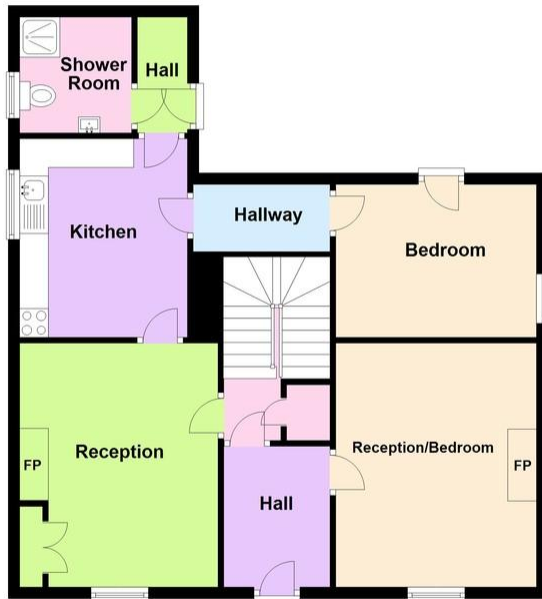
Services Oil central heating. Mains water and electric. Private drainage.

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

Agent's Note Agents have further information in relation to this property. Please contact us to discuss.



Ground Floor



First Floor



Tenure

Freehold

Council Tax Band

D

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.