



## Willowcot , Haverfordwest, SA62 3XB Offers In The Region Of £775,000

Enchanting Historic Residence  
Expansive and Scenic Grounds  
Additional Studio/Structure and Cozy Cottage  
Proximity to the Coast  
Just Under 1 Acre Of Grounds



## Situation



Willowcot is nestled within the quaint parish of Talbenny, strategically positioned within a 2.5-mile radius of the highly sought-after village of Broad Haven and just 1.5 miles from the charming enclave of Little Haven and the breathtaking Pembrokeshire coastline. This expansive detached period property has undergone significant enhancements by its current owners, striking a perfect balance between modern improvements and the preservation of its timeless charm and character. Representing a prestigious family home, Willowcot occupies a stunning location in the heart of Pembrokeshire.

Set within expansive grounds spanning just under 1 acre, the property opens up a realm of possibilities for various uses. The village itself offers a tranquil haven for those seeking a peaceful lifestyle in Pembrokeshire—an idyllic retreat close to the renowned Coast Path. With its serene ambiance, residents can seamlessly integrate coastal adventures into their daily lives, exploring the beauty of Pembrokeshire's coastline at their leisure. This picturesque village stands as a delightful addition to the coastal landscape, boasting a robust and welcoming community.

## Description

Nestled within its lush surroundings, Willowcot derives its name from the graceful willows that flourish at the rear of its expansive garden. This distinguished period property, originally constructed in 1898 as a granary, has evolved over time through thoughtful extensions and improvements by its current owners. The essence of its historical charm is preserved, with large, luminous rooms adorned with many original features.

The tranquil and picturesque gardens of Willowcot are a true spectacle, featuring a meandering stream at its heart, a charming well, and practical amenities such as two greenhouses and two designated grow areas with raised beds. The outdoor space also boasts a substantial timber shed complete with power and lighting, as well as a spacious metal shed designed for the storage of garden equipment. Every inch of the exterior has been meticulously crafted with attention to detail, showcasing beautiful established trees and shrubbery that transform it into the perfect outdoor haven.

Completing the estate is a delightful self-contained one-bedroom cottage that seamlessly adjoins the main house. This charming addition offers a private sanctuary with its own terrace and garden space, providing a cozy retreat

within the larger grandeur of Willowcot. The cottage adds both character and practicality to the property, presenting a perfect blend of intimacy and connection to the overall estate.

An exciting contemporary addition to the estate is a newly constructed building, currently serving as a well-established art gallery. This modern space is thoughtfully designed, featuring an abundance of windows that flood the interior with natural light, creating an inviting atmosphere for art enthusiasts and visitors alike. The gallery not only adds a dynamic touch to Willowcot but also seamlessly integrates modern aesthetics with the timeless charm of the historic property.

Adding to the practicality of Willowcot is a capacious parking area, able to accommodate vehicles of various sizes with ease. This property is not just a home; it's a harmonious blend of history, nature, and thoughtful design.

## Entrance Porch



Enter the property through a welcoming wood stable door, where decorative tiles grace the floor, illuminated by spotlights overhead. A window to the side invites natural light, while a slate step leads down to the kitchen/breakfast area, setting the tone for a stylish and functional space.

## Kitchen/Breakfast Area



The kitchen boasts windows to the side, adorned with quarry tiles that add a touch of rustic charm to the floor. Solid wood shaker-style wall and base units, including a glass display cabinet and space-saving drawers, contribute

to the kitchen's timeless aesthetic. The granite work surface, splashback, and window sills enhance both style and functionality. A double sink with a mixer tap over complements the layout.

A focal point in the kitchen is the impressive Range induction cooker, accented by a mantle housing an extractor fan. Exposed ceiling beams add character to the space, while fitted shelving provides practical storage. Spotlights overhead create a well-lit atmosphere, and the integration of an integral dishwasher adds convenience. A door leads seamlessly from the kitchen to the utility space and dining room, ensuring a fluid transition between these interconnected areas.

### Utility Space

A wood stable door to the side provides an inviting exit to the cottage, accompanied by a window offering a glimpse of the surroundings. Quarry tiles grace the floor, creating a durable and appealing surface. Wooden shaker-style wall and base units, adorned with a granite work surface, enhance the utility space's functionality and aesthetics. Plumbing for a washing machine and ample space for a fridge/freezer make this area practical and well-equipped.

### Dining/Reception 2



French doors to the side invite natural light and a charming view, while a central focal point in the room is the feature wood burner, complete with an exposed steel flu and seated on a slate hearth. Ascend the stairs, and you'll find yourself on the first-floor landing.

The ambiance is further enhanced by wall lights that add a touch of warmth to the room, complementing the functionality of a radiator. A door seamlessly connects this space to the lounge, creating a flow between areas and providing a cozy and inviting atmosphere.

### Lounge/Reception 1



Expansive windows grace both the front and side, allowing

abundant natural light to flood the space. Exposed ceiling beams add a rustic charm and character to the room, creating a visually appealing atmosphere. A radiator ensures comfort in any season, while the combination of wall lights and spotlights offers versatile lighting options, allowing you to set the perfect ambiance in this well-lit and inviting space.

### First Floor Landing

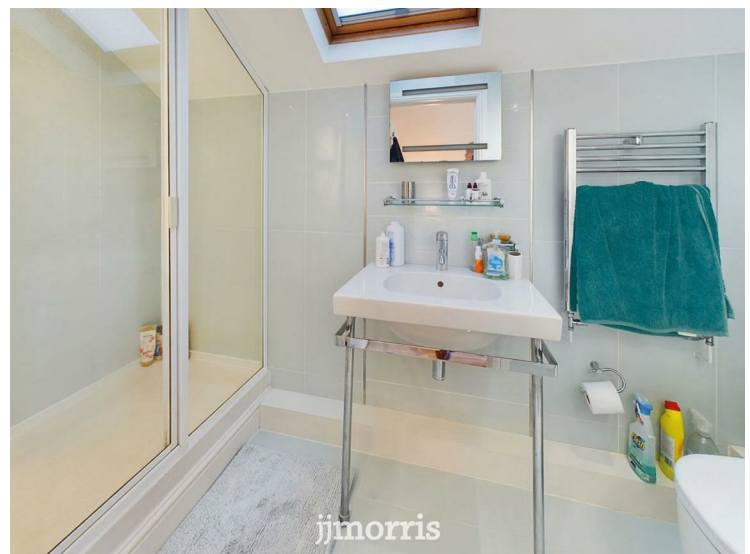
A Velux window positioned over the staircase and landing illuminates the area with natural light, creating an airy and bright ambiance. Large storage cupboards provide practical solutions for keeping the space organized and clutter-free. Multiple doors lead off to various rooms, ensuring easy access and a seamless flow throughout the upper level of the property.

### Bedroom 1



A window to the side infuses the room with natural light, creating a bright and welcoming atmosphere. Ample storage is offered by a large fitted wardrobe space, combining functionality with organization. Wall lights add a soft, ambient glow, contributing to the room's cozy ambiance. A radiator ensures comfort, and a door leads to the ensuite bathroom, providing a private and convenient extension to the bedroom.

### Master Ensuite



A Velux window on the side enhances the ensuite bathroom with natural light, creating a refreshing and well-lit space. The combination of wall and floor tiles adds a touch of sophistication to the room. The amenities include



a low-level w.c and a wash hand basin vanity unit, combining style with functionality.

A double shower enclosure, complete with an electric shower, adds a luxurious touch to the space. A wall-mounted chrome heated towel rail ensures warmth and convenience. Practical features such as an extractor fan and spotlights contribute to the overall functionality and ambiance of the ensuite bathroom.

### Bedroom 2



Windows on the side bring in natural light, creating a bright and airy atmosphere. Exposed ceiling beams add a touch of character and charm to the room, infusing it with a rustic aesthetic. Fitted wardrobe space offers practical storage solutions, ensuring a well-organized and clutter-free environment. A radiator provides comfort, completing the cozy and inviting ambiance of the space.

### Bedroom 3



The room is graced with both a window and a Velux window on the side, offering a dual source of natural light and a picturesque view. A radiator ensures a comfortable temperature, creating a cozy atmosphere. The presence of a loft hatch.

### Bedroom 4

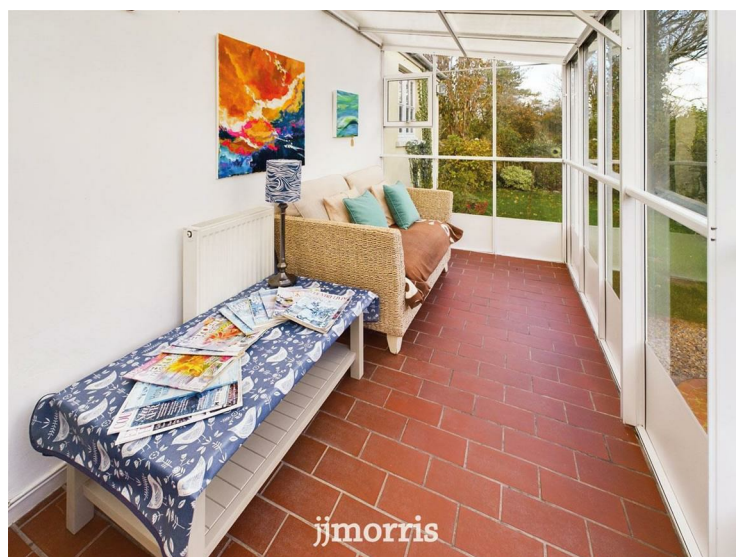
A window on the side bathes the room in natural light, creating a bright and inviting atmosphere. A radiator ensures a comfortable temperature, adding to the overall coziness. The exposed flu from the wood burner in the room below adds a touch of character and visual interest.

### Bathroom



Windows on the side illuminate the bathroom with natural light, creating a bright and refreshing atmosphere. The amenities include a low-level w.c, a wash hand basin, and a bath with an electric shower, complete with a glass screen for convenience. Half-height wall tiles add a stylish touch to the space, creating a visually appealing backdrop. A wall-mounted chrome heated towel rail adds a touch of luxury and ensures warm towels. This bathroom combines functionality with a modern aesthetic, offering a comfortable and well-designed bathing experience.

### Cottage Sun Room



Accessed through sliding glass doors, the entrance space features brick-effect tiles that lend a touch of contemporary style to the floor. A radiator ensures a comfortable temperature, adding practicality to the area. A

slate step leads up to a part-glazed door, inviting entry into the charming cottage. This thoughtful design creates a seamless and visually appealing transition between the outdoor and indoor spaces.

### Cottage Lounge/Diner



The interior boasts a warm wooden floor, complemented by windows on the side that invite natural light into the space. Radiators ensure a comfortable temperature, adding to the overall coziness. Exposed ceiling beams contribute to the room's rustic charm and character.

A focal point in the room is the feature fireplace, complete with a wood burner sat on a slate hearth and a floating wooden mantel overhead. This not only adds a touch of elegance but also creates a cozy ambiance. Doors lead off to various rooms, offering a seamless flow and access to different areas within the cottage.

### Cottage Hallway

A window to the rear illuminates the space, while practical tiles cover the floor, offering a durable and easy-to-maintain surface. The presence of an oil boiler sits here. Doors lead off to both the kitchen and the shower room, ensuring convenient access to essential areas within the cottage.

### Cottage Kitchen



A Velux window on the side infuses the kitchen with natural light, enhancing its bright and inviting atmosphere. Floor tiles provide a durable and stylish foundation, while shaker-style wall and base units offer ample storage space.

Tiled splashbacks and a stainless steel sink with a mixer tap add a modern touch to the design.

Integral to the kitchen are a 4-ring electric hob and oven, providing convenient cooking facilities. The space is well-equipped with a free-standing dishwasher and a fridge/freezer, ensuring practicality in daily use. Fitted shelving adds a decorative and functional element, and spotlights overhead contribute to a well-lit workspace. A radiator provides warmth, making this kitchen both aesthetically pleasing and functional.

### Cottage Shower Room



The shower room features full-height wall tiles, creating a sleek and visually appealing environment. Coordinating floor tiles add to the modern and cohesive design. Practical amenities include a low-level w.c and a wash hand basin vanity unit, combining style and functionality.

A shower enclosure, complete with an electric shower, offers a convenient bathing option. A wall-mounted chrome heated towel rail adds a touch of luxury, ensuring warm towels are readily available. The inclusion of an extractor fan enhances ventilation in the space, contributing to a comfortable and well-designed shower room.



## Cottage Bedroom



Windows on both the front and side of the cottage allow natural light to illuminate the space, creating a bright and welcoming atmosphere. The wooden floor adds warmth and character to the room. A radiator ensures a comfortable temperature, adding to the overall coziness. Exposed ceiling beams contribute to the cottage's rustic charm, creating a visually appealing and inviting environment.

## Cottage Externally

The cottage offers a delightful private terrace sitting area, creating a cozy and intimate outdoor space for relaxation. A grassy area adds a touch of greenery, enhancing the overall charm of the cottage. Additionally, the convenience of a private parking space ensures easy and secure parking for residents, completing the practical and appealing features of this charming cottage.

## Studio/Building



This expansive and luminous space is accessed through a welcoming wood stable door, complemented by French doors and windows on the side, including a focal large lancet window that bathes the area in abundant natural

light. Solid wood flooring adds a touch of elegance, while exposed ceiling beams contribute to the room's rustic charm.

The kitchen area is well-equipped with practical features, including wall and base units, a work surface, sink and drainer, a free-standing fridge, dishwasher, and a 4-ring electric hob. The space also encompasses a private bathroom with tiled flooring, a low-level WC, a wash hand basin, and fitted storage cupboard space. A stable door provides convenient access to the outdoors.

Plentiful power sockets and spotlights enhance the functionality of the space, catering to its current use as a well-established art gallery/school. However, the versatility of this room opens up the potential for various income streams and hobbies, allowing for a dynamic and adaptable environment.

## Services

We are advised some mains services are connected.

## Council Tax Band E

£2054.51

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com