

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.
TAX: Band G

CFH/ESL/01/23/OK/ESL

We would respectfully ask you to call our office before you view this property internally or externally

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

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.

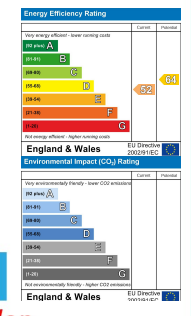
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Torbant Farm House Croesgoch, Haverfordwest, Pembrokeshire, SA62 5JN

- Semi-Detached House
- Bed And Breakfast Venture
- En-Suite Facilities
- Close To Beaches And St Davids
- Approximately 0.6 Acres
- Main House, Annexe And Flat
- 8 Bedroom Total
- Lovely Surroundings And Views
- Parking And Garage
- EPC Rating: E

Offers In The Region Of £460,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





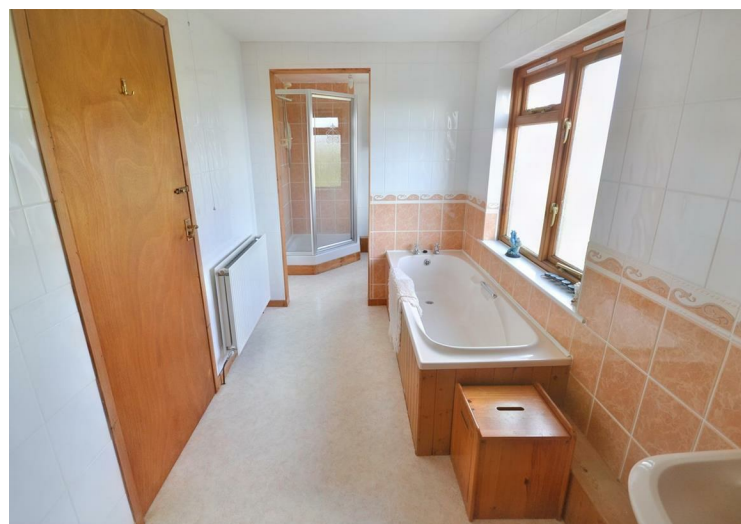
Torbant Farm House is a versatile semi detached house located at the end of a private road, enjoying rural surroundings and countryside views. The property is currently trading as a bed and breakfast during the seasonal months, so would suit either a business venture or would suit as a large family home that can cater for multi-generational living.

The property is currently separated into two units, the main house with a total of six bedrooms (some with en-suite facilities), including a self contained flat on the first floor with a kitchen and bathroom. The main property offers both guest accommodation and private quarters, with plenty of Utility/Storage space required for running the business. At the rear of the property is a two bedroomed self contained annexe, with a further kitchen, bathroom and living room. The entire property totals eight bedrooms, three reception rooms, three kitchens, and five bathrooms, to be configured as required.

Externally, the property is located at the end of a private road with a shared driveway providing ample off road parking. There is a further car/port garage space, proving extra parking or would be handy for work or storage. The entire plot measured approximately 0.6 acres, mostly consisting of lawned gardens with a chicken run, patio seating area and a feature pond. Views can be enjoyed from most aspects of the house and garden.

With excellent potential, this extensive property must be viewed to be fully appreciated!

Croesgoch is a rural village situated mid-way between the Cathedral City of St Davids and the harbour town of Fishguard, with its amenities, ferry terminal and public transport links. Croesgoch is approximately 11 miles from the county town of Haverfordwest. Surrounded by the beautiful Pembrokeshire countryside, the property is within easy reach of the coast at Porthgain, and the beautiful Whitesands beach, with Solva and Newgale further to the South.



DIRECTIONS

From the Haverfordwest Office take the B4330 and follow for approximately 10 miles until you reach the village of Croesgoch. At the crossroads turn right onto the A487 and follow the road for a short distance until you see a blue sign on your right for Torbant Caravan Park. Turn down the drive here, follow the road down to the end (signposted Torbant Farmhouse) and you will reach the driveway at the end of the private road. What3Words reference: blossom.addicted.tweed

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.