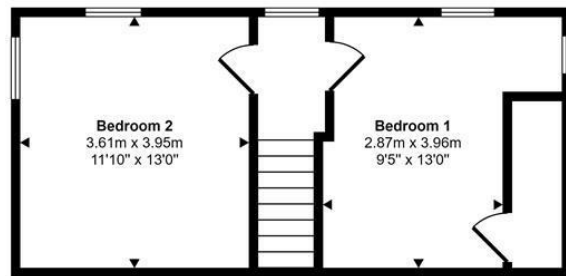


Ground Floor  
Approx 119 sq m / 1286 sq ft



First Floor  
Approx 33 sq m / 357 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

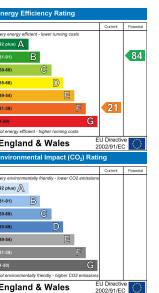


## Llanreithan Mill Mathry, Haverfordwest, Pembrokeshire, SA62 5LG

- Character Cottage
- Three Reception Rooms
- Set In Approximately 24 Acres
- Accessed Down A Private Lane
- Rare Opportunity
- Three Bedrooms
- Hardwood Conservatory
- Remote Rural Location
- Garage And Outbuildings
- EPC Rating: F

£675,000

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**We Say...**

This is a very unique opportunity to purchase a quaint character cottage nestled at the end of a long private driveway, close to the sought after villages of Mathry and Croesgoch. The layout of the property briefly comprises of an open plan Kitchen/Breakfast Room with an oil fired Alpha range cooker which also provides the central heating, Lounge with vaulted ceiling and wood burning stove, a further Reception/Bedroom with a Mezzanine floor and downstairs WC, a Hardwood Conservatory with Underfloor heating, Utility Room and Downstairs Bathroom. On the first floor are Two Double Bedrooms with solid wood flooring. The property boasts endless character features, including (but not limited to) exposed beams and stonework, cast iron fireplace and hardwood sash windows.

Externally the property is located down a long private driveway with a parking area at the end. The entire land measures approximately 24 acres in total, made up of pasture land. To the front and rear of the cottage are pretty garden areas with various outbuildings including the old mill and greenhouse. There is a single garage allowing for further parking

Properties such as Llanreithan Mill don't come available often, viewing is highly recommended in order to fully appreciate the charm and tranquillity on offer!





**LOCATION**

Mathry is a popular village situated some 2.5 miles from the North Pembrokeshire coastline at Abercastle, 8 miles from the Cathedral City of St Davids and 5 miles from the harbour and ferry port of Fishguard, on the North Pembrokeshire coast. The village has a tea room, church, public house, with wider facilities available in St Davids, Fishguard and the county town of Haverfordwest, some 14 miles to the south.

**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.  
TAX: Band E

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

ADD/ESL/05/23/OK/ESL

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



**LOCATION AERIAL VIEW**



From our Haverfordwest office, head out of town on the B4330 in the direction of Croesgoch. Continue on this road for approximately 10 miles passing Llanreithan properties on your left. Take the first left-hand turn at Chevrons and then you will see shortly the entrance to the driveway of Llanreithan Mill on the left hand side. What3 Words: saved.clotting.doors





