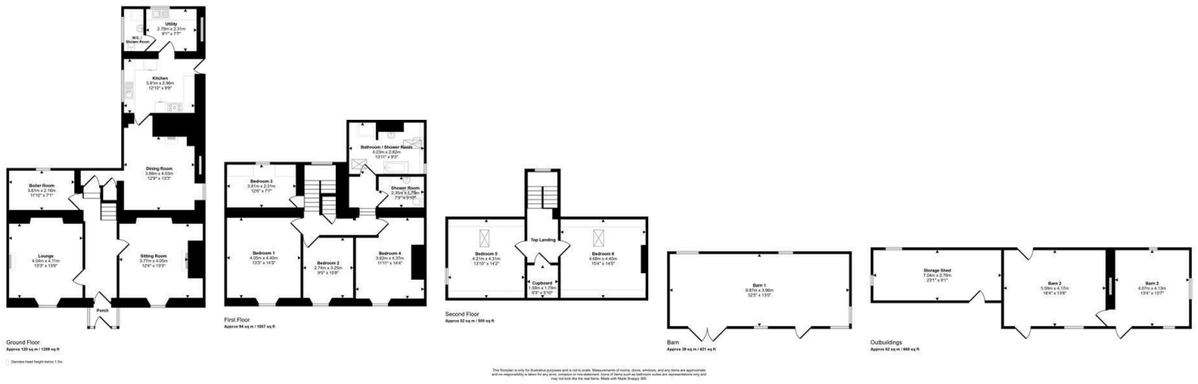


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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, Mains Water, Mains Drainage.
HEATING: Oil
TAX: Band E

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

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

01646 698585
www.westwalesproperties.co.uk



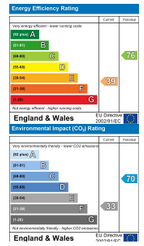






North Hall Farmhouse Burgage Green Road, St. Ishmaels, Haverfordwest, Pembrokeshire, SA62 3SW

- FOR SALE BY MODERN METHOD AUCTION
- Six Bedroom
- Village Location
- Two Agricultural Barns
- Oil Central Heating
- Detached Farmhouse
- Three Reception Rooms
- Three Bathrooms
- Enclosed Private Gardens
- EPC: E



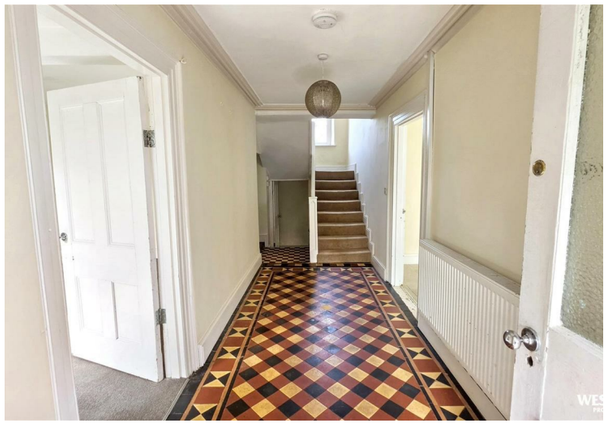
Auction Guide £350,000

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

The Agent that goes the Extra Mile



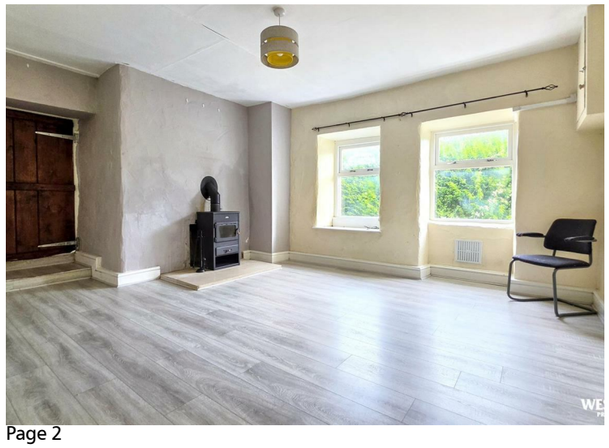


















This impressive period detached six-bedroom period farmhouse is believed to date back over 350 years. Arranged over three floors, the property retains a number of traditional features and is complemented by gardens, off-road parking and two former agricultural buildings which previously had planning permission for conversion. Set within the coastal village of St Ishmaels, in the Pembrokeshire Coast National Park. The property is offered with No Onward Chain.

The accommodation is entered via an entrance porch opening into the hallway, where traditional chequered flooring reflects the character of the property. The ground floor offers three reception rooms, including a lounge, sitting room with a multi-fuel stove set within a feature fireplace, and a separate dining room. The farmhouse-style kitchen is fitted with a range of wall and base units, work surfaces and a breakfast bar, with access to the exterior. A utility room, shower room/WC, boiler room and store provide additional practical space.

On the first floor are four bedrooms, a family bathroom with bath and separate shower, and an additional shower room. Stairs continue to the second floor where two further bedrooms feature vaulted ceilings and exposed A-frame timbers, together with a useful storage cupboard. Further character can be found throughout the house in the exposed beams, deep-set windows, traditional doors and fireplaces.

Outside, gated access leads to off-road parking for several vehicles, while the gardens are mainly laid to lawn with established boundaries, mature planting and areas for outdoor seating. A particular feature is the inclusion of The Hayloft and The White Barn. Both previously benefited from planning permission for conversion into two-bedroom cottages, although this has now lapsed. Subject to the necessary planning permissions and consents, the buildings offer potential for a variety of future uses. Viewing is highly recommended to appreciate all these buildings have to offer!



DIRECTIONS

From West Wales Properties, Charles Street, Milford Haven, proceed along Charles Street and continue onto Hamilton Terrace. At the roundabout, take the first exit onto the B4327 towards Hakin. Cross Hakin Bridge and continue through Hakin, following the road past Milford Haven Golf Club towards Herbrandston. Continue through Herbrandston, following the road for approximately 5 miles until you reach the left-hand turning signposted St Ishmaels. Turn left and follow this road into the village, passing the cricket and football ground on your left. As you enter the centre of St Ishmaels, continue past The Brook Inn, following the road as it bends to the right. Shortly afterwards, turn right into Burgage Green Road. Continue along Burgage Green Road and North Hall Farmhouse will be found on the left-hand side. What3words: ///sands.stag.defected

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