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*THE AGENT WITH THE  
LONDON CONNECTION*

## MILL HOUSE



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**Mill House Fishguard Road, Haverfordwest, Pembrokeshire, SA62 4BP**

- Grade II Listed
- 18th-Century Paper Mill Ruins
- 5 Bedrooms + 1 Bed Annex
- Rural Location
- Approx. 7 Acres Grounds
- 18th Century Georgian Property
- Original Character Features
- Three Reception Rooms
- Fishing Rights
- Oil fired Central Heating

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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**We Say...**

A rare opportunity to purchase not only a Grade II Listed, three-storey Georgian house with a separate annexe but it also sits in a seven-acre plot (approx.) including woodland, paddock and orchard. This is an incredible opportunity to own a unique property that has the away from it all feeling yet is located just two miles (approx.) from the historic town of Haverfordwest.

The current owners have lovingly restored the property to create the beautiful home we now have the pleasure of marketing. They have retained many of the property's original features including original mouldings and fireplaces. The riverside setting of the house, complete with a Georgian bridge, offers a serene location and wonderful views from the property.

This impressive property spans over three floors, filled with an abundance of character, charm and history. Upon entering the house, you are greeted by original parquet flooring which flows into to the two main reception rooms and then the corridor leads to the kitchen/diner, a perfect space for everyday family life or entertaining friends and family, and also a pantry. The first floor boasts the master bedroom with an En-suite complete with a cast iron bath, perfect for relaxing after a day exploring the river and woodlands. Down the hallway, a further double bedroom can be found which boasts an original fireplace leading to a library which could be utilized as a further bedroom if needed. A further three double bedrooms can be found on the second floor as well as a family bathroom. Mill house oozes charm, whilst providing a versatile space for entertaining or simply relaxing with your loved ones. To the right of the property there is a one bedroomed annex with private walled garden, perfect for multigenerational use or possible income potential. Externally there is a double garage, workshop, potting shed and log store.

Stepping outside, the property continues to wow with its woodlands, paddock and orchard allowing for many happy hours to be spent exploring, whether its fishing, gardening or simply taking a stroll through your own woodland bird watching. The grounds of Mill House are integral to the magic and charm this property has to offer. Rising from the undergrowth, the red brick structure covered in foliage is what's left of Prendergast Mill which dates back to 1816's, that is now a romantic ruin that adds a distinctive and even mysterious ambience to this very special site.

Viewing is highly recommended to appreciate the grandeur and all the property has to offer.





## DIRECTIONS

From our Haverfordwest office, continue up High Street. Then, take the first slight right onto Dark Street. At the junction, turn right. At the first roundabout, take the second exit. Continue straight ahead through the traffic lights. At the Morrisons roundabout, take the second exit up the Fishguard Road. At the next roundabout, continue straight ahead. Once you get to Withybush roundabout, take the second exit and the property will be located approx. 200 yards on the left hand side denoted by a sale board. What3Words: librarian.degree.gown

## GENERAL INFORMATION

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.  
COUNCIL TAX: Band 'E'  
HEATING: Oil

ref: JETH/JETH/June/ 24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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## AERIAL VIEW





