



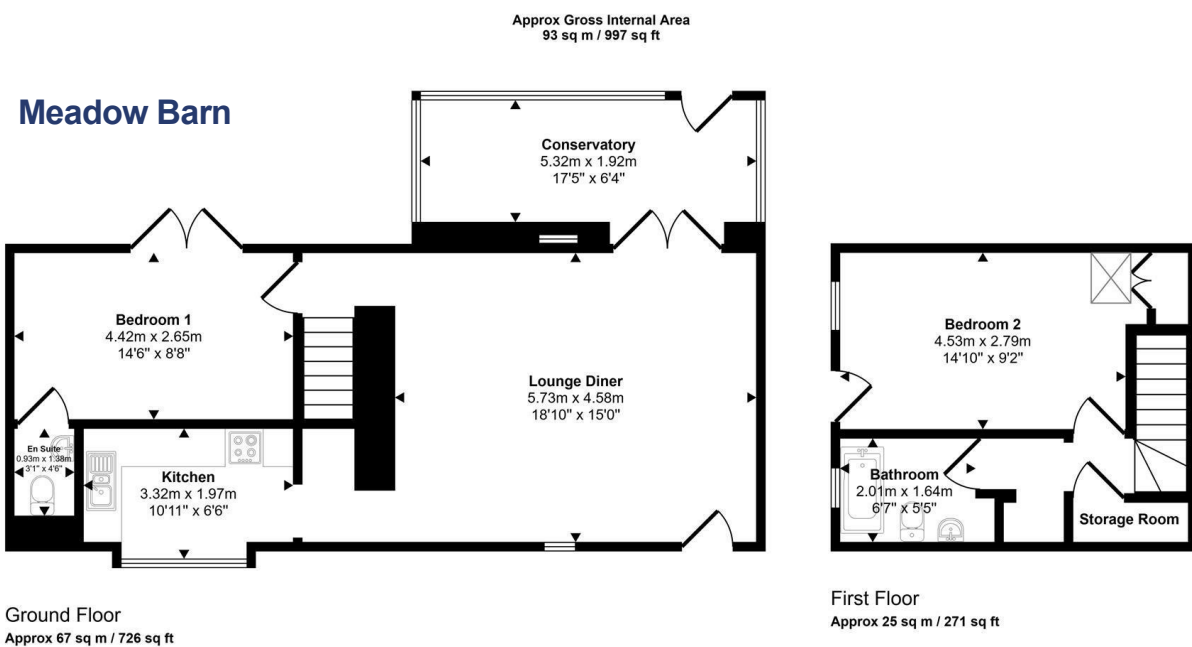
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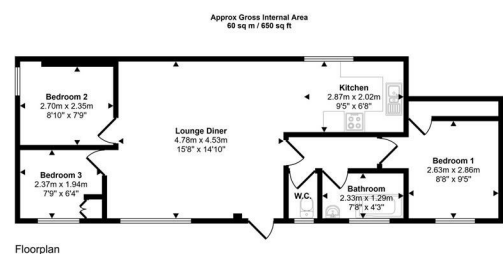


THE AGENT WITH THE  
LONDON CONNECTION



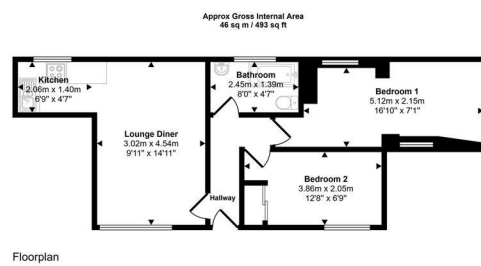
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Mincorn Cottage



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## Eynon's Cottage



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Meadow Barn And Cottages Roch, Haverfordwest, Pembrokeshire, SA62 6AF

- Converted Barn With Two Holiday Cottages
- 2 Bed Barn and 2 + 3 Bed Cottages
- Communal Courtyard
- Garden To Meadow Barn
- No Onward Chain
- Business Potential
- Coastal Village Location
- Well Presented
- Limited Occupancy On Cottages
- EPC Ratings: D/E/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.

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£475,000

We Say...

A rare opportunity to purchase a detached barn conversion with two accompanying holiday cottages set around a pretty communal courtyard. The properties are located in the sought after coastal village of Roch, just a few minutes' drive away from the coast and some 6 miles out of Pembrokeshire's county town of Haverfordwest. The layout of Meadow Barn briefly comprises of an open plan living room/diner, galley kitchen with feature arched window, conservatory, bathroom and two double bedrooms (one with en-suite WC). There is a gated driveway providing private off road parking and a lawned garden area. The property retains much character and charm, with vaulted ceilings displaying A framed structures and exposed stone walls. The barn is served oil fired central heating.

The cottages offer the chance to earn a lucrative income as holiday cottages. Eynons Cottage offers two bedrooms, open plan living space and a bathroom. Mincorn Cottage boasts open plan living space, a bathroom and three bedrooms. The cottages hold a limited occupancy restriction, where as Meadow Barn is suitable for living in all year round! The cottages are served with electric heating and double glazing, and are in a good decorative order allowing you to hit the ground running with your new venture!

Viewing is highly recommended!

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 pleasant walks both inland and coastal.



Eynon's Cottage



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: Electric Heating  
TAX: Band N/A

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

JETH/ESL/11/24/DRAFT

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AERIAL VIEW



# Mincorn Cottage

