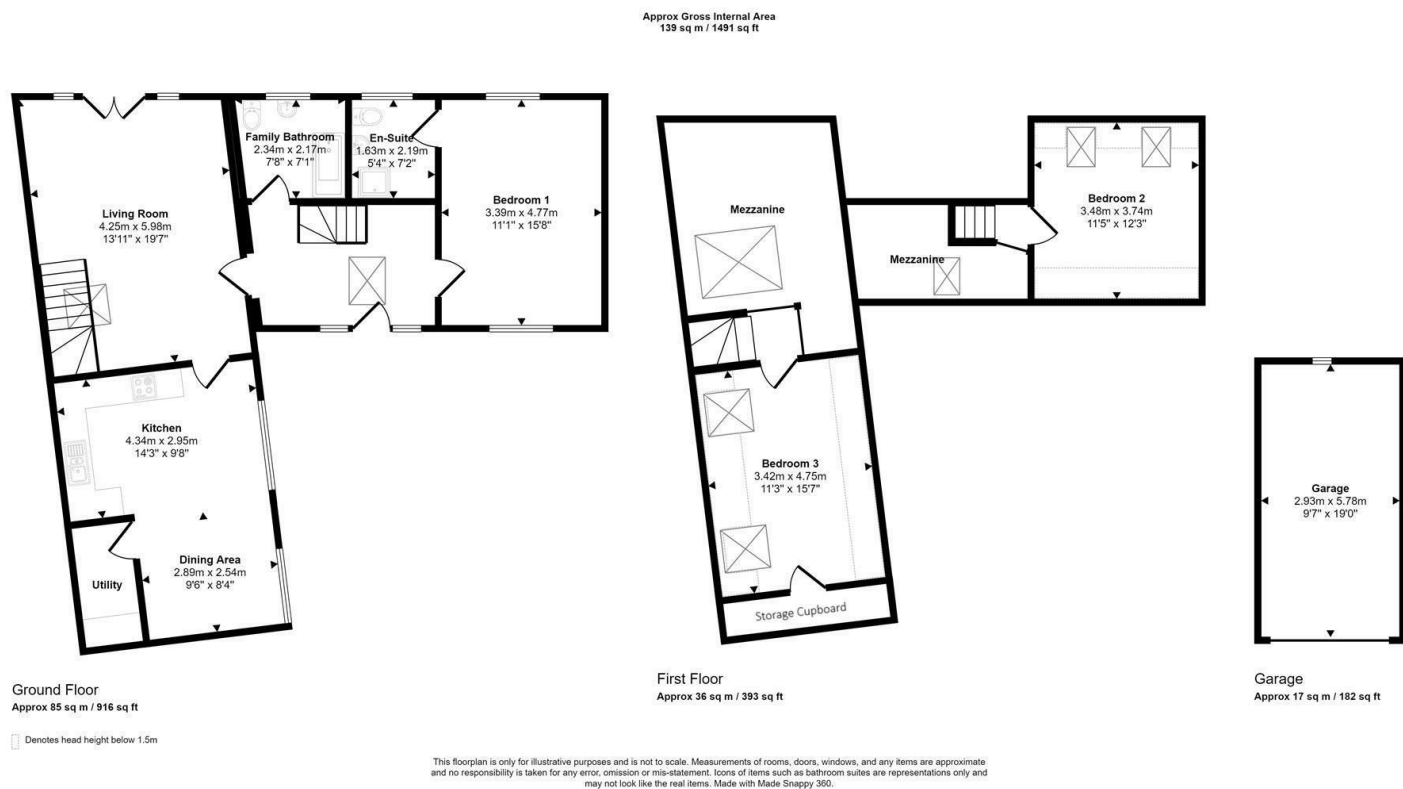




VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Private Drainage, Mains Electric, Mains Water
HEATING: Oil Central Heating
TAX: Band D

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

AMA/ESL/09/26/OK/AMA

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

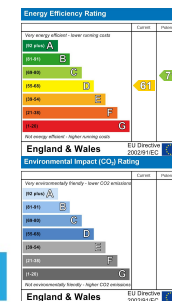


Corner Cottage Heathfield, Letterston, Haverfordwest, Pembrokeshire, SA62 5EG

- Barn Conversion
- Character Features Retained
- Open Plan Kitchen/Diner
- Garden Backing On To Fields
- Oil Fired Central Heating
- Beautifully Presented
- Three Double Bedrooms
- Allocated Parking and Garage
- Custom Made Double Glazing
- EPC RATING D

Price £325,000

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The Agent that goes the Extra Mile





Discover this charming three-bedroom, two-bathroom barn conversion nestled within an attractive cluster of stone cottages on the grounds of a former estate. A private driveway from the main road provides a peaceful rural setting and far-reaching countryside views. Footpath and bridleway access to old-growth beech and bluebell groves, rolling fields, the Cleddau River and beyond starts from the front door; no need to drive to a trailhead. Centrally located in North Pembrokeshire between the villages of Letterston and Castlemorris, you will find shops, amenities, beaches, the stunning Welsh Coast Path and the Preseli Hills all within easy reach.

Built to a high standard, the thoughtfully arranged property retains a wealth of character, complemented by high-quality finishes throughout. The thick stone walls and curved brick lintels speak to its history, with construction that has stood the test of time. Exposed brick and stonework, marble and slate detailing, bespoke wooden staircases, custom-built timber double-glazed windows and doors with brass fittings all add to the overall appeal.

The thoughtfully arranged and proportioned 1400 sq ft home comprises a welcoming boot room entry, a living room with wood stove and cathedral ceiling, a master bedroom with en-suite shower room, two upstairs double bedrooms, a family bathroom with shower overhead, an inviting open-plan kitchen/dining room and a utility room. The oak-fronted fitted kitchen features integral appliances and a dishwasher. Out of sight in the utility room are a washing machine and the combi boiler for central heating and hot water.

French doors in the living room open to a west-facing patio landscaped with culinary herbs and a garden laid to lawn, backing directly onto fields and forming a lovely sun trap. It's an ideal setting for outdoor dining and entertaining, while the open outlook and lack of light pollution make it an excellent spot for enjoying spectacular sunsets and stargazing.

The front features a shared courtyard with three parking spaces and a single garage belonging to the property. The beautiful coastal location of Abermawr Beach, known for its secluded bay, woodland, and wildlife-rich surroundings, is approximately 4.5 miles away.



DIRECTIONS

From Haverfordwest take the A40 towards Fishguard. When you reach Letterston, turn left on B4331 opposite 'Something's Cooking' restaurant and follow the road for approximately 1 mile. After passing under the bridge take the first left into non-signposted lane, continue down- take the first turning on the right - you will see about 5 cottages. What3words:///loses.shielding.airship

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.