



Gateholm Cottage Skerryback Farm, St. Ishmaels, Haverfordwest, Pembrokeshire, SA62 3DN

£290,000

- 4 Bedroom Detached Cottage
- Currently A Successful Holiday Let
- Front Garden & Allocated Parking Spaces
- Close To Coast
- Sought After Rural Location
- EPC Rating E

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A Short Walk To The Coast, Gateholm Cottage Is A Charming 4 Bedroom Mid Terrace Cottage Located On The Outskirts Of The Rural Village Of St. Ishmaels And Within Easy Reach Of Sandy Haven Beach. Benefitting From Allocated Parking For Two Vehicles And Front Garden With Unspoilt Countryside Views. Currently Used As A Successful Holiday Let, This Property Would Make An Ideal Investment.



Council Tax Band: Exempt



Property

Gateholm Cottage is a well presented 4 bedroom mid terrace cottage currently used as a successful holiday let located within the quiet converted farmyard of Skerryback Farm Cottages in the hamlet of Sandy Haven and within easy reach of the Pembrokeshire Coast and its popular beaches. The property is split over 2 floors and the accommodation briefly comprises: open plan living/dining room & kitchen, bedroom and cloakroom on the ground floor with an additional 3 bedrooms, one of which benefits from an en suite bathroom, and a separate shower room on the first floor. This property benefits from allocated parking for two vehicles and a front garden laid mostly to lawn which overlooks the unspoilt Pembrokeshire countryside.

Location

Skerryback Farm Cottages make up an idyllic farmyard conversion of holiday cottages set in the rural Pembrokeshire countryside, situated within easy walking distance of Sandy Haven's tidal pill and adjacent to the spectacular Pembrokeshire Coastal Path, making it ideal for walks and coastal activities. The nearby town of Milford Haven is approximately 5 miles away, with a wide variety of amenities to include waterfront and the ever expanding marina, theatre, shops, schools, bus and train services and much more. The village of Dale is approximately 5 miles away and is very popular with tourists - a perfect spot for watersports including windsurfing and sailing.

Directions

From the Merlin's Bridge roundabout in Haverfordwest take the A4076 exit towards Milford Haven and at the traffic lights take the right hand turn onto the Old Hakin road, continuing along this road for approximately 5 miles and take then 2nd exit towards Milford Haven at the roundabout in Tiers Cross. Follow this road for approximately 3 miles, turning right at the T junction towards Dale. After approximately 3 miles take the left hand turn onto a single track road towards Sandy Haven. Taking the right hand turn at the next T junction and then the left turn into Skerryback Farm Cottages, follow the driveway around to the graveled allocated parking where Gateholm Cottage can be found on your left hand side. For GPS purposes the postcode for the

property is SA62 3DN.

The property is approached from the Skerryback Farm Cottages entrance leading to the allocated parking and path down to a glazed entrance door into

Living Room/Dining Room/Kitchen

27'1 (max) x 15'6 (max)

Open Plan. Arrow slit windows to front and rear. Windows to front and rear. Range of wall and base units with work surface over. Range cooker with cooker hood over. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine, tumble dryer and dishwasher. Breakfast bar. Tiled floor with partially tiled walls. Wall mounted boiler. Exposed beam. Downlights. Log effect fire with brick fireplace, slate hearth and wooden beam. Wood floor. Electric heaters. Stairs to first floor landing. Door to cloakroom and door to

Bedroom

11'4 x 7'8

Window to front. Wood floor. Electric heater.

Cloakroom

7'7 (max) x 3'10 (max)

Obscure glazed window to rear. W/c. Wash hand basin with mixer tap. Underfloor heating with Warmup control panel. Fully tiled.

Landing

Window to rear. Exposed beams. Electric heater. Storage cupboard. Door to

Bedroom

12'7 (max) x 8'6 (max)

Windows to front and side. Exposed beam. Sloping ceiling. Electric heater. Door to

En Suite Bathroom

7'8 (max) x 6'8 (max)

Obscure glazed window to rear. Bath with shower over. W/c. Wash hand

basin with mixer tap. Underfloor heating. Heated towel rail. Sloping ceiling. Exposed beam.

Bedroom

10'5 x 8'6

Window to front. Exposed beam. Sloping ceiling. Electric heater.

Bedroom

11'6 x 8'5

Window to front. Exposed beam. Sloping ceiling. Electric heater.

Shower Room

7'10 (max) x 6'9 (max)

Obscure glazed window to rear. Double shower cubicle with electric shower. W/c. Wash hand basin with waterfall tap. Heated towel radiator. Underfloor heating. Tiled walls. Sloping ceiling.

Externally

To the front of the property is a lawned garden with patio area ideal for seating, entertaining and to enjoy the unspoilt Pembrokeshire countryside views. The property also benefits from two allocated parking spaces to the front and a further communal garden for residents to enjoy.

Tenure

Leasehold.

Ground Rent - £1.00 P/A

Service Charge - £50.00 P/M

Years remaining on lease - 993 years

Services

Mains electricity, water and private drainage. Bottled gas.

Viewing

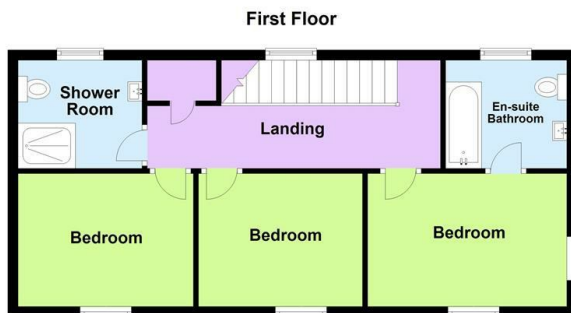
Strictly by appointment through Town, Coast and Country Estates please.

Agent's Notes

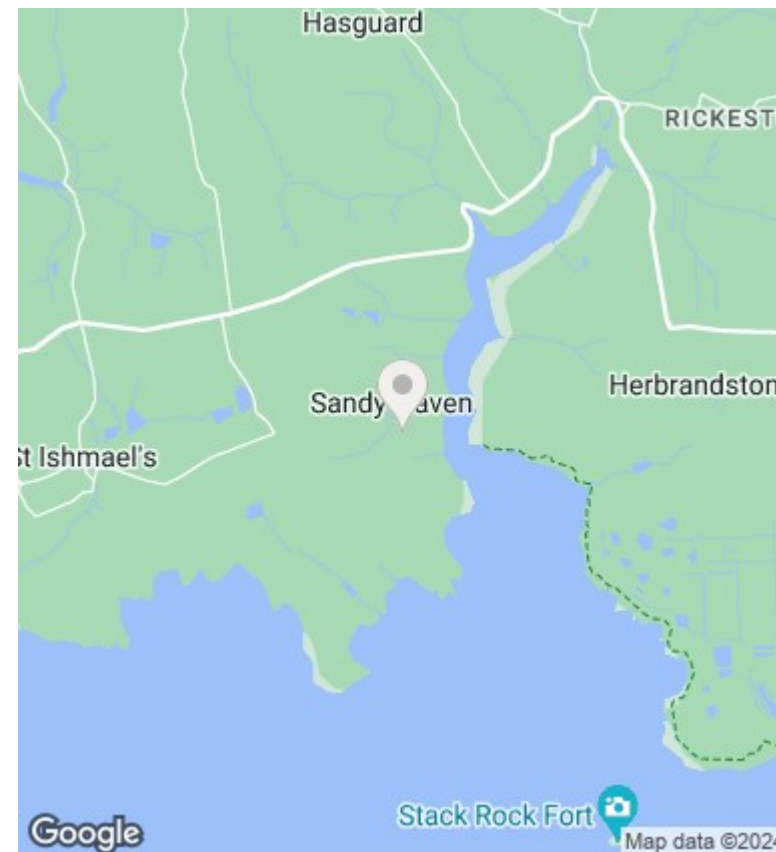
Please note some pictures have been supplied by the vendor.







This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	