



Ferry House Cosheston, Pembroke Dock, Pembrokeshire, SA72 4TY

- DETACHED
- 4 DOUBLE BEDROOMS, ALL EN SUITE
- UNDERFLOOR HEATING
- GARAGE
- 0.99 ACRES OF GROUNDS
- ESTURARY VIEWS
- PRIVATE SLIPWAYS & BOAT HOUSE
- LANDSCAPED LAWNED GARDENS
- CHARACTER FEATURES
- EPC: 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.

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## We Say...

A rare opportunity to acquire this beautiful detached house, which boasts idyllic estuary views overlooking the Cleddau Ddu Estuary showcasing sophistication throughout. The property in all its grandeur is situated in the highly desirable area of Cosheston. With an abundance of original character features throughout, the property offers versatile accommodation for all the family. The current owners have gone above and beyond to renovate the property to an immaculate standard whilst being sympathetic to the character and age of the property.

This truly is a rare opportunity and we strongly advise viewings to appreciate the location, charm and views this property offers.

The ground floor accommodation comprises a grand entrance hall, perfect for greeting guests, leading into the sitting room, which benefits from a log burner, exposed wood beams, and breathtaking views over the Cleddau Ddu, a dining room, and a sunroom are both situated off this room. The kitchen has been fitted with shaker-style cupboards, offering a perfect space for cooking and entertaining. To the rear of the property, is a W/C, utility room, ample storage, a garage and a ground floor bedroom complete with en-suite.

The first floor offers three double bedrooms. The master bedroom has a full-length window overlooking the gardens and benefits from the picturesque estuary views and benefits from an ensuite bathroom. Bedroom two has a recently refurbished ensuite shower room. Bedroom three has access to the recently refurbished family bathroom has a freestanding double-ended bath, shower, and plenty of storage.

The home is served by Mains Water and Electric, and the heating system is oil-fired, complementing the cosy ambience of the wood burner.

Externally Ferry House offers tranquility by offering Landscaped Gardens, Viewing Decks, An Orchard, a Boat House, and 2 Slipways that provide access to the Cleddau Ddu.

Cosheston is an attractive and sought-after village, centrally located between surrounding towns of Tenby, Narberth, Pembroke, and Haverfordwest, offering all everyday amenities including secondary schools, hospitals/surgeries, supermarkets, and public transport links. The village itself is serviced by a highly popular public house and restaurant, a reputable primary school, two churches, and a community playing field. Just a short drive away are the beautiful seaside resorts of Tenby and Saundersfoot, with many nearby attractions.



**DIRECTIONS**

From our Pembroke Office follow the road up Bush Hill towards Pembroke Dock until you reach a crossroads at the top of Ferry Lane. Turn right onto Buttermilk Lane and follow the road round to the left until you reach the crossroads meeting the A477, Go straight over the road entering the village of Cosheston. At the crossroads proceed straight on and continue up this road until you see a dead end sign carry on down this road and you will arrive at Ferry House.

**GENERAL INFORMATION**

VIEWING: Strictly 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 'H'  
 HEATING: Oil

ref: JETH/JETH/SEP/ 24/ DRAFT

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| Energy Efficiency Rating  |                         | Environmental Impact (CO <sub>2</sub> ) Rating  |                         |
|---|-------------------------|---|-------------------------|
| Current   | Potential               | Current   | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b> |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(82 plus) <b>A</b> |                         |
| (81-91) <b>B</b>  |                         | (69-81) <b>B</b>  |                         |
| (69-80) <b>C</b>  |                         | (55-68) <b>C</b>  |                         |
| (55-68) <b>D</b>  |                         | (39-54) <b>D</b>  |                         |
| (39-54) <b>E</b>  |                         | (21-38) <b>E</b>  |                         |
| (21-38) <b>F</b>  |                         | (1-20) <b>F</b>   |                         |
| (1-20) <b>G</b>   |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions<br>(1-20) <b>G</b>    |                         |
| Not energy efficient - higher running costs                       |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions                       |                         |
| England & Wales   | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |



**AERIAL VIEW**



