



GROSS INTERNAL AREA
FLOOR 1: 170 m², FLOOR 2: 111 m²
EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 4 m²
TOTAL: 281 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Manor Farm Wiston, Haverfordwest, Pembrokeshire, SA62 4PP

- Detached House
- Five/Seven Double Bedrooms
- Outdoor Sand School 20m x 40m
- Detached Double Garage
- Solar Panels
- Approx. 16 Acres
- Immaculately Presented
- 7 Stable Block & Tack Room
- Stunning Country Views
- EPC Rating: 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.

A beautiful detached home sitting in approx 16 acres with equestrian facilities.

Property with Land £950,000

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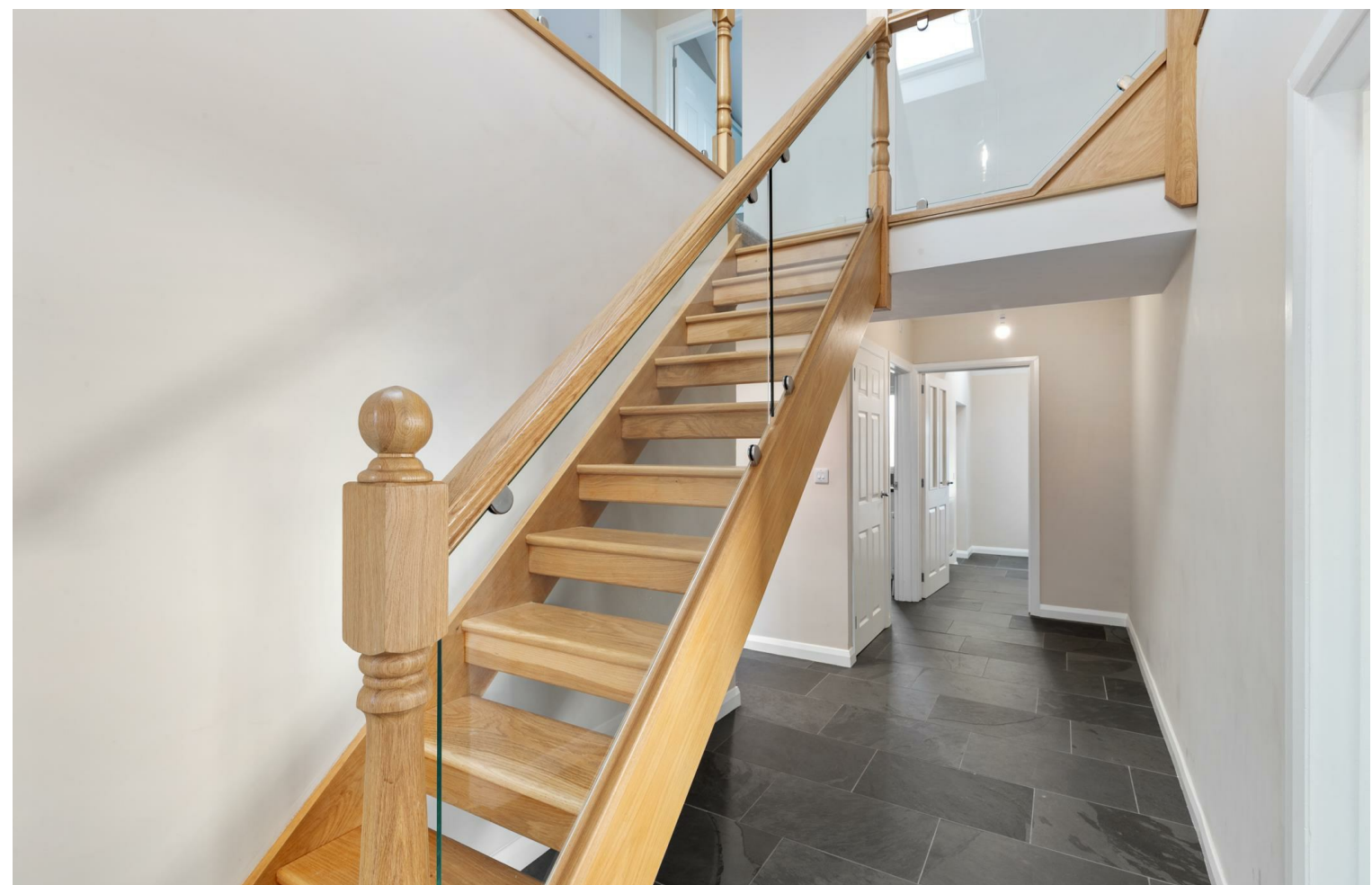
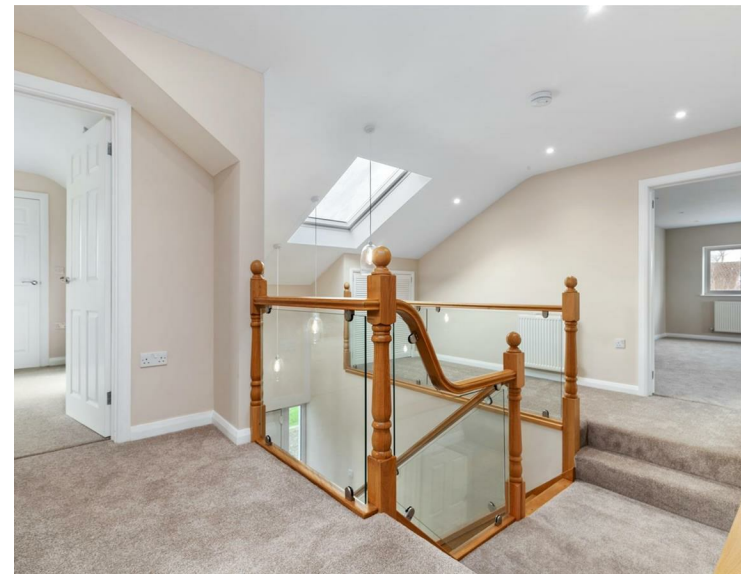
We Say...

A fantastic opportunity to purchase a five/seven bedroom detached house sitting in approx. 16 acres boasting an outdoor sand school, a block of stables, a detached double garage and a steel barn in the popular location of Wiston.

The house benefits from a neutral, modern decor throughout which has been finished to a high standard and comprises; an entrance hall with a solid oak staircase with glass balustrades, an open plan living/dining room with uninterrupted country views, the kitchen/breakfast room which is fitted with a range of modern units and a central island. Through the kitchen there is a sun room overlooking the sand school and the far reaching countryside views beyond. The ground floor also provides a utility room/WC fitted with a range of units, a double bedroom with an en-suite, two further rooms which provides the option for two further double bedrooms/gym/office or could be utilized as separate accommodation

The first floor consists of a spacious master bedroom with dressing area overlooking the sand school. There are two further double bedrooms, one with en-suite shower room and one with WC and further single bedroom. Family bathroom with a separate free standing bath and shower, with a neutral modern decor.

Externally, to the front of the property there is ample driveway parking alongside the detached double garage (7m x 8m approx) which, subject to planning, has potential to be converted into accommodation. The rear garden wraps around the side of the property with a variety of plants, trees and shrubbery. To the left hand side of the property, there is a 7 stable block with a separate tack room, outdoor sand school (20mx40m). The detached steel barn is used for storage for hay bales, machinery etc (40ft x75ft). The approx 16 acres of land with ample space for grazing or hay crops. The home benefits from solar panels which supply the electricity to the property. Viewing is highly recommended to appreciate this stunning equestrian family home.



GENERAL INFORMATION

** Option to purchase with less land if preferred - Please enquire for further details **

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.

COUNCIL TAX: Band ' G '

HEATING: Oil

PLEASE NOTE - We are advised this property is served by private drainage. Hard wired ethernet connection in most rooms.

ref: MD/MD/LLT/05/22/OKMD

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Location

Wiston is situated just over 6 miles from Haverfordwest town which has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, new leisure centre/swimming pool, cinema, restaurants and pubs. The beautiful Pembrokeshire coast is only 12 miles to the south-west, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 14 miles to the northwest. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers, and birdlife.

DIRECTIONS

On leaving Haverfordwest from the Fishguard Road, on Day's roundabout, take the third exit to Carmarthen onto the A40, on reaching the next roundabout, take the first exit towards Cardigan. Continue on this road and when the road forks, take the turning right towards Crundale. On driving through Crundale, take the turning right indicating down Dingle Lane. Continue on this road for 3 miles, there are sharp turns along the way, but stay on this road! Continue through the village of Wiston, passing the church and school, and when you reach the T junction, turn left, and then take the next right turn and Manor Farm's entrance will be immediately on your right.

AERIAL VIEW





Bedroom View