



Castle Hall Lodge

Blackbridge, Milford Haven, SA73 1DJ

OIEO: £399,950 | Freehold | EPC: B



Castle Hall Lodge

Introducing this remarkable Grade II listed modern residence in the desirable area of Blackbridge. This impressive detached bungalow consists of four-bedrooms, two bathrooms and a separate one-bedroom, one-bathroom annexe, offering flexible living arrangements or potential for a guest suite or home office. Impeccably designed, the home flawlessly integrates contemporary indoor spaces with beautifully maintained outdoor areas. Every detail reflects exceptional quality and craftsmanship, ensuring a high standard of comfort and practicality.

Upon entry, a welcoming hallway leads seamlessly to both the living and bedroom areas. To the right, the spacious living and dining room is a true centrepiece, featuring a charming multi-fuel stove and double doors that open out onto a generous patio and lush lawn, creating an inviting, light-filled family space. The well-appointed kitchen/breakfast room offers a modern, spacious design and is conveniently connected to a utility room. The family bathroom, complete with a freestanding bath and walk-in shower, serves this side of the property. All four bedrooms are situated on one level, enhancing accessibility and future-proofing the home. Three of the bedrooms benefit from custom-fitted wardrobes, whilst the second bedroom features double doors leading to a rear decked area. The principal bedroom includes an en-suite, and the property also boasts a dedicated boiler room.

Designed with energy efficiency in mind, the property benefits from solar panels, air source central heating, and a solar iboost water heating system. The addition of a substantial storage battery and inverter, with warranties still in place, further underscores the home's commitment to sustainability.

Externally, the home provides ample off-road parking and is surrounded by expertly landscaped gardens, framed by mature shrubs and trees, offering a serene and private setting. The fully insulated annexe, accessible from the side, stands as a separate unit, ideal for guests or as a functional home office. The main house enjoys access to both a beautifully appointed patio and a rear decked area, perfect for outdoor entertaining or relaxation.



Entrance Hallway

Wooden flooring throughout, offering an ideal space for coats, shoes, and storage. Decorative dado rail and wall panelling enhance the character, complemented by stylish wall lighting.

Lounge/Diner

6.79m x 5.79m (22'3" x 19'0") MAX

Double glass doors lead into a spacious lounge with carpeted flooring. A fireplace with a log burner on a tiled hearth, framed by an ornate wooden surround, adds warmth and charm. Features TV point, front-facing windows, and French doors opening onto the patio. The area also comfortably accommodates a dining table.

Kitchen

4.06m x 3.70m (13'4" x 12'2")

Tiled flooring, with a range of matching eye and base-level units, solid worktops, and tiled splash backs. Includes an island with a breakfast bar and seating for two. Double sink with draining board, fitted Hotpoint oven, four-ring electric hob, extractor, and wine fridge. A feature window to the hallway allows natural light to flow through, with a rear window providing garden views.

Utility Room

2.22m x 1.77m (7'3" x 5'10")

Tiled flooring with matching base and eye-level units, solid worktops, and tiled splash backs. Includes plumbing for a washing machine and dryer. Rear-facing window and door leading to the garden and patio area.

Master Bedroom

4.16m x 3.45m (13'8" x 11'4") MAX

A generously sized double bedroom with carpeted flooring. Features recessed drawers with mirrors and mantle, built-in wardrobes, and elegant sash windows overlooking the front.

En-Suite Shower Room

Tiled flooring and walls, with a walk-in shower featuring a rainfall head and glass screen. Vanity unit with sink and large mirror, WC, heated towel rail, and extractor fan.

Bedroom Two

4.60m x 3.09m (15'1" x 10'2")

Double bedroom with carpeted flooring and fitted wardrobes, including corner shelving. French doors open onto a private courtyard and decking area, offering a peaceful outdoor space.

Bedroom Three

4.80m x 2.68m (15'9" x 8'10")

Double bedroom with carpeted flooring and fitted wardrobes. Side-facing window provides natural light.

Bedroom Four

3.68m x 2.29m (12'1" x 7'6")

Double bedroom with carpeted flooring and a front-facing window, ideal as a bedroom or study space.

Bathroom

3.25m x 2.50m (10'8" x 8'2") MAX

Tiled flooring and walls throughout. Features a corner shower with rainfall head and glass screen, freestanding bath, vanity unit with sink, WC, heated towel rail, extractor fan, and a side window allowing in plenty of natural light.

Summer House - Bedroom

3.71m x 2.70m (12'2" x 8'10")

A cosy double bedroom with oak-effect vinyl flooring and pine ceiling panelling. Features windows to the front aspect, two velux windows, and French doors opening onto the decked area, creating a perfect retreat.

Summer House - En-Suite

Oak-effect vinyl flooring with WC, vanity unit, mirrored cabinet, corner shower with sliding glass screen, extractor fan and velux window allowing in natural light.

Externally

A large gravelled driveway at the front of the property provides parking for multiple vehicles. The front garden, mainly laid to lawn, is framed by mature trees, shrubs, and hedging, ensuring privacy with gated access. To the side, a beautifully landscaped decking and patio area offers a perfect space for outdoor dining and entertaining, with a small lawn surround. A private courtyard with decking, accessed from the guest bedroom, houses the air source heat pump and battery, providing a tranquil relaxation spot.

Additional Information

The property is connected to mains gas, water, and electricity. Drainage is via a septic tank. Heating and hot water are powered by an air source pump, with additional hot water supplied by a solar iboost system. The property is Grade II listed. Tree preservation order applies to tree in the front garden. Warranties still in place on all renewables.

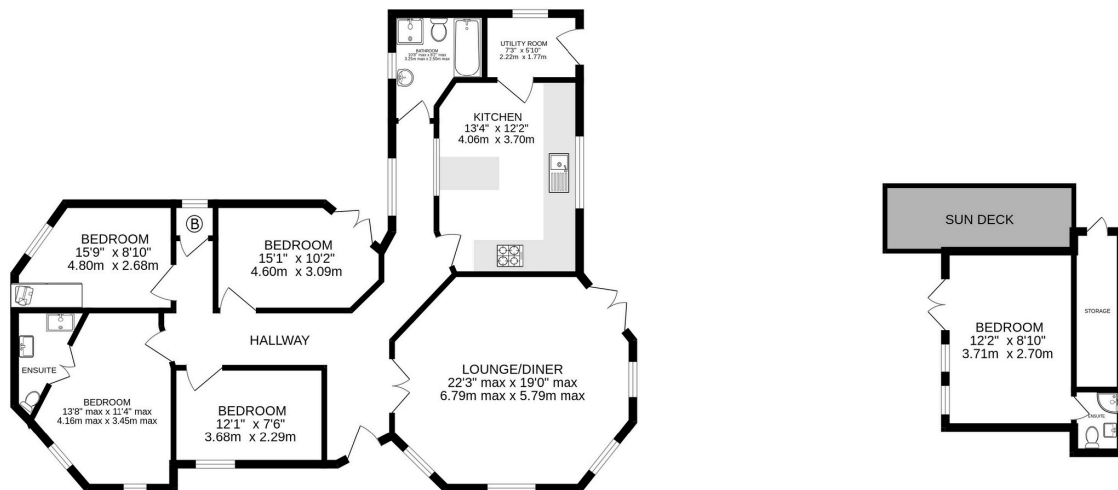
Council Tax Band

D





GROUND FLOOR
1061 sq.ft. (98.6 sq.m.) approx.



CASTLE HALL LODGE, BLACKBRIDGE

TOTAL FLOOR AREA : 1061 sq.ft. (98.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		88	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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