







Ground Floor Approx 118 sq m / 1269 sq f

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, Private Drainage, Mains Electric. HEATING: Oil Central Heating Fiber Broadband Connected To House

TAX: Band E

ADD/AMA/09/24/OK/AMA

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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 Church House Hasguard, Haverfordwest, Pembrokeshire, SA62 3DT

- Traditional Farmhouse in a Rural Location
- 0.687 Acres Approximately
- Three Reception Rooms
- Underfloor Heating Bathrooms and Kitchen Area
- Garage and Ample Off Road Parking

Offers Over £500,000

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The Agent that goes the Extra Mile

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- Approx 7 milers to Haverfordwest
- Five Bedrooms
- Oil Fired Central Heating and Double Glazing Front, Rear and Side Gardens

• EPC Rating: D













Circa 1870's Church House sits in approximately a 0.687 acres with beautiful landscaped gardens and an orchard with views over the ruin of St Peters Church. The farmhouse has been tastefully extended and modernised through the years but still maintains many original features and much of its charm and character.

The accommodation comprises of vestibule, dining room with multifuel stove, lounge with multifuel stove, boot room, kitchen, conservatory, utility room and shower room. First floor master bedroom with ensuite shower room, four further bedrooms and a bathroom. The property benefits from oil central heating, underfloor heating in kitchen and two upstairs bathrooms and double glazing.

Externally there is a gravelled sweeping driveway which leads to ample vehicular parking and garage. there is also an opportunity to create an additional access should you wish.

The grounds consist of mature trees, shrubs and plants and also benefit from a productive fruit orchard. Located in the grounds is a well which provides water for the garden. The footbridge over the streams leads through to further grounds mainly laid to lawn with a patio area, flower beds and raised vegetable beds. There are stone outbuildings, two sheds, wood store which offer plenty of additional storage.













DIRECTIONS

From our Haverfordwest head towards Dale on the B.4327 Dale Road. Follow this road upon reaching Hasguard Cross take a left at the crossroads. Follow this road along for approximately a mile and take the first road on your right where the property will be found a little further along on your left hand side before the church. What3words syndicate.wisely.staging

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