

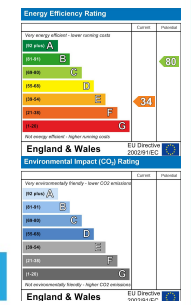


## Haroldston House & Brookside Clay Lane, Haverfordwest, Haverfordwest, Pembrokeshire, SA61 1UH

- Two Properties
- Picturesque Riverside Location
- Convenient To Haverfordwest
- Off Road Parking
- EPC Ratings: E & F
- Development Project
- Original Property Build Circa 1700
- Original Features
- No Onward Chain

£430,000

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



VIEWING: By appointment only via the Agents.  
TENURE: Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band F

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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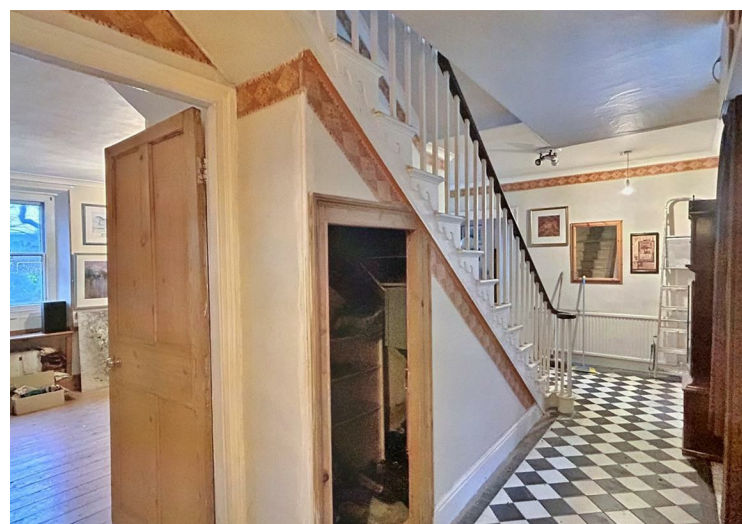
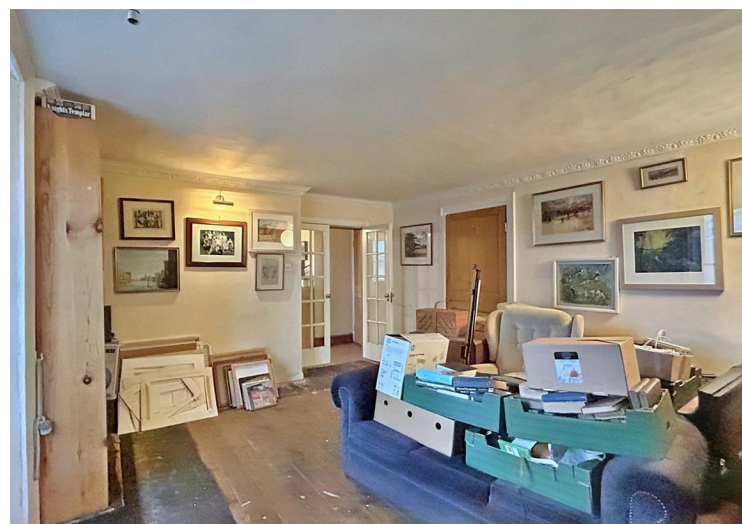
Haroldston House and Brookside Cottage sit in a plot of 0.3 acres approximately and are located in an idyllic waterside location, situated just on the outskirts of Pembrokeshire's County Town. A fantastic renovation opportunity these two properties can be configured into a variety of living accommodations from holiday lets (subject to the relevant planning permission) or a family home looking for multi-generational living.

The main residence dates back to the 1700's and boasts many original and character features. The layout offers Five Double Bedrooms, with En-Suite and Dressing Rooms, Two Reception Rooms, a Kitchen/Diner and fantastic Orangery complete with a grapevine, dating back 100 years! Features include (but are not limited to) chequered tile flooring, wide-panelled doors, cast iron fireplace, bespoke carpentry and an original servants bell, hinting at the property's history.

Brookside Cottage - This cottage adjoins Haroldston House, the layout offers Lounge, Kitchen/ Diner, Utility, stairs leading to a Double Bedroom and Bathroom.

This property benefits from vehicular access and parking spaces. There are various garden/bedding areas allowing each property its own external space. Most aspects of the properties offer lovely views overlooking the river and marshland. Both properties have Oil central heating (currently unconnected at Brookside Cottage).

With the added benefit of No Onward Chain, viewing is highly recommended in order to fully appreciate! The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, main line train station, leisure centre/swimming pool, cinema, restaurants, pubs etc.



### DIRECTIONS

From our Haverfordwest Branch, continue on Victoria Place and take the first left into Quay Street. Follow the road, continue up the hill and take the left hand turn onto Clay Lane. Continue over the flyover and proceed down the hill, where you will find the property on the right-hand side, before the bridge. What3Words reference: themes.items.soil See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.