



Rochgate Farm House Roch, Haverfordwest, Pembrokeshire, SA62 6AF

- **Detached Farm House**
- **Two Reception Rooms Plus Study**
- **Garden To Front And Side**
- **Well Presented With Character Features**
- **Potential To Purchase Cottages To Rear**
- **Five Bedrooms**
- **Coastal Village Location**
- **Oil Central Heating**
- **Off Road Parking**
- **EPC Rating: E**

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.

www.mayfairoffice.co.uk tel: 020 7467 5330

**COMPUTER-LINKED
OFFICES THROUGHOUT
WEST WALES**



**AND ASSOCIATED
MAYFAIR OFFICE IN
LONDON**



Offers Around £475,000

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
Email: haverfordwest@westwalesproperties.co.uk
Telephone: 01437 762626



We Say...

Rochgate Farm House is a beautifully presented character property dating back to the 1800's, located in the coastal village of Roch just a short 5-minute drive to Newgale Beach. The property retains much of its original character and charm but has been updated with modern comforts and would suit any family dynamic.

The layout of the property briefly comprises of an Entrance Porch leading through to a hallway, a kitchen with fitted units and island, a dining room with a cast iron fireplace and lounge with log burner, a study, utility room. A downstairs bedroom and shower room, which lead from the rear porch, have the potential to be converted to a separate annex (subject to necessary permissions). On the first floor, there are four further bedrooms which are served by a family bathroom. The property is neutrally decorated with double glazing and oil fired central heating.

Externally, there is a driveway to the side providing off road parking. To the front and side there are pretty well maintained lawned gardens which are privatised by trees and hedges and boast a fish pond and summerhouse with patio seating area.

Viewing is highly recommended on this beautiful family home!

The village of Roch has a public house and a popular primary school, all within walking distance. There is a regular bus service to Haverfordwest and St Davids. It is a thriving community, which also benefits from a Parish Church, and Community Hall. It is just 1.7 miles away from the famous surfing sandy beach at Newgale, and the cove at Nolton Haven. It is a convenient location for accessing the Pembrokeshire Coast Path - National Trail (1 mile), or for pleasant walks inland.



DIRECTIONS

From our Haverfordwest Office, proceed up High Street and follow the one-way system down Barn Street. Take the first left after Lidl. At the roundabout take the first left onto Thomas Parry Way. Take the second left at the next roundabout. Proceed on this road for approximately six miles. When you arrive in Roch, you will see Rochgate Farm House on the right-hand side at the junction to Church Road. What3Words: mural.empty.hope

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 Mains Drainage, Mains Electric, Mains Water
HEATING: Oil Heating
TAX: Band G

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

JETH/ESL/11/24/DRAFT

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>
AERIAL VIEW



