

**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 Mains Drainage, Mains Electric, Mains Water  
**HEATING:** oil, underfloor on ground floor  
**TAX:** D

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

JETH/ESL/09/24/DRAFT

FACEBOOK & TWITTER

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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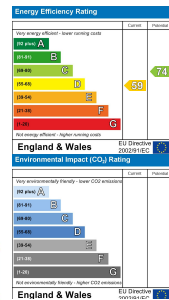


## The Fall Barn Keeston, Haverfordwest, Pembrokeshire, SA62 6EH

- Semi Detached Barn Conversion
- Sympathetically Renovated
- Off Road Parking For 2 Cars
- Situated By The Village Green
- Downstairs Shower Room
- Immaculately Presented
- Oil Fired Underfloor Heating
- Garden With Garden Room And Decking
- Three Bedrooms
- EPC Rating: D

**£325,000**

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Benefitting from no onward chain, the Fall Barn is a beautifully presented three bedroom stone cottage that is full of character features, such as exposed stone walls and vaulted ceiling with beams. The property has been thoughtfully renovated by the current vendors with style and convenience in mind whilst retaining the original charm. This property would make ideal family home and situated alongside the village green in the quaint village of Keeton.

The ground floor briefly comprises of an entrance hallway, family bathroom, open plan kitchen/dining room complete with modern appliances and patio doors to the garden, living room which offers a log burner, and an office/study. The first floor, access by an ash staircase to a galleried landing with ample storage space. There are three bedrooms and a family bathroom.

Externally the property has a pretty lawned garden with a decked seating area with plenty of atmosphere, making it the perfect place to sit out. The lawned area measures approx. 8 x 7 meters.

The other part of the outside area is pebbled for low maintenance and measures approx. 8m x 7.6 meters.

An additional workshop/garden room with potential for a sauna provides handy recreation space.

This property is full of charm and benefits from oil fired underfloor heating, viewing is highly recommended!

The popular village of Keeton is approximately five miles from the town of Haverfordwest, with numerous facilities and amenities on offer, including a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, leisure centre/swimming pool, cinema, restaurants and pubs.

Keeton is also convenient to the beautiful Pembrokeshire coastline at Newgale, famous for its sandy beach, rugged cliffs, and coastal path, with the harbour village of Solva and the Cathedral City of St Davids beyond.



## DIRECTIONS

From Haverfordwest, take the A487 towards St Davids, passing through Pelcomb. Just before the village of Simpson Cross, turn right where signposted to Keeton, continue for just less than half a mile and enter Keeton Village. When you reach the village green, the property will be found on the top road of the triangle, 3 properties to the left of the chapel. What3Words: escalates.starlights.spindles

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