



Millbrook Lodge, Treffgarne , Haverfordwest, SA62 5RG

Offers Around £600,000

- *High quality 7 acre equestrian property in a delightful rural setting within 5 miles of Haverfordwest.
- *Personal inspection to appreciate the location and finish of the residence, buildings and land is highly recommended.
- *Well appointed bungalow; Range of adaptable buildings to include stables and hay stores etc.
- *Tranquil yet convenient setting, close to bridleways for out riding and hiking.
- *Level land divided into paddocks for rotational grazing, with single bank fishing.

SITUATION

Millbrook Lodge occupies a delightful setting in the mid Pembrokeshire countryside in a convenient location just off the A40 some 5 miles or so north of the county town of Haverfordwest which offers an extensive range of amenities and facilities.

The popular village of Spittal with its primary school and public house is within a mile or so and is one of the more sought-after villages in the area, having the benefit of a good community spirit, being within easy reach of Haverfordwest and Fishguard and the superb scenery of the renowned Pembrokeshire Coastline.

The land and buildings are bordered in part by Spittal Brook which meanders it's way down to the Western Cleddau nearby, with the property having the benefit of single bank fishing rights. The surrounding area is relatively unspoilt and has an abundance of foot paths and bridleways to enjoy the countryside, with outriding on the doorstep.

DESCRIPTION



Millbrook Lodge comprises a most appealing property that requires a personal inspection in order to be fully appreciated.

Enjoying a tranquil setting within a mile or so popular village of Spittal and being a short distance of the A40, the location of this property will appeal to discerning purchasers looking for a home that has been specifically developed as a high quality equestrian holding, although the buildings and land offer flexible accommodation that could be suitable for a variety of uses, subject to any consents being obtained.

The residence is presented to a high standard and we feel has the potential to offer a principal residence with integral accommodation suitable for a relative although, with some adaptation to the utility room perhaps this could be a small self contained flat.

In more detail.

ACCOMMODATION

The residence comprises a traditionally constructed deceptively spacious property, that is presented to a very high standard having been progressively improved by the present owners, and offers the following accommodation.

Shelter Porch

With a composite door opening into:

Entrance Hall



With radiator, a store cupboard and access to part boarded loft.

Sitting Room 22'11" x 15'1" (7.0m x 4.6m)



Having two uPVC double glazed windows to the fore and patio doors leading to the rear, 2 radiators, focal point of a stone fireplace and hearth with feature wood burner.

Bedroom 1/ Study 10'5" x 10'5" (3.2m x 3.2m)



With radiator, shelving that could be restored into a built-in wardrobe, window to the side.

Bedroom 2 10'5" x 16'2" (3.2m x 4.95m)



With uPVC window to the side, radiator, built-in mirrored wardrobe.

Bedroom 3 10'4" x 11'5" (3.17 x 3.49m)



Double glazed window to side, radiator, fitted mirrored sliding wardrobes.

Main Bathroom



Glass block window to rear, full height wall tiles, tiles to floor, low level w.c, wash hand basin, wall mounted chrome heated towel rail, shower enclosure with power shower, bath with central chrome mixer tap, spot lights, extractor fan.

Kitchen 8'10" x 13'11" (2.7m x 4.25m)



Double glazed window to fore, tiles to floor, a range of shaker style wall and base units with work surface over, Belfast sink with chrome mixer tap over, under cupboard lighting, LED skirting board lighting, electric Range cooker with extractor hood over, breakfast bar/seating area which is open plan to the living / dining area.

Living / Dining Room 11'5" x 18'0" (3.5m x 5.50m)



Open plan Kitchen, Living, Dining area with radiator and doors opening into:

Sunroom 12'1" x 18'0" (3.7m x 5.50m)



With French doors to the rear garden, 2 wall mounted electric heaters, wall lights, skylights.

Utility / Boot Room 8'0" x 19'8" (2.45m x 6.0m)



Used as a utility area with quarry tile floor, radiator, base and wall storage cupboards, oil fired boiler, stainless steel sink, plumbing for automatic washing machine and door to boot room.

Bedroom 4 10'2" x 19'8" (3.10m x 6.0m)



With radiator, window to the fore, patio doors to the rear and an:

En-suite



Obscure double glazed window to side, full height wall tiles, tiles to floor, low level w.c, wash hand basin, corner shower enclosure with electric shower, wall mounted chrome heated towel rail, spotlights, extractor fan.

EXTERNALLY



The bungalow stands within its own well-maintained grounds that enjoy a pleasant aspect overlooking the surrounding land. To the fore is a driveway that provides car parking for several vehicles together with raised beds and a greenhouse. The rear grounds are a real sun trap, and include patios that enjoy the sun for most of the day.

THE OUTBUILDINGS



These comprise a range of buildings fronting onto a concrete yard or hardstanding, and whilst specifically developed for equestrian use, are equally suited for a variety of other purposes, subject to the necessary consents being obtained. Like the residence, the buildings have been progressively maintained in recent years.

The buildings include:

4 BAY OPEN FRONTED SHED - this is of steel portal framed construction with an internal concrete floor, and is ideally suited for general storage for equipment or fodder, and has a lean to car port.

L shaped STABLE BLOCK of block walls under a corrugated iron roof and providing 5 stables with tack room and feed store.

GARAGE WITH INTEGRAL OFFICE / STUDIO - this is a most useful building, providing storage areas and an office / studio.

Part of the yard includes a storage area for bedding etc.

THE LAND



A plan of the land is attached for identification purposes only.

The Land is bordered by Spittal Brook which flows into the Western Cleddau and as a small trout stream attracts plenty of wildlife and has a considerable conservation appeal. We are advised that the property also benefits from single bank fishing rights.

Extending to 7 acres or thereabouts the land is level and has been well managed for equestrian purposes. It has been divided into 10 pasture paddocks that are well fenced and defined by post and rail fencing with good quality access gates within the fields and off the yard. The paddocks offer the opportunity for grazing and cropping on a rotational basis with several being suitable for hay or haylage.

GENERAL REMARKS



Millbrook Lodge offers purchasers, a rare opportunity to acquire a high-quality equestrian holding that occupies a delightful rural setting in the heart of the Pembrokeshire countryside to include high-quality residential accommodation alongside well maintained buildings and a well managed parcel of land.

The bungalow stands within its own delightful grounds and it's presented to a very high standard, that includes quality kitchen and bathroom fittings. Our favourite feature is the sun lounge which enjoys a very pleasant outlook and is a real feature of the home. The layout of the accommodation could possibly be adapted to provide a small annexe if required, and therefore the property could be suitable for

a multi generational family.

Like the residence, the buildings and land have also been maintained to a very high standard and offer stables together with ancillary storage but could perhaps be adapted for other use subject to the necessary planning consent being obtained.

The Land has been divided into paddocks for ease of management for horses, but again, has potential for other smallholding use if required.

This is a property that requires personal inspection on order to be fully appreciated.

SERVICES



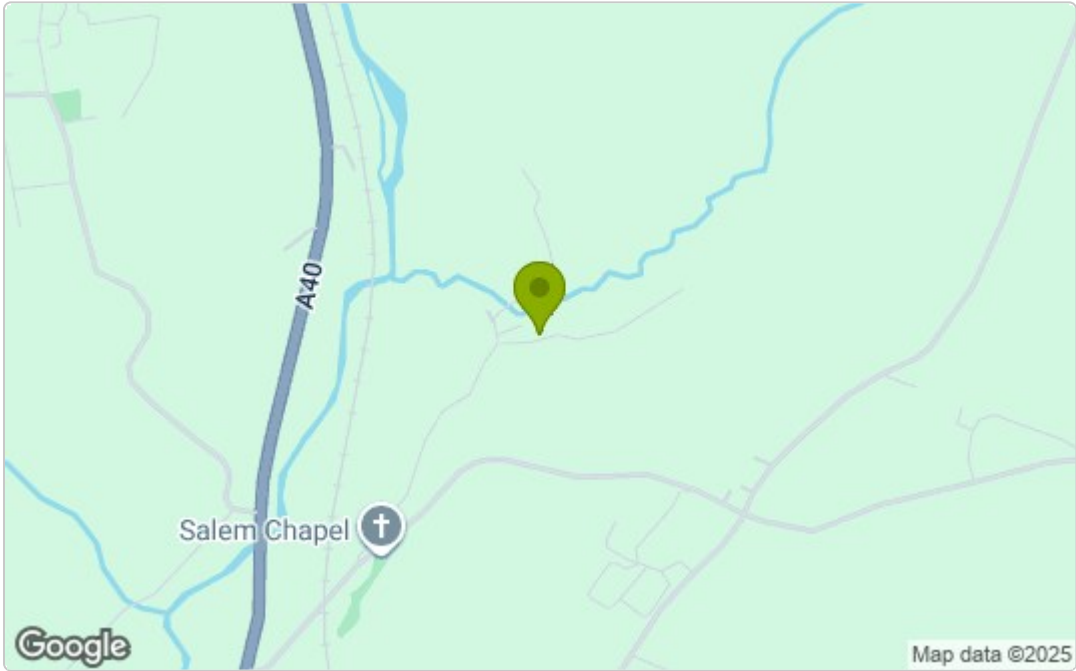
Mains water and electricity are connected. There is a private drainage system. The residence has the benefit of full oil fired central heating and UPVC double glazing. The majority of the buildings have water and power connected.

Broadband: Super Fast Fibre Broadband Available.

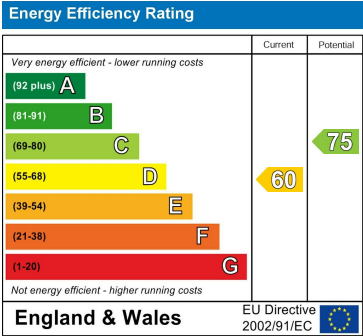
Floor Plan



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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