



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 Drafty 200.

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.
Property has Private Drainage, Mains Electric, Mains Water
HEATING: Oil Central Heating
TAX: Band F

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

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

SSG/AMA/07/24/Draft

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<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.

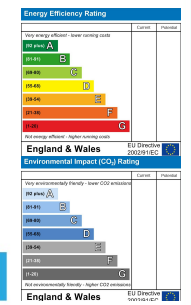
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
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Long Hedge Spittal, Haverfordwest, Pembrokeshire, SA62 5QT

- Detached House
- Four Bedrooms
- To Modernise
- Double Glazed and Solar Panels
- Oil Central Heating
- Approx 0.94 Acres of Grounds
- Countryside Views
- Double Garage & Driveway
- Previous Outline Planning Granted - REF: D2/90/449
- EPC Rating: TBC



Offers In Excess Of £650,000

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The Agent that goes the Extra Mile





A detached property with an opportunity to put your own stamp on and create a home tailored to your own unique style and vision. It sits in a plot of approximately 0.94 acres which is nestled in the rural village of Spittal and enjoys magnificent views of the countryside to the rear.

The accommodation comprises an entrance hall, dining room, sunroom, kitchen, breakfast area, utility, living room and shower room. Stairs lead up to a master bedroom with an ensuite and dressing area, a further three bedrooms, a family bathroom and a separate W/C. The property benefits from double glazing, solar panels, and oil central heating.

An externally gated entrance leads to a tarmac driveway offering ample vehicular parking and a double garage. The 0.94 acres (approximately) are mainly laid to lawn and surrounded by mature trees and shrubs, with far-reaching countryside views beyond.

Previous Outline Planning Granted - REF: D2/90/449 for a dwelling and single garage.

The much sought-after village of Spittal is a thriving community, with a church, public house, and primary school with an excellent local reputation. Spittal is some four miles northeast of Haverfordwest and just one mile from the A40. The glorious Pembrokeshire coastline and the Preseli Hills are within easy reach, and form part of the National Park, an area of outstanding natural beauty. Also close by is Scolton Manor, Llys Y Fran Reservoir, and Country Park.

Haverfordwest has a wide range of amenities including Hospital, Main Line train station, Sixth Form College, Secondary Schools, Library, Leisure Centre and Swimming Pool, Cinema, Retail Parks, Supermarkets, etc.



DIRECTIONS

From our office in Haverfordwest, proceed to the Safeway Roundabout and take the A40 towards Fishguard. Turn right for Spittal at the Corner Piece Pub, turning right at the next Crossroads and follow the road into Spittal. Turn left into the village centre, take the second left down the country lane and the property can be found on the left hand side. What3Words brisk.nitrogen.graceful

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