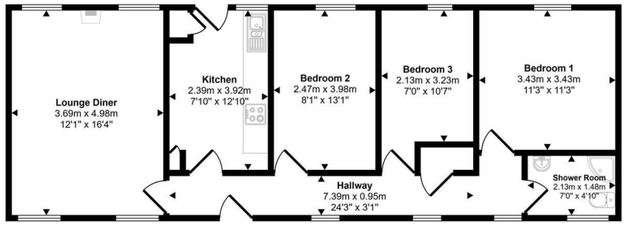
Approx Gross Internal Area
74 sq m / 794 sq ft



Floorplan

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: Leasehold with 50% share of freehold. 999 years from 12.12.2012
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Private Drainage and Private Water Supply.
HEATING: Electric
TAX: Band C

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

JETH/ESL/12/25/JETH

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
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TELEPHONE: 01437 762626

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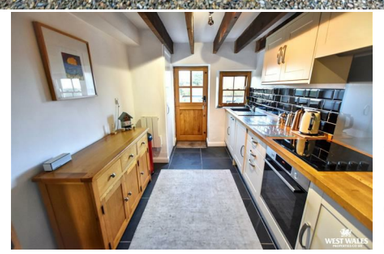
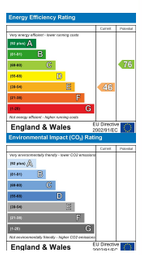
www.westwalesproperties.co.uk



Lower Granary 3 Rogeston Cottages, Portfield Gate, Haverfordwest, Pembrokeshire, SA62 3LH

- **Ground Floor Barn Conversion**
- **Beautifully Presented**
- **Character Features**
- **Private Cluster Of Properties**
- **Leasehold With Share Of Freehold.**
- **Three Bedrooms**
- **Wood-Burning Stove**
- **Allocated Parking**
- **Garden With Views Of Preseli Hills**
- **EPC Rating: E**



Offers Around £240,000

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The Agent that goes the Extra Mile

Welcome to Lower Granary. This ground-floor barn conversion dates back to 1895 and is one of a cluster of eight properties located on a country lane close to both Haverfordwest and the coast at Broadhaven and Druidston. This is a leasehold property with a 50% share of the freehold, shared with the resident above. The property is being sold with the great appeal of no onward chain, making it a perfect primary residence or holiday home located in an idyllic setting.

The layout of the property briefly comprises of an entrance hall, leading through to a living room featuring a woodburning stove, kitchen, two double bedrooms, a further single bedroom, served by a family shower room. The property boasts tiled flooring throughout, complemented by solid oak doors and hardwood double glazed sash windows. The property is in immaculate decorative order with whitewashed walls and character features including exposed beams and stone walls. Electric heating provides effective and prompt warmth.

Externally, there is a gated shared driveway giving access to the cluster, which is laid to gravel. Lower Granary has an allocated parking area to the side of the building and there is designated visitor parking. A pedestrian gate leads to the rear garden, which is laid to lawn with a fenced boundary. Steps lead up to a rear decked seating area which leads off from the kitchen, giving the perfect spot to sit and enjoy the countryside views with the Preseli hills in the distance.

Viewing is highly recommended on this beautiful and unique property.

The property is situated in the tranquil hamlet of Rogeston, near Broad Haven, 2.5 miles from Portfield Gate and 5 miles from the centre of Haverfordwest. Haverfordwest has a wide range of amenities including main line train station, county hospital, retail parks, supermarkets, shops, restaurants and pubs, cinema, leisure centre and swimming pool, 18 hole golf course, primary and secondary schools, further education college etc.

DIRECTIONS

From the Haverfordwest office proceed out of town in the direction of Broad Haven on the B4341. Head through Portfield Gate and then take the right hand fork signposted towards Nolton, and then take the 4th turning onto Leys Lane. Take the 3rd turning and follow the road down, where the Rogeston cluster will be found on the left hand side.
What3Words: ///spends.dives.apricot

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