



Barnfield Cottage Highfield Court, Rudbaxton, Fishguard Road, Haverfordwest, Pembrokeshire, SA62 4DA

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.

- Barn Conversion
- Beautifully Presented
- Solar Panels with Battery Storage
- Garage, Off Road Parking
- Convenient Location
- Character Features
- Four Bedrooms
- Air Source Heat Pump
- Self-contained Office
- EPC Rating: A

£550,000

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We Say...

Welcome to this stunning barn conversion located in the picturesque setting of Highfield Court, Rudbaxton. This property is accessed via a private road and seamlessly combines character features with modern living, offering a unique and charming living space.

As you step inside, you are greeted by an open-plan living space, perfect for entertaining guests or simply relaxing with your family. The exposed stonework and beams add a touch of rustic elegance, creating a warm and inviting atmosphere. There is also a separate lounge, providing a cosy space to retire to in the evening, with a feature fireplace fitted with a multi-fuel burner and a mezzanine landing, currently utilised as an additional space to relax. The property has an energy rating of A and benefits from an Air Source Heat Pump and Solar Panels with battery storage.

With four bedrooms and two bathrooms, there is ample of space for the whole family to enjoy. The rural views from the property are enjoyed to the front, with a paved patio seating area and lawn beyond - the perfect vantage point to enjoy the rural views. Additionally, the property boasts approximately half an acre of grounds (c. 0.49 acres), allowing you to immerse yourself in the beauty of the countryside.

Parking is offered for numerous vehicles with ample driveway space available. There is also a self-contained studio/office, offering flexibility for those who work from home or require extra space for hobbies or guests or, subject to the relevant planning consent, offers the potential for an annexe.

Don't miss this opportunity to own this charming barn conversion; a true gem that offers a perfect blend of character and comfort. Contact us today to arrange a viewing and make this dream property your new home.

Location

This property is situated just under three miles north of the county town of Haverfordwest, with its wide range of amenities including a mainline train station, county hospital, retail parks, supermarkets, shops, restaurants and pubs, cinema, leisure centre and swimming pool, 18 hole golf course, primary and secondary schools, further education college etc. The beautiful sandy beach at Broad Haven and the stunning coastline of the Pembrokeshire Coast National Park is 4 miles to the west, and marinas at nearby Milford Haven and Neyland cater for boating enthusiasts



DIRECTIONS

DIRECTIONS: From our office in Haverfordwest take the A40 towards Fishguard after approximately 3 miles turn left at Highfield Manor and then keep left, follow the lane around to the right, and after a short distance you will see the property directly in front of you. What3Words: fidgeting.stack.copies

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.
 The property has Private Drainage, Mains Electric, and Mains Water.
 HEATING: Air Source Heat Pump & Solar Panels
 TAX: Band: F

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

SSG/DRAFT
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AERIAL VIEW



