



View: By appointment with the Agents.
Services: We have not checked or tested any of the Services or Appliances.
Tenure: We are advised: Freehold
Tax: Band: E

SSG//02/23/OK/ESL

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

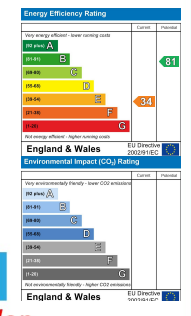


Wallis Woollen Mill Wallis, Haverfordwest, Pembrokeshire, SA62 5RA

- Detached Cottage
- 3/4 Bedrooms
- Large Workshop
- Established Gardens with Brook running through
- Former Working Mill
- Situated in approx 1.07 Acres of Grounds
- 1 Separate Dwelling for Conversion (STPP)
- 1 bathroom + Potentia
- Gated Entrance
- EPC Rating: F

Asking Price £650,000

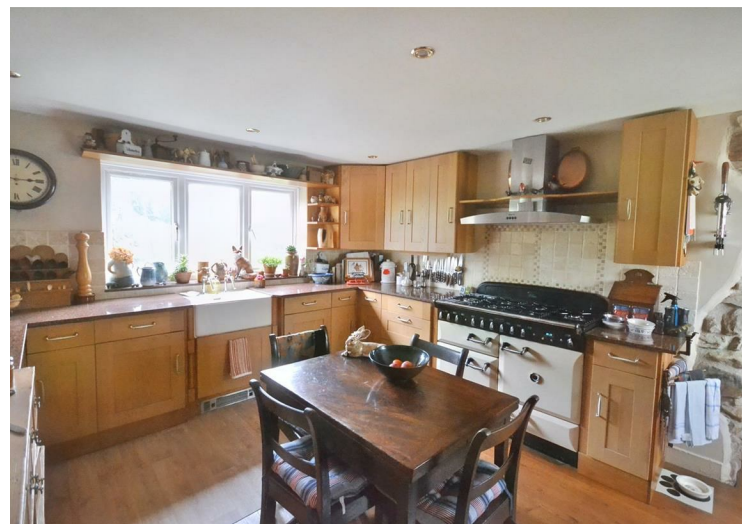
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The Agent that goes the Extra Mile





We are delighted to offer this beautiful detached property which sits approximately in 1.07 acres in the semi-rural location of Wallis, Pembrokeshire. Located within the community of Ambleston, with stunning countryside surrounding the area. Close to beaches and mountain walks, convenient road links via A40 to Haverfordwest & Fishguard, plus great access to amenities.

A beautiful former working mill, the property is situated in approximately just over an acre of woodland and well-established gardens set on different levels. A stream runs through the grounds and the full length of the garden. There is also a walled garden offering a potting shed and log store. Wallis Mill offers a wonderful living area including a snug, kitchen, utility, spacious living/dining room, study/bedroom 4 and a downstairs WC. Upstairs, there are two double bedrooms, a single bedroom, and a family bathroom. The property offers ample living space throughout. Full of charm and character features, this property would make a lovely family home. There is also plumbing and pipework in situ for an additional wet room.

Wallis Mill also boasts of a large workshop and an additional building, previously used as a shop but could also be used as an annexe or self-contained holiday let, subject to the necessary planning consents.

Viewing is highly recommended to appreciate the position, size and potential this property has to offer.

Wallis is approximately eight miles north of the county town of Haverfordwest, and three miles from the village of Spittal, with its new and popular primary school. The nearest railway station is also three miles away at Clarboston Road. It is ideally situated for access to the popular towns of Haverfordwest, Fishguard and Narberth. Pembrokeshire's beautiful sandy beaches and rocky coves are within easy driving distance.



DIRECTIONS

DIRECTIONS: From the Morrisons roundabout in Haverfordwest take the Prendergast B4329 exit, then fork right towards Cardigan up the Cardigan Road. Continue straight over the roundabout and go straight through Crundale, continuing on the B4329 until you reach Woodstock. Turn left towards Wallis and Ambleston, keeping left at the next junction. Take the next left and follow the road, Wallis Mill be at the end of the road. What3Words reference: colonies.dynasties.cemented

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