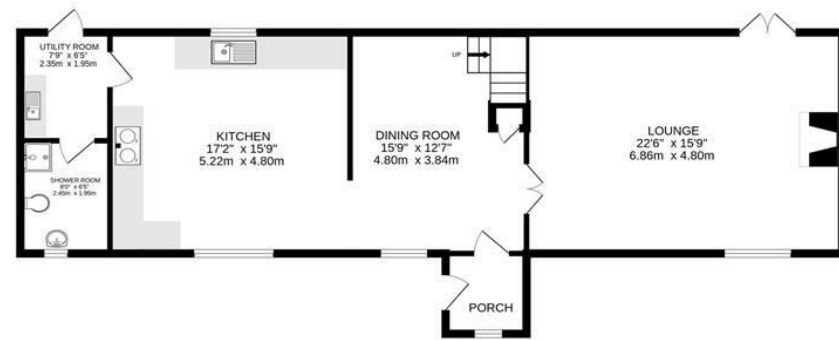
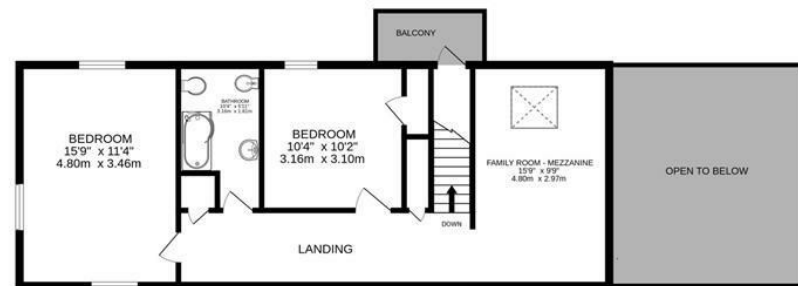


GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1605 sq.ft. (149.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Storlock

- Detached Barn Conversion
- Character Features
- Landscaped Gardens
- Exposed Stonework & Beams
- Vaulted Ceiling and Feature Fireplace
- Three Bedrooms
- Approximately 0.49 Acres of Grounds
- Kitchen / Diner
- Edge of Town Location
- EPC Rating: D

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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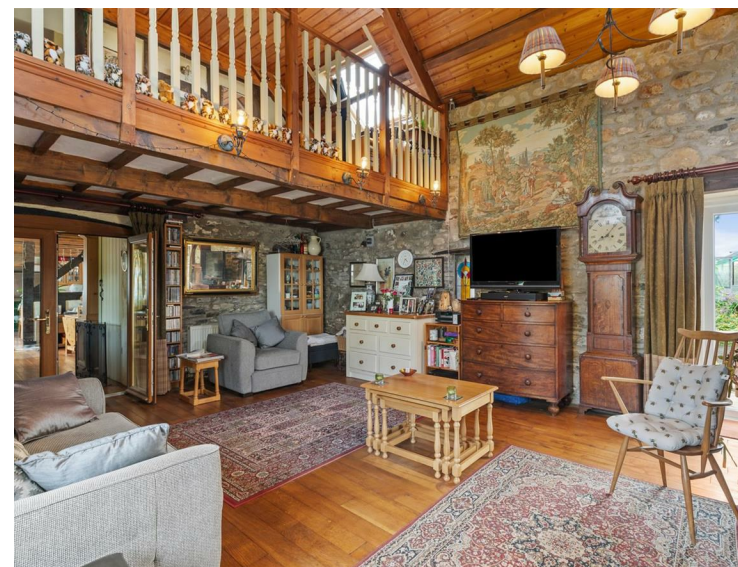
We Say...

Located on the periphery of Haverfordwest within the exclusive development of Highfield Court, Storlock is a beautifully converted 1800s barn that exudes character and charm, set within approximately 0.49 acres of grounds and boasting period features throughout.

Upon entering, you are welcomed into an exposed stone porch, ideal for storing coats and shoes. The dining area, rich in character, features exposed ceiling beams, stone walls, and beautiful oak flooring that seamlessly transitions into the kitchen, which offers a range of matching eye and base level units, highlighted by a focal point Everhot cooker. The ground floor also includes a utility room and a shower room, enhancing the home's functionality. The lounge is a testament to the property's character, featuring a ceiling-height chimney breast with a multi-fuel stove, vaulted ceilings, and exposed stonework, with a mezzanine overlooking the space.

The first floor comprises two double bedrooms, a functional family bathroom, and a mezzanine area, ideal as an office space or an additional third bedroom. Externally, the property boasts a gravelled area with a slabbed pathway leading to the front door. While the driveway is not part of the title, it offers parking for two vehicles. The west-facing rear garden includes a gravelled area with an array of flowers, shrubs, and plants. A lawn area leads to additional garden space featuring vegetable patches and two storage sheds. External steps provide access to the first floor from the rear.

Strategically positioned, this home ensures easy access to a broad range of amenities in Haverfordwest, including shops, educational institutions, healthcare facilities, a train station, leisure centres, and entertainment options. Additionally, the renowned Pembrokeshire coast, celebrated for its beautiful beaches at Broad Haven and the charming village of Little Haven, is merely five miles to the southwest, adjacent to the famed Pembrokeshire Coastal Path.



DIRECTIONS

From our office in Haverfordwest take the A40 towards Fishguard after approximately 3 miles turn left where signed for Highfield Manor . Follow the driveway as it sweeps around to the left and the can be accessed via the small driveway on your right; into the courtyard and directly in front of you. What3Words: Stunner.Vaulting.Chilled

GENERAL INFORMATION

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, and Mains Water.
 HEATING: Oil Central Heating
 TAX: Band F

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

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AERIAL VIEW

