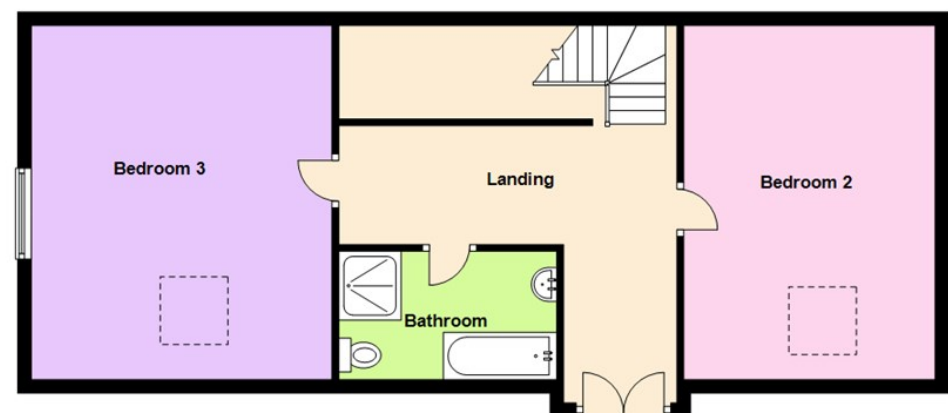


**Ground Floor**



**First Floor**

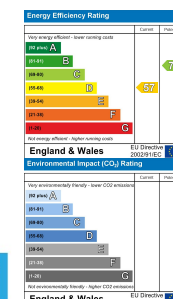


**The Corn Barn Lochturffin, Near St Davids, Pembrokeshire, SA62 5JE**

- Semi-Detached Barn Conversion
- Bathroom Plus En Suite
- Lounge With Woodburner
- Communal 4 Acres + Lakes
- Parking on Driveway
- Three Double Bedrooms
- Kitchen Diner & Utility
- Garden & Shared Courtyard
- Oil Central heating & Double Glazing
- EPC Rating: D

**Offers In The Region Of £425,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band E

Agents Note - The property is supplied by private drainage and water.

LG/LG/01/21/DRAFT - These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

We would respectfully ask you to call our office before you view this property internally or externally

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: haverfordwest@westwalesproperties.co.uk

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**The Agent that goes the Extra Mile**



This attractive Barn Conversion was completed in approximately 2009, and is set in the grounds of a fine mansion believed to date back to the 16th Century. The spacious accommodation comprises: Entrance Hall, Lounge, Modern Kitchen/Diner with slate worktops, Utility & WC, Ground floor Bedroom with En Suite Shower Room plus Two further Bedrooms, Family Bathroom and Gallery Landing on the first Floor with Study area

Along with the neighbouring properties, there is shared use of a beautifully maintained central courtyard garden and some 3 acres of wild flower meadow with mown paths leading to two lakes - a fantastic way to enjoy the benefits of owning land without worrying about maintenance! In addition, it has its own well stocked private garden, off road parking and a south facing sun terrace.

Situated just outside the Pembrokeshire Coast National Park, it is within easy reach of both the coast and the Preseli Mountains, and so provides endless possibility for walking and enjoying stunning scenery, beautiful sandy beaches and rocky coves. The county town of Haverfordwest is 16.5 miles to the south-west, with amenities including Main Line Train Station, Hospital, modern Leisure Centre and Swimming Pool, Retail Parks, etc with the A40 giving access to the M4. The ferry port of Fishguard is 8.5 miles to the north-east and the famous Cathedral City of St Davids is 7.7 miles to the south-west.



#### ENTRANCE HALL

#### CLOAKROOM/WC

#### UTILITY ROOM

9'0" x 5'10" (2.74 x 1.78)

#### KITCHEN/DINER

17'0" x 14'4" (5.18m x 4.37m)

#### LIVING ROOM

17'2" x 17'0" (5.23 x 5.18)

#### BEDROOM 1

17'2" max x 12'5" (5.23 max x 3.78)

#### EN-SUITE SHOWER ROOM

#### FIRST FLOOR

#### BEDROOM 2

17'2" x 12'4" (5.23 x 3.76)

#### BATHROOM

6'0" x 10'8" (1.83m x 3.25m)

#### BEDROOM 3

17'1" x 14'5" (5.21 x 4.39)



#### DIRECTIONS

DIRECTIONS: From our Fishguard office take the A487 towards St David's. When you reach Croesgoch turn right onto the Haverfordwest road, follow this road for approx 1 3/4 miles, then turn left signposted Mathry. Follow this country road, you will pass the entrance to Lochturffin, pass that and continue for a short distance and you will see the entrance to Lochturffin farm on your left hand side. Follow the drive right to the end, and the property is the last but one on the left hand side, with the name marked on the gate.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.