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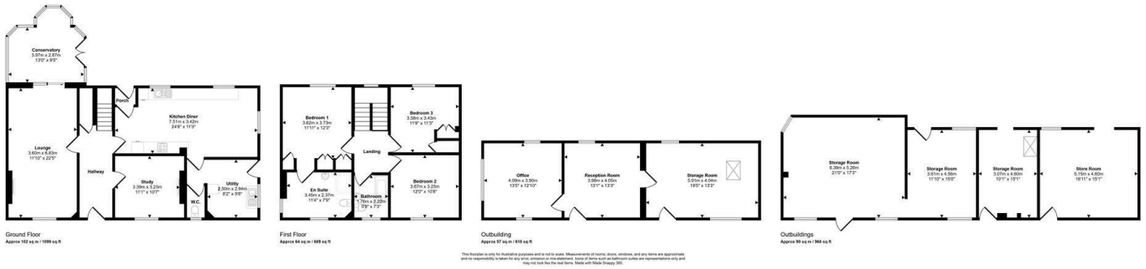
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WEST WALES FINEST PROPERTIES

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WEST WALES FINEST PROPERTIES

THE AGENT WITH THE LONDON CONNECTION





Ashgrove Wolfscastle, Haverfordwest, Pembrokeshire, SA62 5NJ



- **Smallholding Opportunity**
- **Two Reception Rooms**
- **Approximately 17.6 Acres Of Land**
- **Front And Rear Gardens**
- **Potential For Business**
- **Detached House With Three Bedrooms**
- **Multiple Outbuildings Offering Great Potential**
- **Countryside Location**
- **Approximately 8 Miles From Haverfordwest**
- **EPC Rating: Band C**

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.

Offers Around £625,000

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
Email: haverfordwest@westwalesproperties.co.uk
Telephone: 01437 762626

MAYFAIR OFFICE GROUP

Summary

Ashgrove is a delightful detached country smallholding occupying a peaceful rural setting along a quiet single-track lane, approximately 8 miles from Haverfordwest. Extending to approximately 17.6 acres of gardens, yards and productive pasture, this versatile property offers an exceptional opportunity for those seeking an equestrian lifestyle, a working smallholding, or a home with extensive business potential.

The well-presented detached residence provides spacious and comfortable family accommodation, comprising an inviting entrance hallway, a generous living and dining room opening into a light-filled conservatory overlooking the gardens, a separate sitting room, utility room and ground floor WC. Upstairs, the principal bedroom benefits from fitted wardrobes and an en-suite shower room, complemented by two further double bedrooms and a family bathroom. The property also enjoys the benefits of double glazing and electric heating.

One of Ashgrove's most impressive features is its extensive range of traditional and modern outbuildings. With two independent vehicular access points serving the rear yards, the property is exceptionally well suited to agricultural, equestrian or commercial use. The buildings include a car port, timber shed, Dutch barn, a substantial linear building incorporating a reception room, office, store room and two workshops, a block-built stable block, an additional timber stable block, and a barn ideal for the storage of machinery, farm vehicles or equipment. Subject to any necessary planning consents, these buildings also offer exciting scope for alternative uses or conversion.

To the rear of the house, a charming enclosed farmhouse garden provides a private and picturesque setting to relax and enjoy the surrounding countryside, while the adjoining pasture land creates endless opportunities for livestock, horses or hobby farming.

A rare opportunity - viewing is highly recommended!

Location

The village of Wolfscastle, with its thriving community, lies on the A40 mid-way between the County Town of Haverfordwest and the Harbour town of Fishguard. Haverfordwest has a wide range of amenities including main line train station, county hospital, retail parks and supermarkets.

Haverfordwest has a wide range of amenities including main line train station, county hospital, retail parks, supermarkets, shops, cinema, leisure centre, secondary schools, sixth form college etc. Fishguard also has a variety of shops, a secondary school, the ferryport to Ireland













DIRECTIONS

From the Haverfordwest office proceed out of town on the A40 in the direction of Fishguard and follow the road for approximately 6 miles. Proceed through Wolfescastle, and then take the left-hand turn signposed towards Welsh Hook. The lane has a sharp left hand junction, turn down here and follow the roud round, where the property will be found on the right hand side. What3Words: rejoins.pens.mashing

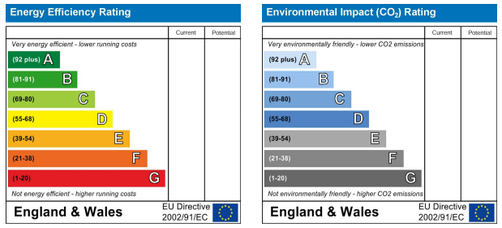
GENERAL INFORMATION

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 Mains Electric, Mains Water, Private Drainage
HEATING: Electric
TAX: Band F

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

/ESL/07/26/lg/ok

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https://www.facebook.com/westwalesproperties/







AERIAL VIEW























