

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 E

The property is served by a private drainage system.

SSG/ESL/04/25/OK

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

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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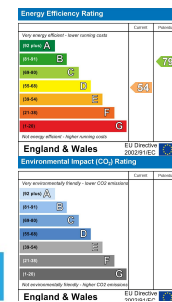


The Caretakers Cottage Barham Road, Trecwn, Haverfordwest, Pembrokeshire, SA62 5XU

- Detached Cottage
- Character Features
- Two Bathrooms
- Wraparound Garden
- Additional Building (Former School Building) For Development
- Grade II Listed
- Three Bedrooms
- Ample Off Road Parking
- Oil Central Heating
- EPC Rating: E

Guide Price £300,000

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The Agent that goes the Extra Mile



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Situated on Barham Road in the charming village of Trecwn, Haverfordwest, this delightful detached character cottage offers a unique opportunity to own a piece of history. Formerly the caretaker's cottage for the Barham Memorial School, this Grade II listed property is rich in character and charm, and is steeped in local history.

The cottage boasts an inviting reception room, ideal for both relaxation and entertaining. The heart of the home features exposed stone walls and an impressive inglenook fireplace, complete with a log burner that promises to keep you warm during the cooler months. With three well-proportioned bedrooms and a study/dining room, there is ample space for family and guests alike.

The two bathrooms provide convenience and comfort, ensuring that the needs of a modern household are met. Set in a picturesque rural location with wraparound gardens and ample off road parking accessed down a private driveway, the property is surrounded by lush woodland, offering a serene backdrop for nature lovers and outdoor enthusiasts. A further building, formerly a school building, offers two classrooms and two WC's, offering the potential for development into further living accommodation or handy work/storage space.

This enchanting cottage combines historical significance with modern living, making it a rare find in today's market. Whether you are looking for a family home or a peaceful getaway, this property is sure to captivate your heart. Do not miss the chance to make this charming cottage your own.



DIRECTIONS

From Haverfordwest take the A40 towards Fishguard, go through the village of Letterston, continue and then turn right where signposted to Trecwn and the Gwaun Valley. Take the next turning on the right, and follow the road down into Trecwn. Turn left into Barham Road (marked as a Private Road) and continue for about three quarters of a mile, where you will find the property on the right hand side. What 3 words
///rating.chariots.sleeper

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.