



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 Electric, Mains Water,

HEATING: Oil

TAX: Band F

ADD/ESL/12/24/DRAFT

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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**

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

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## Barn 6 Picton Home Farm Barns, The Rhos, Haverfordwest, Pembrokeshire, SA61 2LP

- Barn Conversion
- Off Road Parking
- Four Bedrooms
- Picturesque Location
- En-Suite Bathroom
- Immaculately Presented
- Two Reception Rooms
- Lawned Garden And Seating Area
- Oil Central Heating
- EPC Rating:

**£599,999**



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***The Agent that goes the Extra Mile***







Welcome to 6 Picton Barns, an immaculately presented barn conversion located in the sough after area of The Rhos, nearby to Picton Castle and some 4 miles from the county town of Haverfordwest. Set amongst woodland, this beautifully presented property is one of a cluster of converted buildings set around a pretty courtyard yet enjoying their own personal space. The layout of the property briefly comprises of an entrance hall with WC and boiler room, an open plan kitchen and dining room with arched windows to the rear, lounge with multi-fuel stove. On the first floor there are four well appointed double bedrooms, the master is served by an en-suite bathroom, and there is a further family bathroom. The property is heated by an oil fired system and boasts a neutral and stylish decoration throughout, finished to the highest of standards.

Externally, there is ample off road parking on a gravel driveway, progressing to a lawned garden to the front. At the rear is a pretty seating area that is accessed from the kitchen and living areas, which is laid to decorative stone.

The Rhos is a beautiful and sought after area near the grounds of stunning Picton Castle, situated approximately 5 miles from Pembrokeshire's county town of Haverfordwest.

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, main line train station, leisure centre/swimming pool, cinema, restaurants, pubs etc.

The beautiful Pembrokeshire coast is only 6 miles to the South West of Haverfordwest, at the long sandy beach of Broad Haven, and the famous surfing beach of Newgale 7.5 miles to the North West. The famous Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline, wild flowers and bird life.



### DIRECTIONS

From our Haverfordwest office take the A40 to Carmarthen at the foot of Arnolds Hill take your right turning for The Rhos proceed along this road and upon reaching Rhos take the right hand turn at the junction with the red phone box on it. Proceed up this road about 100 yards and the property is on the right. What3Words: Sideboard.Struck.Logo

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