

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: Air Source Heat Pumps

TAX: Band H

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

JETH/ESL/01/25/DRAFT

FACEBOOK & TWITTER

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<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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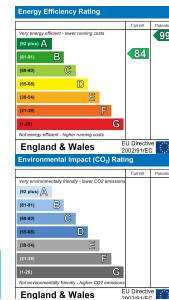


Whale Combe Farm Cosheston, Pembroke Dock, Pembrokeshire, SA72 4TX

- Detached Character Property
- No Through Road
- Detached Office/Studio Space
- Estuary Views
- Ample Farm Buildings/Workshops
- Stunning Location Near Estuary
- Four Double Bedrooms
- Approximately 3.3 Acres OF Land
- Well Presented
- EPC Rating: B

Offers Around £775,000

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Introducing Whale Combe Farm! This fantastic character property is set within approximately 3.3 acres of land and boasts an enviable location close to the Cleddau Estuary. The current vendor has improved the property since purchase and is now a well presented and comfortable family home. The layout of the property comprises of four double bedrooms, two impressive reception rooms (the lounge featuring a vaulted ceiling and wood-burning stove) plus a snug, a kitchen/breakfast room with oil fired Aga and adjoining utility room, en-suite bathroom, shower room and WC. The property is double glazed with air source heat pumps, and is served by privately owned solar panels. A detached studio/office sits adjacent to the main property, offering the perfect space to work from home, or as a space to pursue hobbies!

Externally, the land is made up of lawned garden areas, pretty woodland area with stream, a vegetable plot with greenhouse and a gated paddock. Various outbuildings include a Dutch barn, farm barns, workshop and potting sheds/storage rooms. CCTV is installed in the external areas for added security. There is also ramps with a service pit that can accommodate HGV's. Estuary views can be enjoyed from many aspects of the grounds.

Viewing is highly recommended!

Cosheston is an attractive and sought-after village, centrally located between surrounding towns of Tenby, Narberth, Pembroke, and Haverfordwest, offering all everyday amenities including secondary schools, hospitals/surgeries, supermarkets, and public transport links. The village itself is serviced by a highly popular public house and restaurant, a reputable primary school, two churches, and a community playing field.



Workshop (Room 1)

33'9" x 12'4" (10.29m x 3.78m)

Barn

53'2" x 58'9" (16.22m x 17.91m)

Dutch Barn

38'6" x 18'11" (11.74m x 5.79m)

Workshop (Room 2)

19'5" x 12'4" (5.94m x 3.78m)

Second Barn

38'6" x 18'11" (11.74m x 5.79m)

DIRECTIONS

From the Pembroke Office head out of town on the A4139 in the direction of Pembroke Dock and at the traffic lights at the top of the hill, turn right onto Buttermilk Lane. Follow this road to the junction where you meet the A477, then go straight over the crossroads signposted towards Cosheston. Enter the village and proceed straight on at the crossroads, then take the 2nd left after approximately 1 mile onto Ridgeway Lane. Proceed along, where you will see the sign to Whalecombe Farm on your right, the property will be found at the end of this lane. What3Words: snippets.rising.defender

