

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

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: @ VVWProps

<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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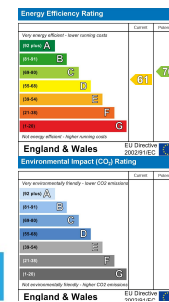


Torghund, Trehale, Mathry, Haverfordwest SA62 5HX

- Barn Conversion
- Double Glazed and Hardwood Exterior Doors
- Workshop
- Countryside Views in a Rural Location
- Three Bedrooms, Two Bathrooms + Loft Room
- Approx 0.5 Acres of Gardens and 0.8 Acres of Paddock
- Double Garage & Additional Driveway Parking
- Character Features & Vaulted Ceilings
- Oil Fired Central Heating
- EPC Rating: D

£475,000

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The Agent that goes the Extra Mile



Tucked away approx 2 miles south of the charming village of Mathry, near Haverfordwest, this characterful barn conversion offers a unique blend of charm and modern living. Set within approximately 1.3 acres of grounds, this deceptively spacious property offers a rural lifestyle while enjoying the comforts of contemporary amenities.

Upon entering, you are greeted by a reception room that showcases the property's stunning features, including exposed beams and vaulted ceilings, which add a touch of elegance and warmth. There is a wood-burning stove in the living room. The layout comprises three well-proportioned bedrooms, with an en-suite to the Master Bedroom. Further to this, there is an additional bathroom and study/home office with a spiral staircase leading up to a loft room that is converted into two further rooms to use as required.

The property offers a double garage and a workshop, ideal for those with hobbies or requiring extra storage space and benefits from mains electricity connection. The driveway offers plenty of parking for multiple vehicles, making it perfect for entertaining or accommodating visitors.

Externally, there are 2 rear gardens, one laid to lawn with a greenhouse, the other is laid to patio, in a Mediterranean style - both are enclosed by fencing.

Surrounded by countryside views, this home is a haven for nature lovers and those who appreciate the beauty of rural living. The paddock area (approx 0.8 acre) sits adjacent to the front garden and is post-and-rail fenced with a natural waterway forming the boundary of the property. This presents opportunities for gardening, keeping animals, or simply enjoying the outdoors and has a water supply in situ.

This character property is not just a home; it is a lifestyle choice, offering peace, space, and a connection to nature. With its charming features and idyllic setting, it is a rare find that is sure to captivate those looking for a serene retreat in the heart of the Welsh countryside



DIRECTIONS

From our office in Haverfordwest, continue up the High Street and follow the one-way system, and bear right into Albert Street. Continue in right-hand lane and bear right into Barn Street. Straight over the mini roundabout and through the lights beside Lidl. Turn left before Tots nursery and continue up Crows Hill. Follow B4330 through Hayscastle and Hayscastle Cross. Follow the lane to the left-hand side of Trehale Lodge - the property will appear a short distance down the lane. What3Words: chairs.mills.following

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