



**Chapel House Brawdy, Solva, Haverfordwest, Pembrokeshire, SA62 6LA**

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.

- **Detached 6 Bedroomed Chapel Conversion**
- **Unique Character Features**
- **Family Home**
- **Workshop with Mezzanine**
- **EPC Rating 'F'**
- **Approx 1.9 Acres**
- **Rural & Countryside Views**
- **Beautifully Presented**
- **Property With Land**
- **Income Potential**

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## We Say...

A wonderful opportunity to purchase a tastefully converted former Chapel sitting approximately in 2.172 acres in the rural village of Brawdy. The original part of the house was converted and extended previously in the 1980's and our current owners extended further in 2021 and now offers a well-appointed, spacious living accommodation. The previous owners generated an income through running a successful caravan and camping on the land.

The versatile accommodation would be ideal for multi generational living with its split level layout and briefly comprises; an entrance hall, open plan contemporary kitchen with snug, sun room, utility room, office/bedroom with stairs leading to a bedroom with en-suite. An inner hallway leads to a further three bedrooms and a master bedroom with en-suite, family bathroom, and stairs leading to a lounge area with vaulted ceilings.

Externally there is a gated driveway, which offers ample off-road parking, mature landscaped gardens with paved areas surrounding the house, there is an agricultural barn with a mezzanine level, open wood shed, lean-to shed, and a further brick outbuilding. There is also a yard, boat/ caravan storage, and gated access to the established 1.907 approx acre paddock.

Brawdy is a village situated in the Northeast corner of St Brides Bay , approximately 2 miles from the coastal village of Newgale is one of the best known Blue Flag beaches in West Wales, with its three miles of beautiful sand, pebbled bank and wonderful surf. The village has a convenience/surf shop, public house, cafe and hardware/garden shop, and lies midway between the county town of Haverfordwest and the Cathedral City of St Davids.



**DIRECTIONS**

From Haverfordwest take the A487 towards St Davids. Continue through Simpson cross, Roch and Newgale. At Newgale, follow the road up the winding hill for about a mile and take the turning on the right-hand side that is signposted for Pencwm. Continue for approximately 1 mile and take the turning on the right near Brawdy Church, just before the village of Rhydygele. The property is located on the right hand side. WHAT 3 WORDS: shackles.crawling.moats

**GENERAL INFORMATION**

VIEWINGS: By appointment only via agent.  
 TENURE: We are advised Freehold  
 SERVICES: We have not checked or tested any services or appliances at the property.  
 COUNCIL TAX: Band 'G'  
 HEATING: Oil Central Heating

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**AERIAL VIEW**



