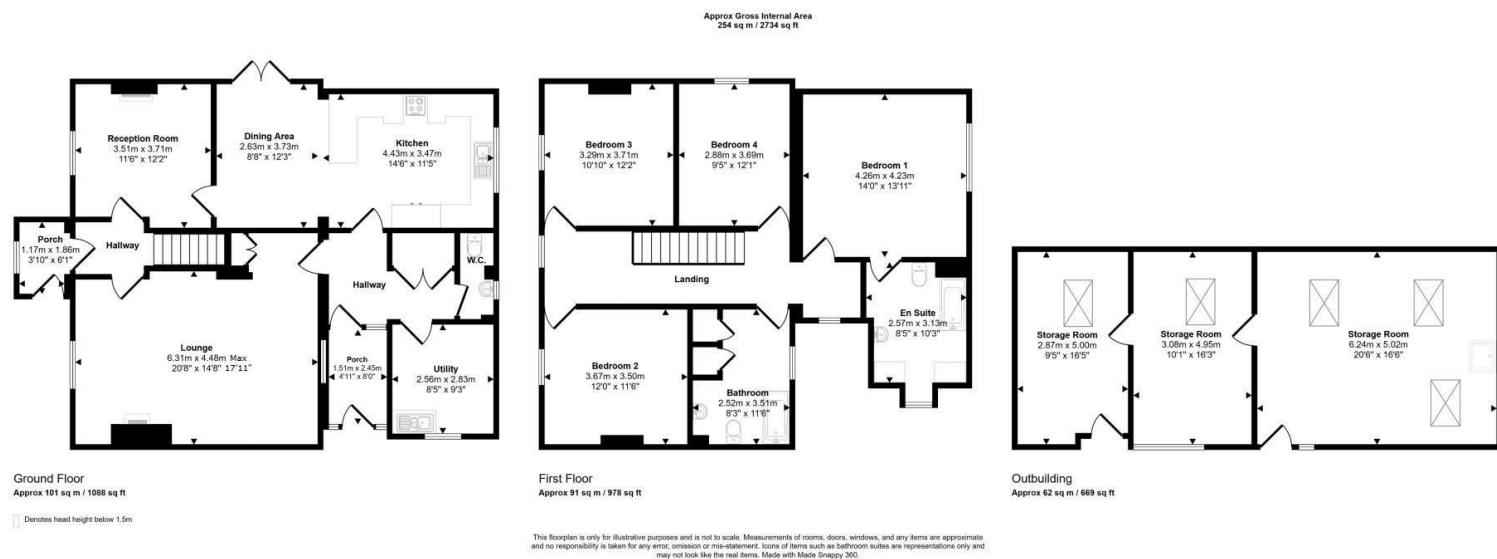




WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire,
SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk

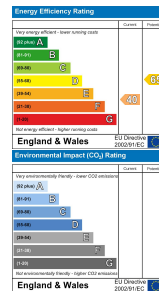


Rogeston Cross Portfield Gate, Haverfordwest, Pembrokeshire, SA62 3LE

- Small Holding With Approximately 12 Acres
- Outbuildings With Development Potential
- Immaculately Presented
- Income Potential
- LPG Gas Central Heating
- 1.2 Mile From The Pembrokeshire Coastal Path (Near Broad Haven)
- Four Double Bedrooms
- Ideal Family Home
- Equestrian Property
- EPC Rating: tbc

£750,000

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Rogeston Cross is an impressive smallholding nestled in an idyllic rural location, in approximately 12 acres of land offering privacy and seclusion. It is located 2.5 miles west of Portfield Gate, Haverfordwest and an easy 1.2 mile walk along quiet lanes to the Pembrokeshire coast path overlooking the beautiful sandy beach of Druidston Haven near Broad Haven.

Surrounded by breath-taking countryside views; the property boasts a variety of outbuildings, offering further development potential, including a stable block and a 3 roomed building which could be converted into a dwelling. Whether you're seeking a peaceful family home, a property with land, or looking to generate income from home, this traditional farmhouse offers endless potential. Viewing is highly recommended!

The farmhouse has a warm and welcoming atmosphere, and would make a brilliant family home or multi-generational property. Entering the property through the front door, you are greeted by an entrance porch and hallway. Leading though into the main living room with a log burning stove, a cosy second reception also features a fireplace. An open plan kitchen/diner is located at the heart of the home, and is the ideal space for entertaining all your family and friends. The kitchen is fitted with solid wood units, and overlooks the mature garden. The ground floor also accommodates a rear porch, downstairs w/c and a utility room which house a gas combi boiler. Upstairs, provides flexible accommodation for all the family, currently offering four double bedrooms and the modern family bathroom. An impressive master bedroom boasts those gorgeous countryside views extending across to the Preseli Hills, and has a modern en-suite bathroom. The property benefits from UPVC double glazing and LPG gas central heating with a A rated Worcester gas boiler.

Set within approximately 12 Acres of mature grounds and pasture land, it has ample off road parking. Within the grounds there is a 3 roomed outbuilding, ideal for a home office, workshop, or gym. Connected to utilities, the outbuilding would make a brilliant annex or holiday let subject to the necessary planning. Further outbuildings include a stable block and hay barn, offering equestrian possibilities.

The property is situated in the tranquil hamlet of Rogeston, near Broad Haven, 2.5 miles from Portfield Gate and 5 miles from the centre of Haverfordwest. Haverfordwest has a wide range of amenities including main line train station, county hospital, retail parks, supermarkets, shops, restaurants and pubs, cinema, leisure centre and swimming pool, 18 hole golf course, primary and secondary schools, further education college etc. The beautiful sandy beach at Druidston Haven and the stunning coastline of the Pembrokeshire Coast National Park leading to Broad Haven is 1.5 miles to west. The marinas at nearby Milford Haven and Neyland cater for boating enthusiasts.



DIRECTIONS

From Haverfordwest, take the B4341 (Broadhaven Road) out of town for approx 2.8 miles. Turn right sign posted Nolton and then follow the lane for approx 1.2 miles. Take a right and follow road to the next cross roads. Rogeston Cross is located on the right hand side.
What/Three/Words:///suckle.gliding.emotional

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: LPG Gas

ref: JETH/ LLE/ JULY / 25/DRAFT

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LOCATION AERIAL VIEW



