



Holmfield

3 New Road, Hook, SA62 4LP

OIRO: £380,000 | Freehold | EPC: F



Introducing this delightful three/four-bedroom detached family home, located in the sought-after village of Hook. With traditionally styled interiors and expansive gardens, this property offers abundant potential for discerning buyers.

Upon entry, you're welcomed into a charming storm porch and entrance hallway, featuring Victorian-style tiled flooring and dado rails that set the elegant tone of the home. The lounge exudes warmth with its wooden flooring and a focal multi-fuel stove, complete with a slate hearth and oak mantle. The kitchen offers a blend of style and functionality, showcasing solid oak units and fitted appliances. A utility room enhances the home's practicality, while the garden room serves as an ideal entertaining space, with French doors opening to the garden and patio. An additional ground floor reception room/bedroom adds versatility to the layout. Upstairs, the first floor boasts three well-sized bedrooms, including a master with an en-suite shower room, complemented by a family bathroom that caters to everyday needs.

Externally, the property features a secure driveway with ample parking for multiple vehicles, including space for a motorhome or boat. The front garden is enhanced by mature trees, while the rear offers a mix of lawn, patio areas, and a vegetable plot with raised beds. A large orchard and well-maintained garden provide a serene outdoor retreat, complete with additional storage sheds.

Situated just outside Haverfordwest, Hook offers access to a wide range of educational and leisure activities, making it an ideal location for families. The village features a local shop, social club, cricket pitch, and park, enhancing its strong community spirit. Beautiful coastal walks along the Cleddau Estuary are nearby. Haverfordwest, only six miles away, provides all necessary amenities, while the renowned Pembrokeshire coast, with its beautiful beaches at Broad Haven and the quaint village of Little Haven, is just a short drive away.



Storm Porch

A black and red tiled porch way leads to the uPVC double-glazed front door, which features attractive stained glass panels.

Entrance Hallway

Victorian-style tiled flooring creates a welcoming entrance, complemented by a staircase leading to the first floor. Two under stairs storage areas are available, ideal for coats and kitchenware. The hallway also features a dado rail and provides access to the reception rooms.

Lounge

5.07m x 3.33m (16'8" x 10'11")

Wooden flooring sets a warm tone, with a multi-fuel stove set on a slate hearth and topped by an oak mantle serving as the focal point. Dual-aspect windows, including a large bay window to the front, ensure ample natural light.

Kitchen

4.89m x 3.10m (16'1" x 10'2")

Featuring black Welsh quarry tiled flooring, this kitchen extends across the width of the house and is equipped with a range of solid oak eye and base-level units, with worktops and tiled splash backs. The kitchen includes a sink, a five-ring calor gas hob, an electric fan oven with a separate grill, plumbing for an American-style fridge freezer, and a dishwasher. A breakfast bar runs along both sides, adding both functionality and style. A window to the side aspect and a uPVC glazed door lead to the utility room.

Utility Room

2.42m x 1.96m (7'11" x 6'5")

This sizeable, double-glazed, conservatory-style utility room houses the oil boiler (installed 2 years ago), along with a washing machine, tumble dryer, and a Victorian air hanger. A door provides access to the rear garden and patio area.

Bedroom / Dining Room

5.07m x 3.34m (16'8" x 10'11")

A versatile dual-aspect room with a bay window and a stylish Art Deco black cast iron fireplace as the focal point. This room is well-suited as a fourth bedroom or an additional reception room.

Garden Room

4.89m x 3.97m (16'1" x 13'0")

A bright and spacious room, ideal for entertaining, with tiled flooring and ample space for a large dining table and seating area. French doors open onto the patio and garden, enhancing indoor-outdoor living.

Landing

A bright and airy space with a window to the fore aspect providing natural light. Doors lead to bedrooms and bathroom.

Master Bedroom

5.07m x 3.34m (16'8" x 10'11")

A generously sized double bedroom featuring wooden laminate flooring and a bay window to the front aspect. A door leads to the en-suite.

En-Suite

1.86m x 1.62m (6'1" x 5'4")

Vinyl sealed flooring complements the corner shower with a glass screen surround. The en-suite also includes a WC, wash basin with mirrored cabinet above, heated towel rail, and a window to the rear aspect.

Bedroom

5.07m x 3.33m (16'8" x 10'11")

A spacious, dual-aspect double bedroom with carpeted flooring, integrated storage, and a bay window to the front aspect.

Bedroom

3.10m x 2.19m (10'2" x 7'2")

A large single bedroom with carpeted flooring, currently accommodating a queen-size bed. A window to the side aspect allows natural light to fill the room.

Bathroom

3.10m x 2.58m (10'2" x 8'6")

This large, dual-aspect bathroom features blue ceramic floor tiles and includes an electric corner shower with a glass screen, a wash hand basin with a vanity unit, and a WC. The room also boasts a geometric standalone bath, currently panelled. A glazed window to the side aspect and an extractor fan complete this well-appointed space.

External

The property is accessed via a secure drive through a large wooden gate, with an additional smaller gate for pedestrian entry. The front provides parking for four cars, while the side drive offers space for a large motorhome and boat. Additional parking for boat trailers is available on the opposite side of the house. The front garden is adorned with a variety of mature trees, including a monkey puzzle tree and a fruiting fig tree. To the rear, there are two patio areas: one extending from the conservatory and another smaller one surrounded by flowering shrubs. A large lawn, bordered by mature trees and shrubs, leads to a soft bark area with an adult-sized trampoline. The screened vegetable plot offers four raised beds, a small greenhouse, and ample space for further gardening. Beyond this lies a large orchard, with potential for a poly tunnel, chicken coop, or summer house. Three sheds provide convenient garden storage.

Additional Information

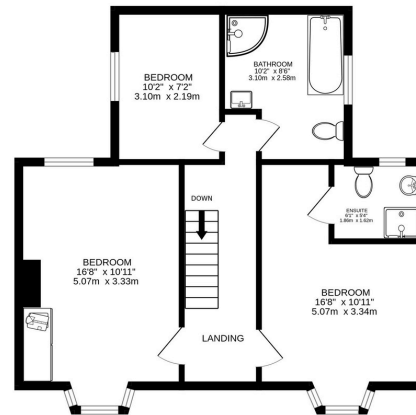
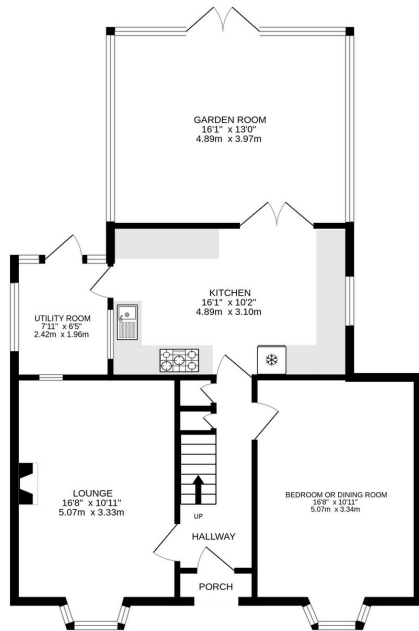
We are advised that all mains services are connected. Oil central heating. Council tax band E.





GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.

1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1412 sq.ft. (131.2 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 (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		54
(21-38) F		32
(1-20) G		
Not energy efficient - higher running costs		

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