



The Sheep Shed Lower Solbury Farm, Haverfordwest, SA62 3SD

£500,000

- *Beautiful Converted Sheep Shed
- *Full Of Rustic Charm Throughout
- *Large Living Accommodation
- *Off Road Parking Area
- *Low Maintenance Front & Rear Gardens
- *2.8 Miles From Broad Haven Beach
- *Semi Rural Location
- *No Chain Sale

Description/Situation

Lower Solbury is set in the picturesque southwest Pembrokeshire countryside, offering a peaceful rural setting just five miles from both Haverfordwest and Milford Haven, where a wide range of amenities and services are available. The popular coastal villages of Broad Haven and Little Haven are also within easy reach, just 2-3 miles away.

The Sheep Shed is a stunning example of a high-specification stone shed conversion, completed just 20 years ago. This beautifully finished property retains its original charm and character while incorporating modern upgrades, including underfloor heating. The spacious interior features an open-plan living and kitchen area, three double bedrooms, and two bathrooms, providing both comfort and practicality.

Externally, the home benefits from private rear garden space and parking for up to four cars. Its prime location offers easy access to major towns and the breathtaking Pembrokeshire coastline, making it an ideal choice for those seeking a unique property with rustic appeal.

Kitchen Area



Property accessed via steps leading up to a solid wood stable door leading into the open plan kitchen area, the space comprises of exposed wooden ceiling beams, tiles to floor, a range of shaker style wall and base units with accompanying central island and large dresser space, work surface over, porcelain double sink and drainer with mixer tap over, Velux windows to rear and fore, brick effect tiled splash back, integral dishwasher, free standing 5 ring electric range oven, oil central heating boiler, feature rope light, spotlights, under floor heating, flowing through to the lounge and dining areas.

Lounge Area



Solid wood flooring, double glazed door to the rear leading out to the garden space, double glazed window to the fore

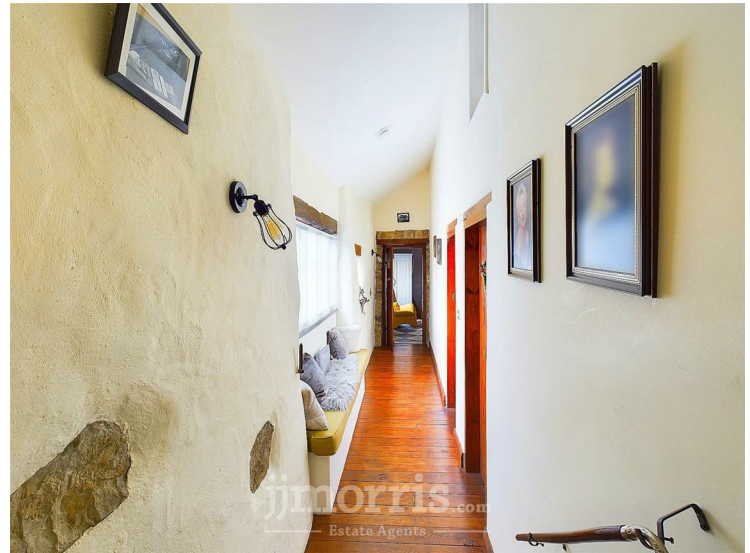
with slate sill, exposed wooden ceiling beams, wall lights, feature rope lights, feature stone chimney breast with solid wood floating mantle and log burner sat on a slate hearth, decorative alcoves, large fitted cupboard housing fitted shelving, space for white goods and plumbing for washing machine, under floor heating.

Dining/Sun Room



Slate steps leading down into area, solid wood flooring, double glazed French doors to rear leading out to garden space, double glazed window to side, feature stone wall, wall lights, exposed ceiling beams, under floor heating.

Hallway



Double glazed window to side with slate sill, steps leading down, large window seat, part wood part tiled flooring, wall lights, fitted cupboard space, storage into roof access, under floor heating, doors leading off to:

Bathroom



Velux window to rear, exposed ceiling beams, tiles to floor, low level w.c, art deco bowl sink vanity unit, free standing roll top bath with claw feet and central mixer tap, single shower enclosure with power shower, feature alcove with fitted shelving, wall mounted chrome heated towel rail, cupboard housing hot water tank, under floor heating.

Bedroom 1



Double glazed window to fore with slate sill, exposed ceiling beams, under floor heating, door to ensuite.

Ensuite

Obscure double glazed window to rear, wooden flooring, wash hand basin, low level w.c, half height wall tiles, double shower enclosure with electric shower, wall mounted heated towel rail, extractor fan.

Bedroom 2



Double glazed window to rear with slate sill, wooden flooring, under floor heating.

Bedroom 3



Double glazed window to rear with slate sill, wooden flooring, under floor heating.

Externally



At the front of the property, there is a generously sized off-road parking area that can accommodate up to four vehicles, ensuring convenience for both residents and visitors. The parking area leads to a spacious, enclosed courtyard, beautifully framed by charming stone walls. This space has been thoughtfully designed with decorative slate chippings and paving slabs, creating an attractive yet low-maintenance outdoor area. Steps lead up to the main entrance, adding to the character and appeal of the

property's exterior.

To the rear, the property boasts a stunning, landscaped garden designed for both relaxation and entertaining. This low-maintenance outdoor space features a combination of decorative stone areas, a patio seating area ideal for al fresco dining, and a lush, lawned section complemented by mature shrubs and trees. A timber storage shed and a log storage shed provide practical solutions for outdoor equipment and firewood. Additionally, a large gated access point to the side of the property offers direct entry to the road, ensuring ease of movement and functionality.

Whether you're looking to host gatherings with family and friends or simply unwind while watching the sunset during the warmer months, this well-designed outdoor space provides the perfect blend of beauty and practicality.

Utilities & Services

Heating Source: Oil central heating

Services:

Electric: Mains

Water: Mains

Drainage: Septic Tank

Tenure: Freehold

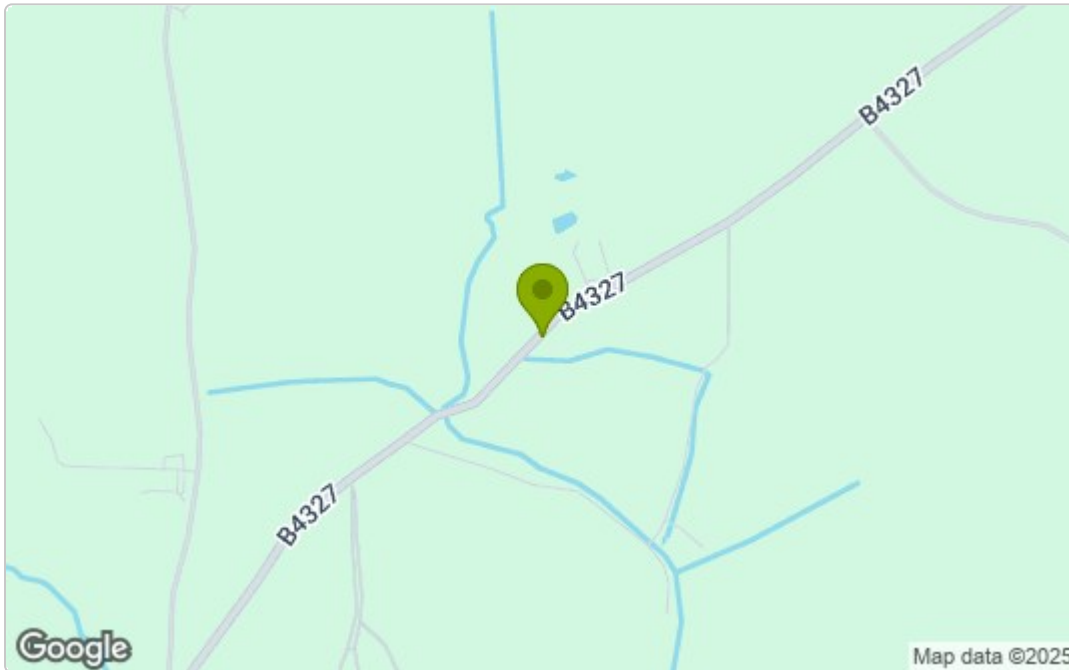
Local Authority: Pembrokeshire County Council

Council Tax: Band E

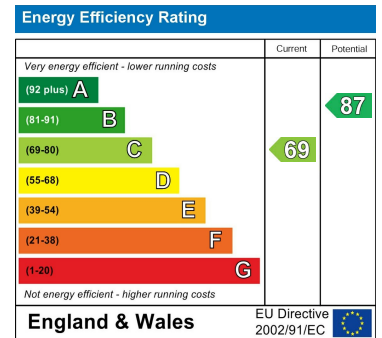
Floor Plan



Area Map



Energy Efficiency Graph



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