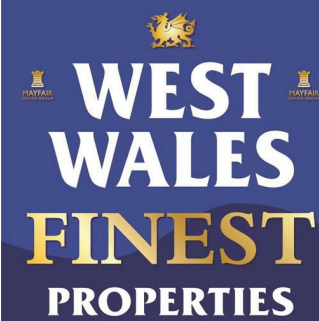




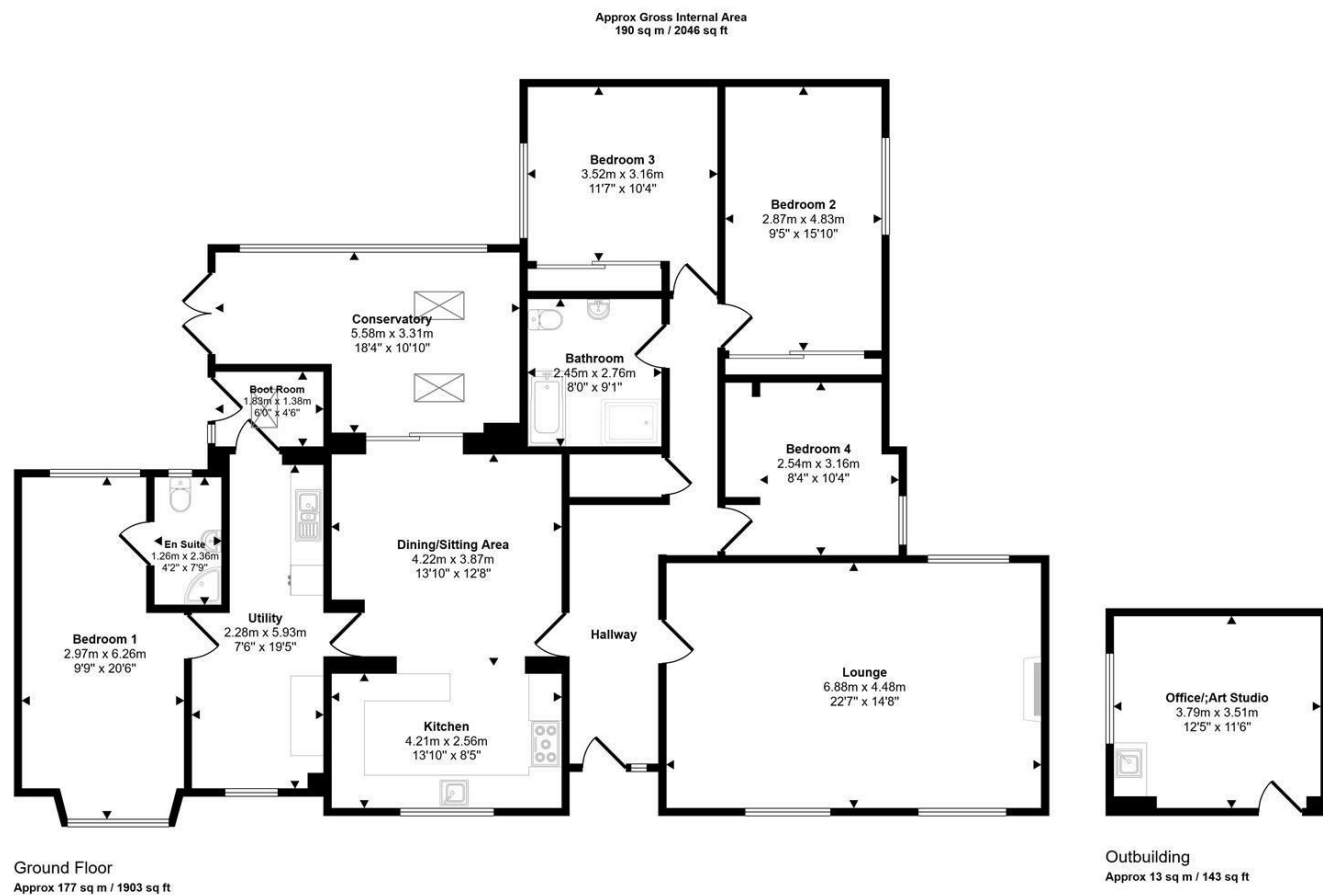
0345 094 3006

[finest@westwalesproperties.co.uk](mailto:finest@westwalesproperties.co.uk)

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*THE AGENT WITH THE  
LONDON CONNECTION*



**Millbrook Lodge Treffgarne, Haverfordwest, Pembrokeshire, SA62 5RG**

- Equestrian Small Holding
- Five Stables / Tack Room
- Rural Location
- Small Holding
- EPC : D
- Four Bedroom Bungalow
- Approx 7 Acres
- Immaculately Presented
- Various Outbuildings

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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Telephone: 0345 094 3006



We Say...

\*\*EQUESTRIAN PROPERTY\*\*

An exciting opportunity to acquire an equestrian small holding on the outskirts of Haverfordwest. This lifestyle opportunity offers superb Equestrian facilities comprising 4-bedroomed detached bungalow that boasts a rural situation. Situated in a popular and convenient location, set in approximately 7 acres. The tranquil and peaceful surroundings are further enhanced by the established woodland and free-flowing brook. The land is divided into small-level paddocks around the property.

Upon entering the property you are welcomed with a generous-sized hallway, to the left there is a contemporary kitchen diner, complete with modern integrated appliances and a Rangemaster cooker, a sunroom with vaulted ceilings, perfect for relaxing and while overlooking the grounds. Off the kitchen is a utility room, boot room and a double bedroom complete with en-suite. To the right of the hallway there is a generous-sized main lounge with a log burner, Perfect for entertaining or cozying down in the evening. Off the hallway, there are further two double bedrooms a family bathroom and a single bedroom currently being utilized as an office.

Externally to the front of the property, there is ample driveway parking, the rear garden wraps around the side of the property including raised beds, plants, trees and shrubbery and benefits from views over the grounds and countryside beyond. The property has approx 7 Acres of land and comes with a concrete stable block with 5 stalls, tack room, and a feedroom. There is a four-bay open barn and attached car port opposite the stables which offers ample storage, perfect for storing horse boxes, hay and straw. Behind the stable block is a double garage/ tractor shed and an integral home office/ art studio with sink and running water. The 7 acres are currently split into individual paddocks which are separated with post and rail fencing.

Viewing is highly recommended to appreciate this lifestyle opportunity

The village of Treffgarne is conveniently located as is the County Town of Haverfordwest, with its mainline train station, hospital, library, leisure centre and swimming pool, supermarkets, retail parks, secondary schools, further education college etc and access to the A40 and within easy driving distance of the North Pembrokeshire Coastline and the town of Fishguard, with all its amenities and facilities, together with the ferry terminal to Ireland. The Preseli Hills, popular with walkers, are also within easy reach.

The Vendors Say...

Our property is a gem nestled within an idyllic landscape only a stone's throw from the A40, at the end of a no-through road that begs the question is this the best location in Pembrokeshire? Many locals think so as do the many walkers walking the Treffgarne Gorge and Mountain Circular Walk. Millbrook Lodge provides an ideal equestrian lifestyle with access to a bridleway and footpaths beyond.



DIRECTIONS

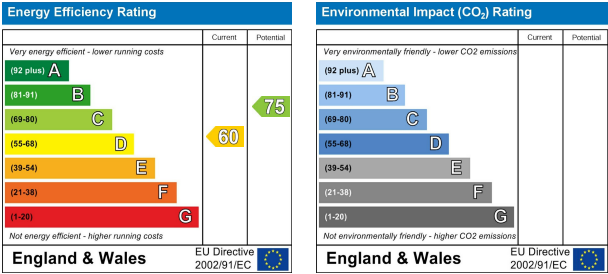
From our office in Haverfordwest proceed out on the A40 towards Fishguard, continue on this road past the Haverfordwest Aerodrome for approximately 4 miles heading down the hill taking the right hand turn toward Spittal. Continue down the road, under the bridge and take the left hand turn. Continue down this road and the property can be located on a no through road on the left hand side.

GENERAL INFORMATION

VIEWING: Strictly 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/OCT24 Ok

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AERIAL VIEW

