



Ty Newydd Sutton, Haverfordwest, Pembrokeshire, SA62 3LP

Offers Over £695,000

- Immaculate 4 Bedroom Detached House With 1 Bedroom Annexe
- Sought After Village Location
- Cedar Cottage EPC Rating C
- Detached 1 Bedroom Cottage
- Multi Generational Living And/Or Additional Income
- Enclosed Gardens & Off Road Parking
- Ty Newydd EPC Rating D

Ty Newydd & Cedar Cottage, Sutton, SA62 3LP

Offering the opportunity for multi-generational living or to create an additional income, Ty Newydd is an immaculately presented 4 bedroom detached house with 1 bedroom annexe together with Cedar Cottage, an accessible 1 bedroom detached cottage with wheelchair lift. With exceptional attention to detail, this property offers an impressive living space as well as off road parking, landscaped gardens laid mainly to patio as well as storage sheds, workshop and summer house.

This delightful home in Sutton, on the outskirts of Haverfordwest, is not just a property; it is a lifestyle choice, offering a peaceful retreat while still being close to local amenities and the beautiful Pembrokeshire countryside. If you are looking for flexible living, this house is sure to meet your needs and exceed your expectations. Don't miss the opportunity to make this wonderful property your own.



Council Tax Band: F



Property

An immaculately presented 4 bedroom detached house, annexe and an additional fully accessible 1 bedroom detached cottage situated in the sought after rural village of Sutton with open countryside views and approximately 3 miles from the historic county town of Haverfordwest. There is off road parking for a number of vehicles as well as landscaped grounds laid mainly to patio areas with sheds, workshop and summer house. With exceptional attention to detail, this property offers an ideal opportunity for multi-generational living or the opportunity for a separate rental/holiday let income.

Location

The rural village of Sutton is situated approximately 3 miles outside of Haverfordwest and a short drive to all its local amenities including supermarkets, cafes, restaurants, public houses, leisure centre, library, college, primary and secondary schools. The beautiful Pembrokeshire coast is approximately 4 miles away at the long sandy beach of Broad Haven and the famous surfing beach of Newgale is approximately 7 miles away.

Directions

From Haverfordwest take the Haven Road/B4341 towards Broad Haven. Once in Portfield Gate take the right hand turn at the fork in the road signposted towards Sutton, continue along this road into the village turning left at the crossroads signposted toward Broad Haven followed by an immediate right hand turn. Ty Newydd and Cedar Cottage can be found on the right hand side. For GPS purposes the postcode is SA62 3LP.

The properties are approached via a gated private driveway with right of access to another property and leading to off road parking and steps down to a partially obscure glazed entrance door to

Entrance Porch

9'8 x 7'10

Window to side. Tiled flooring. Radiator. Partially glazed wooden door to

Hallway

Stairs to first floor landing. Oak flooring. Radiator. Door to

Cloakroom

5'1 x 3'1

Fully tiled. Wash hand basin. W/c. Heated towel radiator. Extractor. Under stairs storage.

Living Room

13'9 x 20'5

Windows to front and side. French doors to rear external. Brick fireplace with slate hearth and wood surround housing log burner. Oak flooring.

Reception Room

10'11 x 8'9

Windows to front. Media wall with shelves and built in electric fire. Oak flooring. Radiator. Door to

Kitchen/Dining Room

20'4 x 10'5

Windows to side. Range of wall and base units with work surface over. Range cooker with extractor over. Integrated fridge/freezer. Larder cupboard. Space and plumbing for dishwasher. 1 1/2 bowl sink and drainer with mixer tap. Breakfast bar. Oak flooring. Recessed LED mood lighting to ceiling with wall mounted control panel. Door to

Utility Room

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

Window to rear. Space and plumbing for washing machine. Oil boiler. Storage cupboard. Tiled floor. Door to annexe.

First Floor Landing

Airing cupboards. Radiator. Door to

Bedroom

11'6 x 10'9

Window to front. Loft access.

Bathroom

8'5 x 6'0

Velux window to rear. P shaped bath with electric shower over. Vanity unit with built in wash hand basin. W/c. Storage cupboards. Downlights. Heated towel radiator.

Bedroom

10'6 x 11'0

Window to side. Radiator.

Bedroom

13'11 x 9'1

Window to rear. Carpet. Radiator.

Bedroom

13'9 x 10'10

Window to front. Radiator. Door to

En Suite Shower Room

8'5 x 6'8

Shower cubicle with electric shower. Wash hand basin. W/c. Tiled floor. Extractor. Radiator.

Annexe

A 1 bedroom annexe with separate access from the rear garden. The accommodation briefly comprises; entrance hallway, cloakroom, open plan living/kitchen/dining room to the ground floor and bedroom with en suite shower room to the first floor.

Externally

To the front of the properties is a shared driveway offering off road parking for several vehicles for Ty Newydd and Cedar Cottage lined by raised border and stone wall. A pedestrian gate to the side of Ty Newydd leads into the low maintenance rear garden laid to patio offering the space for entertaining and bbq area with wooden garden shed/workshop and additional parking.

Cedar Cottage

Cedar Cottage is a fully accessible, purposely adapted, detached 1 bedroom cottage finished to a high standard benefitting from off road parking to the front and enclosed patio area to the side with wooden garden summer house, shed and workshop. The accommodation briefly comprises open plan living/kitchen/dining room, shower room, utility room and boiler room to the ground floor with bedroom and wet room to the first floor. This property offers a wheelchair lift to the first floor bedroom and wet room.

Tenure

We are advised that Ty Newydd & Cedar Cottage are both freehold.

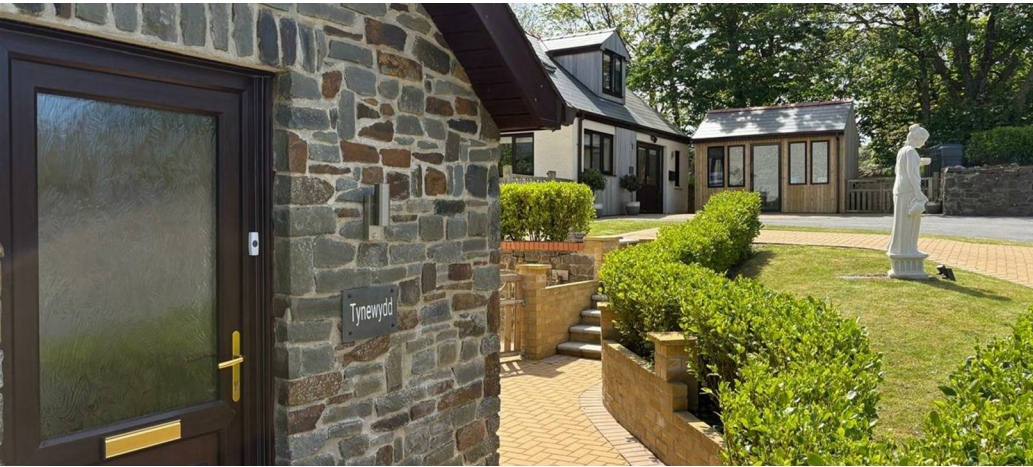
Services

Mains electricity, water and private drainage. Oil central heating.

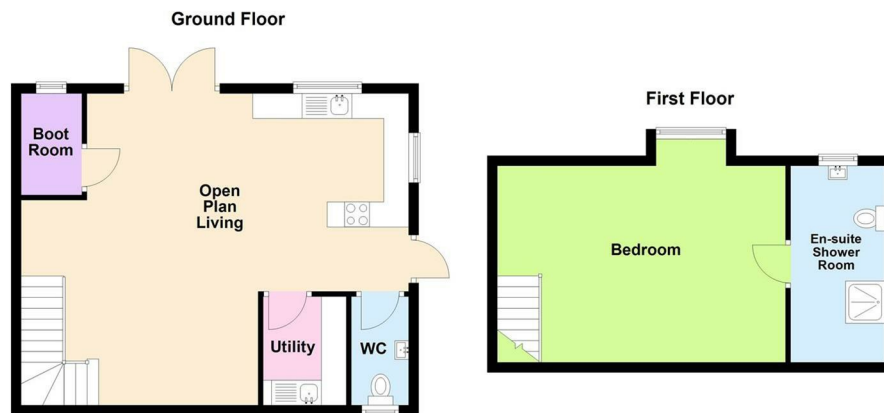
Viewings

Strictly by appointment through Town Coast & Country Estates offices please.



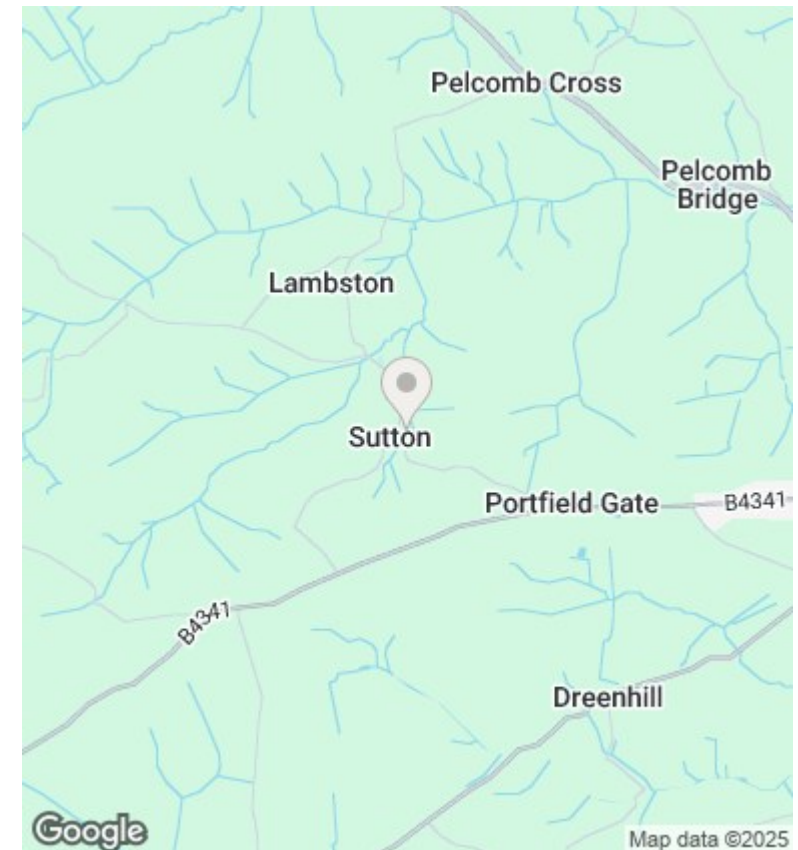


Cedar Cottage Floorplan



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) A		
(81-91) B		73
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		