

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 Drainage, Mains Electric, Mains Water
HEATING: Electric Heating
TAX: D

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

SLS/CP5/05/25/OKSL5

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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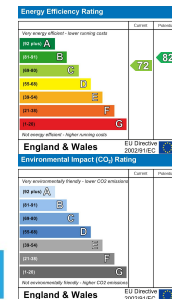


Finns Loft Marloes, Haverfordwest, Pembrokeshire, SA62 3BG

- Detached House
- Architecturally Designed
- A Haven For Wildlife Enthusiasts
- Open Plan Kitchen/Living/Dining
- Attention to Detail Throughout
- Three Bedrooms
- Coastal Village Location
- Sustainable Home
- Walking Distance to Coast
- EPC Rating C

Offers In The Region Of £300,000

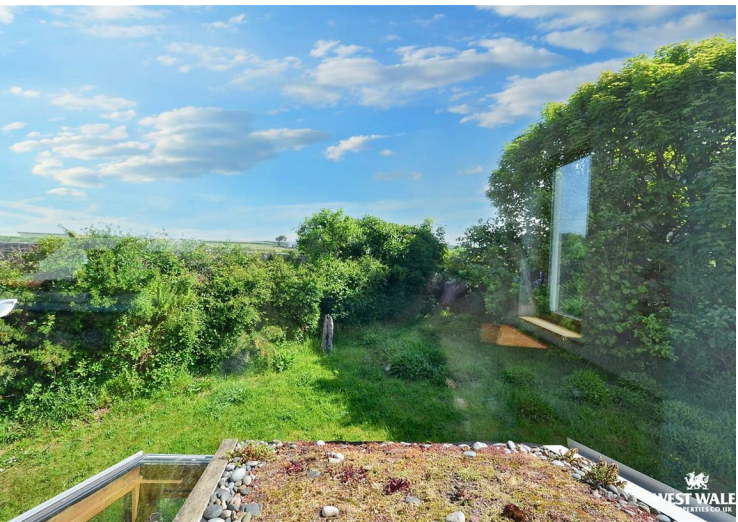
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The Agent that goes the Extra Mile





Located at the west end of the village of Marloes, Finn's Loft is within walking distance of Musselwick Beach and approximately a 20-minute walk from Marloes Sands. It faces open fields to the rear, with views extending toward distant cliffs and the Preseli Hills. From the road, the building presents as a barn or loft-style structure. Internally, it contains modern, light-filled spaces.

There is lay-by parking at the front of the property. Slate steps lead up to a semi-open porch, which provides space for seating and outdoor storage before entering the house. The property is arranged with an inverted layout. The upper floor contains an open-plan living, dining, and kitchen area. The lower floor includes three bedrooms, a shower room, and a hallway. At street level is an undercroft for storage.

The house is constructed with a timber frame and insulated using Warmcel, a recycled paper product. The exterior shell consists of lime-rendered blockwork. Windows and doors are made of Douglas fir, with oak used in the rear extension. Solar panels provide hot water. Heating is supplied by a log burner and electric radiators in the main living space, with additional electric radiators in the bedrooms.



Interior finishes include birch-ply kitchen cabinetry, an island with an alder and slate worktop, and a black granite surround at the sink. Alder timber flooring runs continuously throughout the interior, including the staircase. Exposed Douglas fir rafters and stainless steel roof ties are used for the exposed roof structure. Split-level stairs, with glass and tension wire balustrades, connect the upper living space to the garden through a large glass door.

The oak-clad rear extension is topped with a sedum roof. It is set into the garden and visually connected to the house by oak decking. The garden supports biodiversity, with a meadow in place of traditional lawn, native trees and shrubs in the northeast corner, and dense hedge banks that provide a habitat for wildlife.



DIRECTIONS

What3words performed.silence.websites From the West Wales Properties office in Milford Haven, head west along Charles Street and join the A4076. Continue on the A4076 for approximately 5 miles, following signs for Dale and Marloes. At the roundabout near St Ishmaels, take the second exit onto the B4327, signposted Marloes. Follow this scenic country road for around 4 miles, passing through the Pembrokeshire countryside. As you enter the village of Marloes, continue straight through. Finns Loft is located on the right-hand side, just a short distance into the village.

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