



## 1 Upper Terrace, Letterston

£325,000 Freehold

Large Detached House • Spacious & Versatile - 4 Bedroom House With 1 Bedroom Annexe • 4 to 5 Bedrooms, 2 to 3 Reception Rooms, 2 Kitchens, Utility & 2 Bathrooms • Ideal Family / Forever / Multi-Gen Home With Further Potential To Adapt • Detached Garage & Large Driveway • Popular Village Location With Convenient Transport Links







Blackbear are delighted to showcase Crossways to the open market, a large detached house situated in the popular village of Letterston with its wonderful community and convenient access to larger towns and commuter routes. Crossways, a truly unique opportunity to reach the market, steeped in history, character, charm and potential to suit a whole host of potential buyers whether you are looking to create your dream family / forever home or space and versatility to accommodate multi-generational living. Situated on generously sized corner plot, this large period home could be utilised as one large family home, a 4 bedroom home with a separate one bedroom annexe and even further adapted suit requirements.

Entering the driveway and approaching the property to the fore you are greeted by a light and airy hall which sets the tone for the rest of the property with its spacious feel and charming, original half-turn staircase. Leading to the left from the entrance hall, there is a generously sized reception room with a large bay window to the fore. Continuing through the reception room, a doorway leads to the good size kitchen breakfast room with large pantry and access to the rear utility & boot room. Leading from the left of the entrance hall there is a 2nd reception room which also boasts a large bay window to the fore and a doorway. The one bedroom annexe is currently incorporated to the main residence and can be accessed from the rear of the 2nd reception. Utilised as a lounge area with an internal porch area and offering separate external access to the property from the roadside to the rear.





From the lounge area there is a door leading to the second kitchen breakfast room (kitchen for the annexe) before reaching the inner hallway and ground floor shower room. A large utility / storage room with access to a loft room ideal for further adaption/useful storage space can be accessed from the main kitchen or from the inner hallway with two external doors to the enclosed courtyard and rear roadside. Taking the stairs situated in the entrance hall lead to a large landing area with floor to ceiling window to the fore and provides access to the first floor accommodation which benefits from 4 doubled bedrooms, 2 to the fore, 2 to the rear and a shower room.

Crossways is situated on a good size corner plot, approaching from the fore there is a large driveway with ample parking for multiple vehicles and a detached garage. A small, well-maintained lawn area sits to the fore of the property and a private, enclosed courtyard area completes the external space.







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.

Tenure: Freehold

Services: Mains water, electricity and drainage connected. Oil fired central heating.

Local Authority: Pembrokeshire County Council

Council Tax: Band A & D

EPC Rating:







### Entrance Hall

10' 9" x 5' 10" (3.27m x 1.79m)

### Reception Room 1

12' 10" x 10' 10" (3.91m x 3.31m)

### Reception Room 2

12' 8" x 9' 1" (3.86m x 2.77m)

### Kitchen Breakfast Room

14' 5" x 10' 3" (4.39m x 3.13m)

### Side Porch

### Boot Room

### Lounge

16' 11" x 13' 3" (5.15m x 4.04m)

### Rear Porch

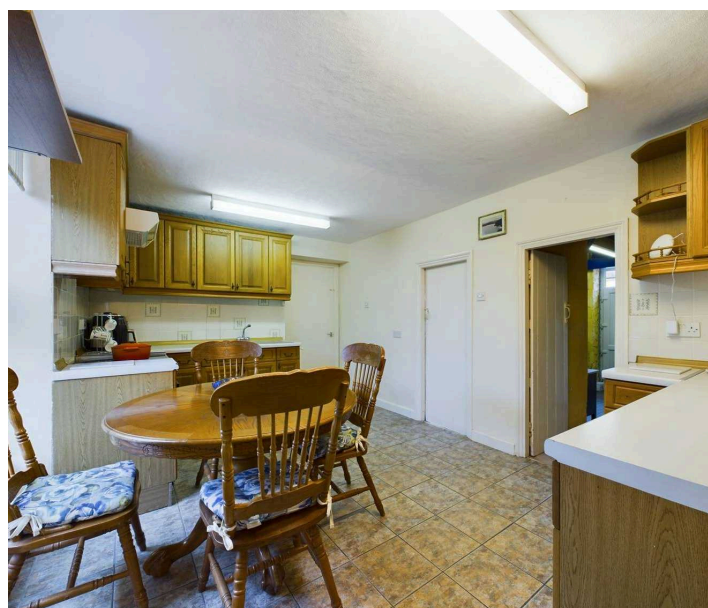
5' 1" x 4' 9" (1.54m x 1.46m)

### Kitchen 2 (Annexe)

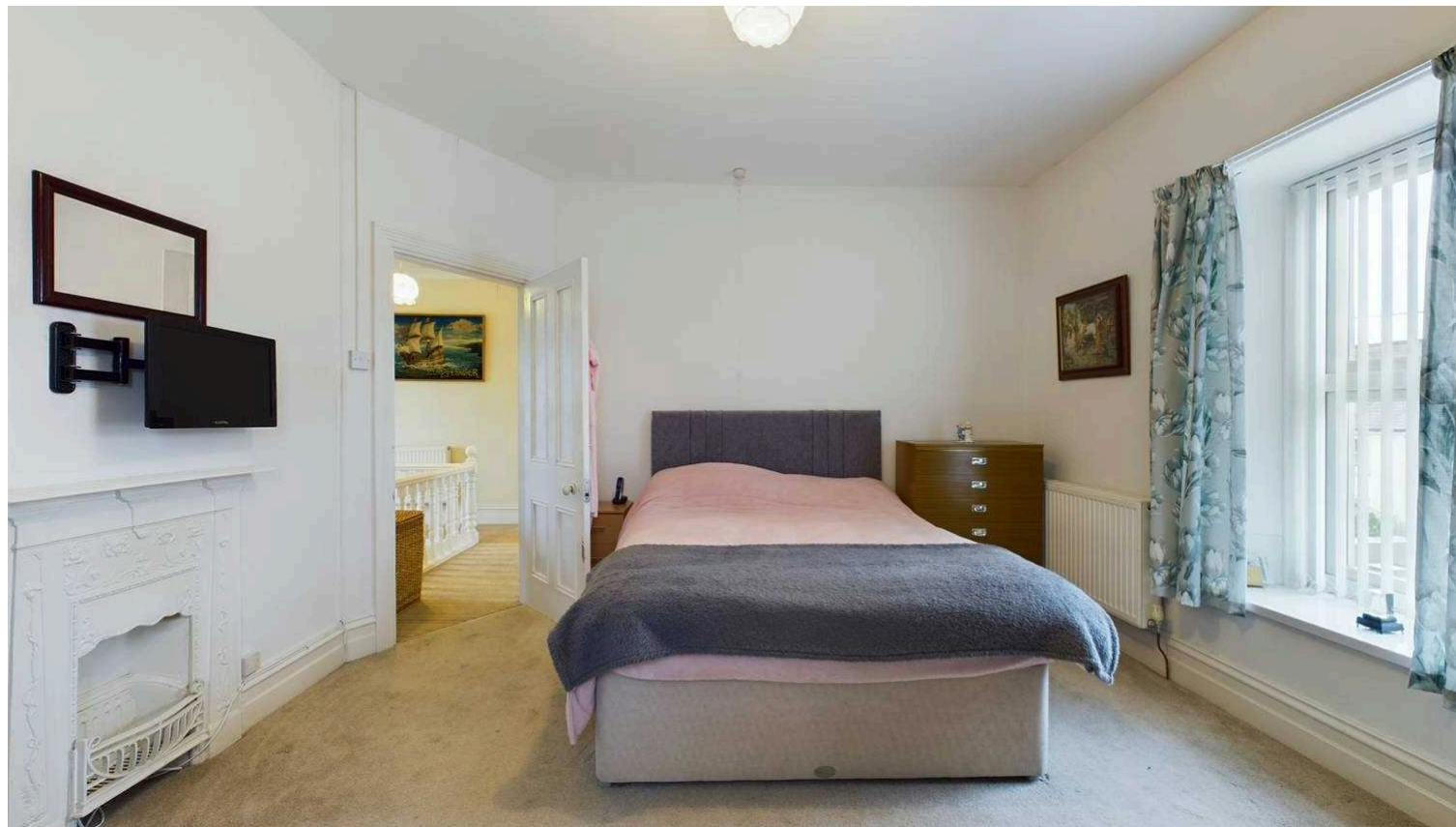
13' 3" x 8' 2" (4.03m x 2.50m)

### Inner Hallway

6' 11" x 5' 11" (2.10m x 1.80m)







**Shower Room (Ground Floor/Annexe)**

**Utility Room**

**Loft Room**

**First Floor Landing**

**Bedroom 1**

13' 5" x 12' 10" (4.10m x 3.90m)

**Bedroom 2**

12' 10" x 12' 10" (3.91m x 3.90m)

**Bedroom 3**

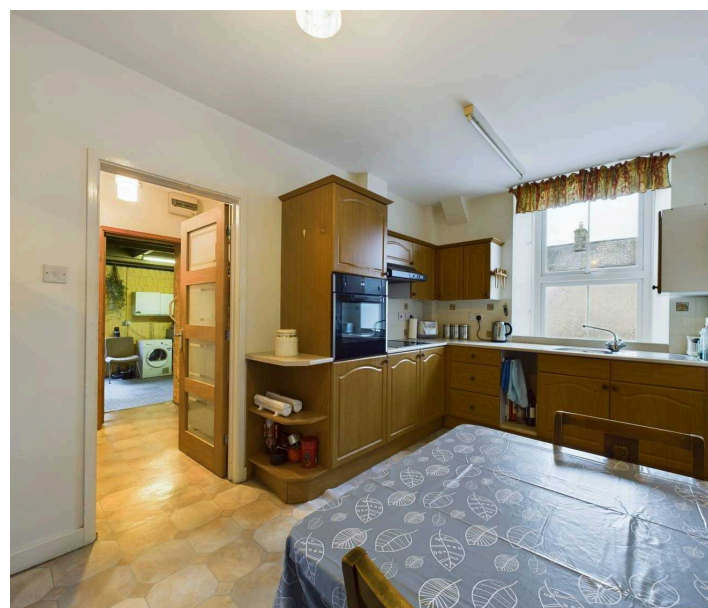
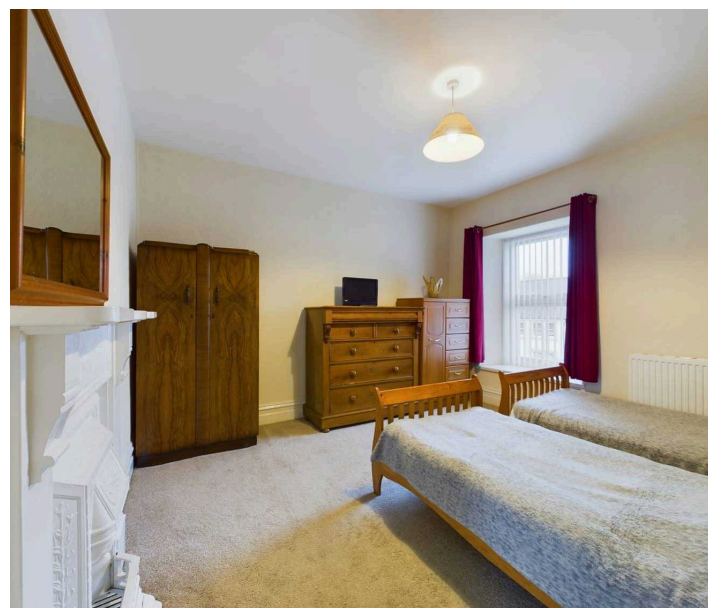
12' 8" x 9' 8" (3.86m x 2.95m)

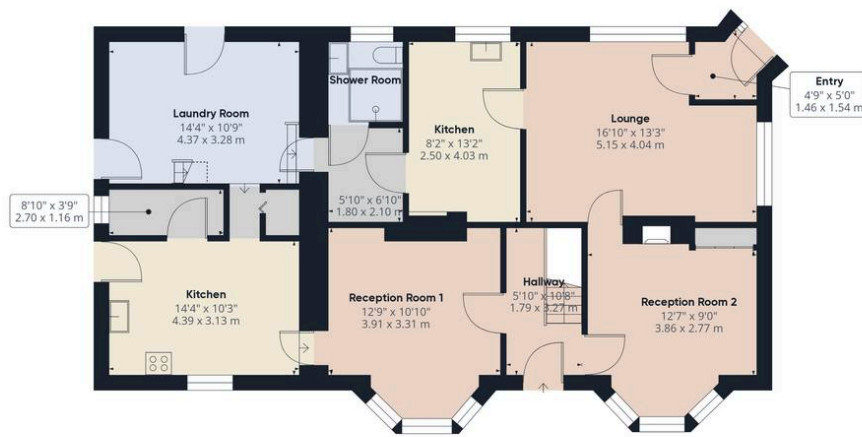
**Bedroom 4**

9' 9" x 9' 8" (2.96m x 2.94m)

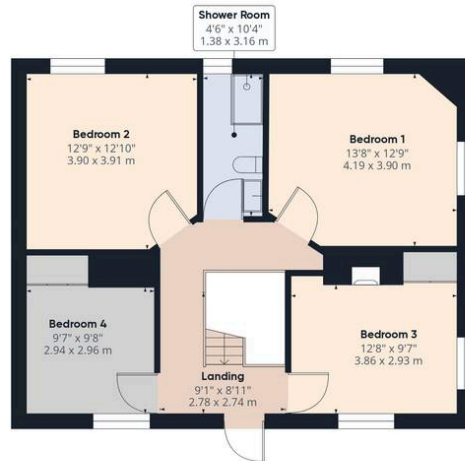
**Shower Room**

**Detached Garage**





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1895.65 ft<sup>2</sup>  
176.11 m<sup>2</sup>

Reduced headroom

3.12 ft<sup>2</sup>  
0.29 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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