

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, private drainage system.

## HEATING: Oil

TAX: Band C

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

SLS/ESL/12/25/OKSLS

## 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**

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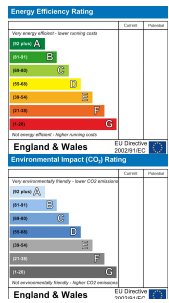


**The Old Coach House Heathfield, Letterston, Pembrokeshire, SA62 5EG**

- **Converted Coach House**
- **Four Bedrooms**
- **Garden To Rear**
- **No Onward Chain**
- **Character Features**
- **Located In a Private Cluster Of Properties**
- **Open Plan Kitchen/Diner**
- **Off Road Parking**
- **Countryside Views**
- **EPC Rating: TBC**

## Offers In The Region Of £425,000

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



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## *The Agent that goes the Extra Mile*







Welcome to The Coach House, a sympathetically renovated property dating back to the 1800's, situated on the outskirts of Letterston. This beautifully presented barn conversion would lend itself well to family life. The property is one of five stone dwellings framing a pretty private courtyard.

The layout of the property briefly comprises of an open plan kitchen/diner with stairs to the first floor, a living room, leading through to the master bedroom with en-suite shower room. On the first floor is a fantastic living space centered around a multi-fuel stove, a utility room with external steps to the side, three bedrooms and a family bathroom. The first floor boasts vaulted ceilings with an exposed beam structure, and the entire property is in a fantastic decorative order with modern kitchen and bathrooms. An oil boiler serves the domestic heating and hot water.

To the rear of the property is a well-tended garden, mostly laid to lawn which enjoys an outlook over neighbouring fields. The attractive countryside outlook from the front can be enjoyed from the front facing windows and external areas. Parking is available to the front of the property and in the shared courtyard.,

Viewing is highly recommended on this beautiful and unique home!

The village of Letterston is conveniently located 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, 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



### DIRECTIONS

From the Haverfordwest office proceed out of town on the A40 in the direction of Fishguard, following the road for approximately 10 miles until you reach the village of Letterston. At the crossroads in the centre of the village, turn left signposted towards Mathry. Proceed along this road and under the railway bridge, where you will see the turning to Heathfield on your left hand side (next to Heathfield Lodge). Continue along this road and take the right hand fork, which will lead you to the courtyard for Coach House. What3Words: instructs.rainfall.grading.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.