



GROSS INTERNAL AREA
GROUND FLOOR: 101 m², 1087 SQ FT, FIRST FLOOR: 146 m², 1571 SQ FT
TOTAL: 246 m², 2658 SQ FT
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Landsker Lodge, 44 Lower Quay Road, Hook, Haverfordwest, Pembrokeshire, SA62 4LR

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.

- Beautifully Presented
- Five Bedrooms
- Two Bathrooms and Cloakroom/WC
- Approx 0.488 Acre grounds
- Double Glazing
- Detached Family House
- Lounge & Dining Room
- Stunning Landscaped Gardens
- Oil Central Heating
- EPC: D

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Property House, 12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

Email: finest@westwalesproperties.co.uk
Telephone: 0345 094 3006



£600,000

We Say...

Landsker Lodge which is a beautifully presented detached family-sized home and sits in lovely mature grounds of approximately 0.488 acres. Located in the sought after estuary village of Hook and within the National Park, with lots of lovely countryside and estuary walks, this attractive property would make a wonderful home.

The layout comprises of entrance hall, lounge, open plan kitchen/dining area, utility room, cloakroom/WC, upstairs split level landing two bedrooms, family shower room master bedroom with ensuite bathroom and two further bedrooms. Property benefits from oil central heating and double glazing.

Externally a block paved driveway offers ample off road parking, along with an integral double garage. To the fore there are flower borders with mature shrubs and a wrap around garden which leads to another lawned area and full-length patio and an additional patio beside the Home/Office & Studio complete with mains electricity and internet connection which makes an ideal entertaining area for your al fresco dining. The garden also benefits from a Summer house which is being currently utilised as an art studio but could be used for a number of other purposes and has its own electric supply.

The popular Estuary village of Hook on the Western Cleddau lies some seven miles south of the County Town of Haverfordwest. The village has amenities including shop, sports club and junior school, which all contribute to its strong community spirit. The village of Llangwm also has all of these amenities on offer, as well as a public house. A wider range of facilities is available in Haverfordwest, such as mainline train station, hospital, library, swimming pool, cinemas, primary and secondary schools, college, supermarkets, shops etc



DIRECTIONS

DIRECTIONS: Proceed along Freemans Way bypass until reaching the roundabout at Merlins Bridge. Take the first exit and follow this road for approximately two miles until reaching the village of Freystrop, and turn left at the crossroads, signposted Hook. Follow this road around for around 1 mile and then take the next left hand turning signposted Lower Quay road. In 0.4 mile, the property will be found on the right hand side. What3Words: twinkling.latched.exit

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 'F'
 HEATING: Oil Central Heating

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JETH/AMA/7.2.24TakeOnDraft

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
	75		
	60		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



AERIAL VIEW



