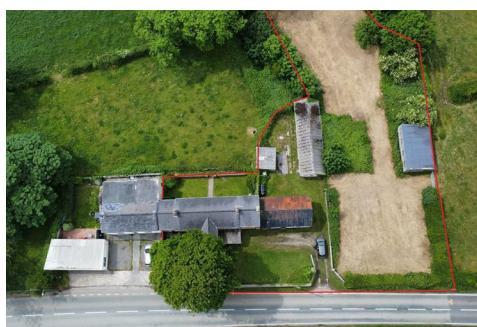




Withybush Lodge Farm, Crundale, Haverfordwest, Pembrokeshire, SA62 4DF

Offers In The Region Of £320,000

A deceptively spacious semi detached former farmhouse together with a range of outbuildings and grounds that in our opinion have the potential for further development, subject to consent.

Convenient setting within a mile or so of Haverfordwest. Rural aspect to the rear.

NB:- Historically, there was planning consent for one dwelling in the grounds.

SITUATION

Withybush Lodge Farm is located on the periphery of the popular village of Crundale which lies within a mile or so of the county town of Haverfordwest which benefits from an extensive range of services and facilities with the superb scenery of the renowned Pembrokeshire coastline also being within easy reach.

DIRECTIONS

From Haverfordwest take the cardigan road out of the town and upon reaching Crundale, proceed through the village. Withybush Lodge Farm will be seen on the left opposite the village hall.

DESCRIPTION

Withybush Lodge Farm was historically a small dairy farm but now comprises the residence, various buildings and the original haggard. In all, the property stands in approximately 1 acre or thereabouts and we feel that some of the buildings and perhaps the land, may well have some development potential, subject to the necessary consents being obtained.

The residence is a traditionally constructed, two storey property that does now require some modernisation, but has some pleasant character features and includes the following accommodation.

GROUND FLOOR

Entrance Hall



having a wood block floor, radiator, stairs to the first floor and understairs storage cupboard.

Living Room 13'7" x 13'1" (4.15m x 4m)



With window to the fore, radiator, picture rail and fireplace within a tiled surround.

Kitchen 10'2" x 13'1" (3.10m x 4m)



having part tiled walls, storage cupboards, stainless steel double drainer sink, plumbing for an automatic washing machine, oil fired boiler and radiator,

Living Room 13'7" x 13'7" (4.15m x 4.15m)



having windows to the front and rear, part tongue and groove clad walls, tiled fireplace, open beamed ceiling and radiator.

Inner Hallway



with wood block floor and door to the rear.

Wet Room 10'5" x 10'0" (3.2m x 3.05m)



With radiator, walk-in shower, wash hand basin, WC, towel rail style radiator, wall mounted electric heater.

FIRST FLOOR

Landing

The Landing leads to the bedroom accommodation. There bedrooms have direct access off one another.

Bedroom 1 13'7" x 13'1" (4.15m x 4m)



with radiator and door leading to:

Bedroom 2 10'4" x 13'1" (3.15m x 4m)



with radiator.

Bathroom

with suite comprising freestanding bath, WC and wash basin, radiator.

Bedroom 3 15'7" x 14'1" (4.75m x 4.3m)



with radiator and fireplace and leading directly to:

Bedroom 4 10'4" x 14'1" (3.15m x 4.3m)



with radiator.

EXTERNALLY

A Plan of the property is attached for identification purposes only. To the fore of the property is a lawned area with a pathway leading to the front door. There is a further lawned area to the rear of the property with access off the highway and providing off road car parking. To the side of the residence is a garage and a traditionally constructed building that was originally a cowshed. Further buildings within the grounds include a further Cowshed of stone walls under a corrugated asbestos roof and an open fronted store shed. The Haggard is located close to the buildings and includes a former pig sty.

NB: The property historically benefitted from planning consent for the construction of one dwelling within the grounds under reference 03/0519/PA. Interested parties should contact the Local Authority for further information as this planning consent has now lapsed.

SERVICES

We understand the property has the benefit of mains water, electricity, drainage and oil fired central heating. The Majority of the windows and door are uPVC double glazed units.

TENURE

Freehold with vacant possession upon completion.

LOCAL AUTHORITY

Pembrokeshire County Council, County Hall, Haverfordwest Pembrokeshire, SA61 1TP.

Tel: 01437 764551

<https://www.pembrokeshire.gov.uk>

GENERAL REMARKS

This is an opportunity to purchase a property with considerable potential, all in a very convenient setting.

The residence offers accommodation of considerable character, and whilst it does need updating, it offers the opportunity to create a family home which could possibly be extended into the adjoining outbuilding, subject to the necessary consents being obtained. To the rear of the property is an original cowshed which, again, may have conversion potential. Also included is a parcel of land to the side that currently forms a small paddock, but has historically had planning consent for a detached property.

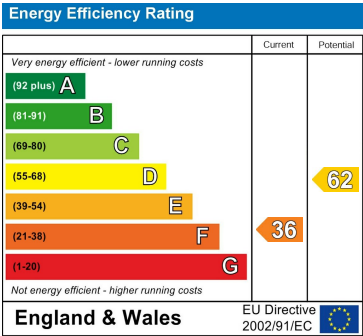
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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