



Lyserry Farm Bosherton, Pembroke, Pembrokeshire, SA71 5DT

- Detached Farmhouse
- Grade II Listed
- Double Garage/ Driveway Parking
- Sought After Location
- Rural Location
- Adjoining Annexe
- Character Features
- Immaculately presented
- Six/ Seven Bedrooms
- EPC: Exempt

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.

www.mayfairoffice.co.uk tel: 020 7467 5330

COMPUTER-LINKED  
OFFICES THROUGHOUT  
WEST WALES



AND ASSOCIATED  
MAYFAIR OFFICE IN  
LONDON



Offers Around £800,000

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

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



**We Say...**

A unique opportunity to purchase an impressive Grade II listed, detached farmhouse which also includes a two-bedroomed adjoining annex that is currently being utilized as an Air B&B. Lysserry Farm has recently been renovated to a high standard by the current owners and boasts grandeur, keeping many of its original character features including the original Claygate fireplace, exposed beams and feature stone walls., and is located approximately 4 miles from the historical town of Pembroke. The farmhouse stands as one of the oldest properties in the village and is packed with history.

This impressive property spans over two floors, filled with an abundance of character, charm and history. The layout of the property briefly comprises an entrance porch, hallway, lounge, sitting room, sunroom, cellar, and dining room, leading to a bespoke farmhouse-style kitchen. There is also a separate utility room. The Annex offers an open-plan kitchen/diner, two bedrooms, a family bathroom, and a lounge leading out to a private garden.

The first floor comprises four double bedrooms, a library, a contemporary family bathroom, WC, and a storage room/5th bedroom.

Externally the property offers a graveled driveway with a double garage to the side providing ample off-road parking. A walled garden to the front leads to the porch. The rear of the property has been landscaped with flowers, shrubs, and flower beds creating an explosion of colour, perfect for soaking up the sun and alfresco dining. The bottom of the garden houses a wooded area, perfect for keeping chickens.

Lysserry Farm is about 4 miles from Pembroke town. This is an area of spectacular coastal scenery, and the Green Bridge of Wales, Stack Rocks, St Govan's Chapel and Bosherton Lily Ponds are popular sites for visitors to the area. . A coastal walk takes you to Broadhaven South, a beautiful sandy beach which proudly holds a seaside rural award 2016 and a Green Coast award 2016.



**DIRECTIONS**

From the Pembroke Office follow the road around the one way system and pass grove School on your left. Turn left onto St Daniels Hill and at the top of the hill turn left signposted towards Bosherton/Stackpole. Follow this road and pass the turning to Bosherton, heading in the direction of Castlemartin. Shortly after the turnint to Bosherton, you will meet a cross roads with a sign pointing right to St Twynnels. Turn left here and Lyserry Farm will be found directly in front of you.

**GENERAL INFORMATION**

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 'F'  
HEATING: Oil

ref: JETH/JETH/JULY/ 24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWPProps  
<https://www.facebook.com/westwalesproperties/>

**AERIAL VIEW**



