

## The Church House Hasguard, Haverfordwest, Pembrokeshire, SA62 3DT

Offers In The Region Of £520,000

- Impressive 5 Bedroom Detached Farmhouse
- Potential for B&B
- Tastefully Modernised Throughout
- EPC Rating D
- Landscaped Gardens in Approximately 1 Acre

# The Church House , Haverfordwest SA62 3DT

\*Beautiful 5 Bedroom Detached Farmhouse\* \*Tastefully Modernised Throughout\* \*Landscaped Gardens in Approximately 1 Acre\* \*Potential for B&B\*



Council Tax Band: E



### **The Property**

The Church House is an impressive 5 bedroom detached house dating back to 1870's set in approximately 1 acre of beautiful gardens and orchard and offering garage and off road parking for a number of vehicles. Church House has been tastefully modernised throughout to a high standard whilst retaining many charming original features and would make an superb family home with its five double bedrooms or a boutique B&B which the current owners have done. The beautifully presented accommodation comprises; porch, three reception rooms (two with multi fuel stoves), kitchen offering an extensive range of units and a centre island, conservatory, utility room, cloakroom and shower room to the ground floor, to the first floor five double bedrooms, jack and jill shower room and bathroom.

### **Location**

Hasguard is a small hamlet approximately 8 miles from the county town of Haverfordwest which offers a wide variety of shops, restaurants, schools, leisure facilities and public transport to neighbouring towns, villages and links to Carmarthen, Swansea and Cardiff. The popular beach at Sandy Haven is approximately 1.5 miles away. The Church House is situated in close proximity to a beef farm and holiday cottages and a church ruins.

### **Directions**

From Haverfordwest take the B4327 towards Dale for approximately 7 miles to Hasguard Cross. Turn left at the crossroads signposted for Milford Haven where you will see our For Sale and stay on this road for approx. ¾ mile. Take the right turning indicated by our pointer sign and the property will be down the road on the left hand side.

The property is approached via a sweeping driveway.

### **Porch**

Partially glazed uPVC door to porch with windows to each side. Tiled floor. Glazed door to

### **Lounge**

15'3 x 15'1

South facing window with views of the well maintained garden. Multi fuel cast iron burner set in a stone feature with oak mantle and slate tiled hearth. Original feature recessed cupboards with shelving. Wood floor. Two radiators. Six wall lights. Doors to inner hallway and

### **Dining Room**

15'1 x 11'5

South facing window. Original recessed feature offering shelving and cupboards. Multi fuel burner set on a slate hearth. Original wooden floor. Inset LED ceiling lights and two wall lights. Radiator.

### **Inner Hallway**

Quarry tiled flooring. Under stairs storage cupboard. Access to conservatory, utility room, lounge and study. Stairs to first floor

### **Entrance Hall/Study**

11'3 x 9'2

Partially glazed uPVC door with glass panel to side offering primary entrance to the property. Wood floor and ceiling. Radiator.

### **Kitchen**

16'3 x 14'7

A beautifully designed fitted kitchen full of character providing plenty of storage. Range of wall units with glass doors and lighting, base units with Corian work surfaces and pull out larder store. Center island offering further storage and work surface/breakfast bar with overhead light. One and half Belfast porcelain sink set into Corian work surface. Integrated dishwasher. Cookmaster 101 propane bottled gas hob and electric oven set in an impressive tiled feature with concealed extractor fan and wooden mantle. Partially tiled walls. Original beams to ceiling. Tiled floor with electric under floor heating. Radiator. Partially glazed stable door leading out onto patio area. Glazed double doors with side panels leading to

### **Conservatory**

12'9 x 10'4

Double glazed windows with beautiful views of the mature rear garden giving plenty of natural light. Tiled floor. Wall lights. Radiator.

### **Utility Room**

11'3 (max) x 8'1 (max)

Obscure glazed side facing window. Range of wall and base units with work surface over. Stainless steel sink and drainer with mixer tap. Tiled floor. Radiator. Space for chest freezer Door to

### **Cloakroom**

Low level w/c. Wall mounted wash hand basin with mixer tap. Extractor fan. Towel radiator. Tiled floor.

### **Shower/Laundry Room**

Shower (electric pump from mains hot water) with paneling to enclosed walls. Extractor fan/light. Tiled floor. Bi-fold doors leading to space and plumbing for washer/dryer. Half glazed door leading to garden and parking area.

### **First Floor**

#### **Landing**

Dog-legged staircase with rear facing window providing natural light. Attic access with pull down ladder. Feature archway leading to bedrooms and bathroom. Door to

#### **Bedroom 1**

11'7 x 9'7

Side and rear facing windows. Wood floor. Radiator.

#### **Bedroom 2**

11'8 x 10'8

Window to side with superb views of the neighbouring old church. Radiator.

#### **Master Bedroom**

15'1 x 8'7

South facing window. Beautiful range of built in wardrobes with internal lighting, drawers and dressing table. Inset LED ceiling lights and two wall lights. Radiator. Door to

### **Jack and Jill Shower Room**

11'4 x 6'4

Impressive shower room with Jack and Jill doors to master bedroom and landing. South facing window. Step up to w/c, vanity unit housing wash hand basin with mixer tap and spacious shower enclosure with sliding screen housing mains shower. Fully tiled walls and floor with electric under floor heating. Built in linen cupboard. Towel radiator.

### **Bedroom 4**

11'7 x 9'6

South facing window. Laminate flooring. Radiator.

### **Inner Landing**

Glazed door leads from main landing to inner landing giving access to

### **Bedroom 5**

13'10 (max) x 9'1 (max)

South facing window. Two built in wardrobes with shelving and hanging space. Airing cupboard housing hot water tank and storage. Radiator.

### **Bathroom**

10'8 (max) x 5'7 (max)

Stylish bathroom with obscure glazed window to rear. Low level w/c. Pedestal wash hand basin. Double ended paneled bath with center mixer tap and hand held shower. Shower cubicle with mains shower. and extractor fan/light. Tiled walls and floor with electric under floor heating. Towel radiator.

### **Externally**

There is a sweeping driveway leading to off road parking, garage and beautiful grounds with mature trees, shrubs and plants with the benefit of a productive fruit orchard. There is a well providing water for the garden. A spring with stream and footbridge lead you further through the grounds to a extensive patio with flower beds and raised vegetable beds. Stone outbuilding offering additional storage. Two sheds and wood store. Beautiful views of ruins of St Peters Church.

### **Garage**

Convenient access from both sides of the building. Ample shelving as well as eaves storage. Power and light.

### **Tenure**

We are advised that the property is freehold.

### **Services**

Mains water and electricity. Oil heating with external Grant Vortex Eco condensing boiler. Economy 7 electric heating for hot water. Private registered septic tank drainage. Full fibre broadband.

### **Viewing**

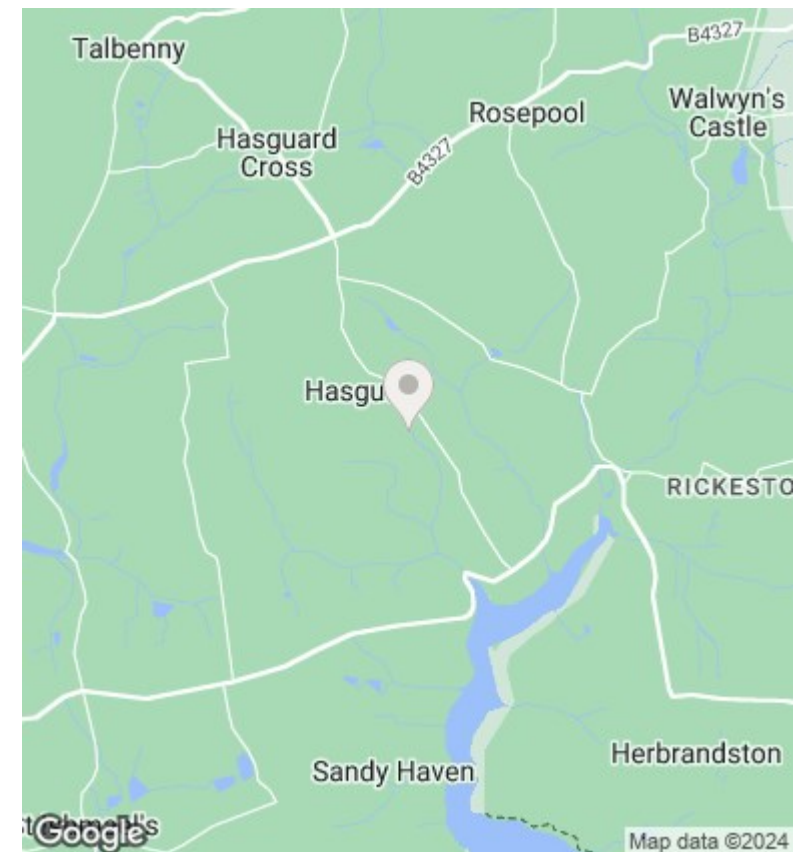
Strictly by appointment through Town Coast and Country Estates please.

### **Agent's Note**

Some photos have been supplied by the vendors.







**General Information**

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE PROPERTY.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	