

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Electric, a shared Mains Water Supply, Private Drainage.

HEATING: Oil

TAX: Band D

We would respectfully ask you to call our office before you view this property internally or externally

IRK/ESL/04/26/DRAFT

FACEBOOK & TWITTER

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<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA

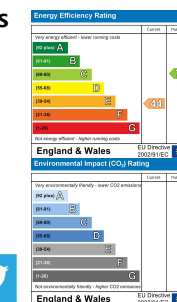
EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585



Mill Cottage, Williamston Farm Rhoose Ferry Road, Houghton, Milford Haven, SA73 1NL

- Detached Cottage
- Right-Hand Side of Garage
- Private Lake (by separate negotiation)
- Two Reception Rooms
- Located On A Private Road
- Beautifully Presented
- Set In Up To 3.3 Acres Of Landscaped Gardens
- Three Bedrooms Plus Study/Dressing Room
- Sun Room With Bi-Folding Doors
- EPC Rating: E



Offers In Excess Of £500,000

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The Agent that goes the Extra Mile

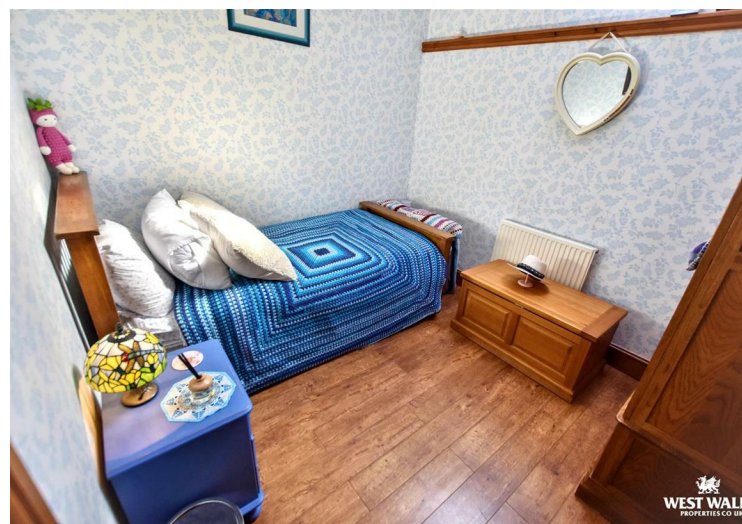




A truly unique opportunity to purchase a beautifully presented stone cottage situated within up to 3.3 acres* of landscaped gardens.

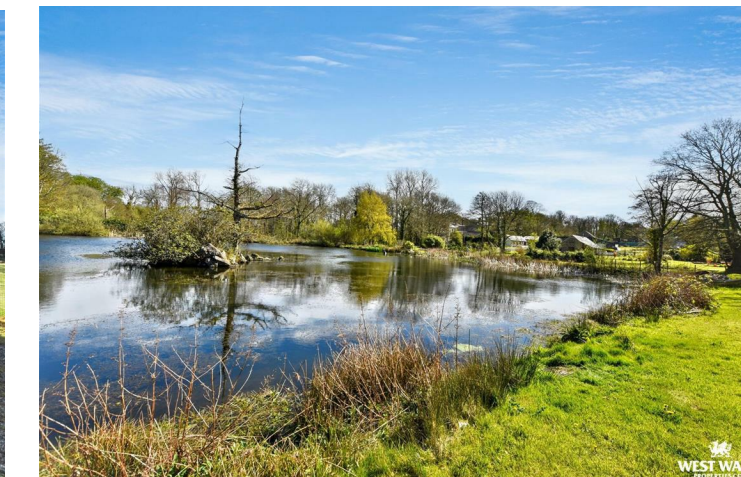
The cottage itself dates back to 1871 and has been sympathetically extended to create a comfortable and well-appointed family home. The layout of the property briefly comprises of an entrance hall, a living room with a feature wood-burning stove and vaulted ceiling, a kitchen/breakfast room with an oil fired four oven Aga, utility room, a dining room leading through to a sun room with mosaic tiled flooring and bi-folding doors to the rear, a master bedroom with en-suite shower room, two further bedrooms, a study/office/dressing room, and a family bathroom with a freestanding roll top bath. The property is beautifully presented with double glazing and oil-fired central heating. Character and charm is in abundance, with exposed stonework and timbers, arched windows and solid oak finishings.

Externally, the property is located along a private road shared with another property, leading to an ample off-road parking area, The gardens are laid to lawn with mature trees, a partially walled boundary and bedding areas. Leading off from the sun-room, there is a pleasant patio seating area, progressing to a further portion of the garden to the rear. The option to purchase a further section of garden is available at separate negotiation with the vendor, which includes your own private lake! The property also comes with the right-hand side of the large garage to the rear of the property, offering handy work/storage space, or dry parking.



This property is undoubtedly a very rare find, and would make an enviable home for anyone who is looking to have external space with great potential. A must see!

*PLEASE NOTE that the land measurement of 3.3 acres includes the additional garden with lake, which is available at separate negotiation to the vendor.



DIRECTIONS

From the Milford Haven Office, proceed out of town in the direction of Steynton and at the crossroads by the Horse and Jockey, take the right hand turn in the direction of Neyland/Pembroke Dock. At the roundabout take the 2nd exit to continue onto A477 and follow the road as far as the Cleddau Bridge, turning left just before onto the Burton Road. Proceed down the hill then turn left to go through the village of Burton, and continue through to Houghton. When you pass the sign for Williamson Nursing Home on the right, turn right immediately after. Follow the lane down, where Mill Cottage can be found on the right hand side before you reach the 'no through road' sign. What3Words///soap.baseballs.tinned

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.