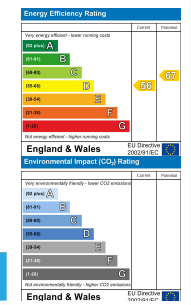


### Tancredston Cottage Hayscastle, Haverfordwest, Pembrokeshire, SA62 5PX

- Detached Cottage
- Approx 0.466 Acres
- Two Reception Areas
- Four Bedrooms
- Oil Central Heating
- Well Presented
- Panoramic Views
- Character Features
- Double Glazing
- EPC D

**Offers Over £475,000**

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



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.  
Mains Water Mains Electric  
Private Drainage  
HEATING: Oil Central Heating  
TAX: Band: D

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

JETH/AMA/03/24/OKJETH  
FACEBOOK & 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





A well-presented detached house set within 0.466 acres approximately of grounds and enjoys far-reaching panoramic countryside views, located close to the village of Hayscastle.

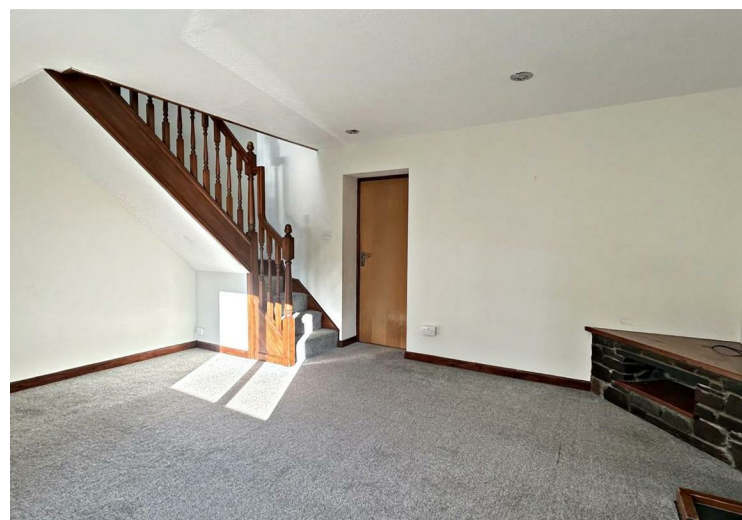
The layout of the property briefly comprises of a porch, living room, dining room, two utility rooms, cloakroom and a hall that leads you to a kitchen served by underfloor heating and dining area that benefits from panoramic views of the countryside, stairs leading up to four bedrooms and a family bathroom.

Externally a gravelled driveway offers ample parking and has gated vehicular access. To the rear is a garden laid to lawn with mature trees and hedgerows and patio area ideal for alfresco dining. The property was extended in 1990 and again in 2013.

(Potentially up to 1.89 acres available by separate negotiation, which includes the ruin of Tancredston School which was built around 1860 and in use until 1897)

The property needs to be viewed to fully appreciate its location and character.

The County Town of Haverfordwest, approximately 8 miles to the South has a wide range of amenities, including a mainline train station, hospital, leisure center, cinema, secondary schools, further education college, shops, restaurants, and retail parks, etc. The West Pembrokeshire Coastline is located approximately 5 miles West of Hayscastle at the beautiful sandy Newgale Beach. Similarly, St Davids is 8 miles in the other direction. Renowned for its Cathedral and Bishops Palace, St Davids has the benefit of numerous amenities and facilities which briefly include Secondary and Primary Schools, Chapels, Banks, Doctors and Dentists surgeries, Public Houses, Restaurants, Hotels, Art Galleries, Gift Shops and a Supermarket etc.



### DIRECTIONS

Head out of Haverfordwest town via Fishguard Road, at the Fishguard Road roundabout exit onto the A40 towards Fishguard, continue for approx 1.5 miles then turn left towards Camrose. Continue for another mile and then turn right onto B4330, continue for approx 4 miles then turn left just before the Cross Inn, follow the road for just less than a mile then turn right at the crossroads. Continue for just less than two mile, until you see a sign for Tancredston Cottage, the property can be found on the left hand side denoted by a sale board.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.