



VIEWING: By appointment only via the Agents.
TENURE: We are advised freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band: Currently business rated
PLEASE NOTE: This property is served by private drainage.

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

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate.
SSG/22/CLM/OK/24/6/22

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.

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

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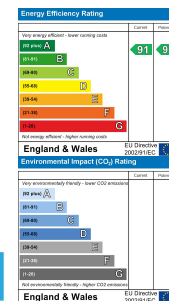


Green Park Main Road, Waterston, Milford Haven, Pembrokeshire, SA73 1DU

- THREE BEDROOM DETACHED COTTAGE
- SET IN APPROX 4.24 ACRES
- GARAGE & VARIOUS OUTBUILDINGS
- CHARACTER FEATURES
- NO CHAIN
- CARAVAN AND CAMPSITE
- SEMI RURAL VILLAGE LOCATION
- ENERGY EFFICIENT HEAT PUMP SYSTEM
- SOLAR PANELS & UNDERFLOOR HEATING
- EPC RATING: B

Offers In Excess Of £625,000

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The Agent that goes the Extra Mile





Located in the semi rural village of Waterston and set in approximately 4.24 acres of land, Green Park offers a range of opportunities. Green Park cottage is a characterful three bedroom barn conversion currently being used as a successful holiday let. Green Park also includes a campsite, with current licence for 10 tents, 5 caravans and 8 electric hook ups, a static caravan that could be used as a site office, a garage, workshop and toilet/shower block.

Benefitting from: Underfloor heating on the first floor, solar panels for hot water, and an air source heat pump; The accommodation comprises: Open plan kitchen/dining room and lounge, with pitch pine beams, kitchen fitted with granite worktops, a range of oak wall and base units with space for range cooker, the lounge benefits from a stone feature fireplace and log burner. Also on the ground floor is a shower room, double bedroom with French doors opening out onto the patio area beyond. A reclaimed oak staircase leads up to the first floor which comprises: mezzanine galleried seating area overlooking the ground floor, a further two double bedrooms, a bathroom and under eaves storage.

Externally, the property is approached over a driveway, with off road parking for several vehicles, adjacent to the property is the static caravan, a 65 foot workshop, with solar panels providing electricity, a garage and adjoining shed with a lean to shed on the other side. There is also a toilet and shower block. The driveway continues around to the caravan and campsite.

Waterston lies on the main road connecting Milford Haven and Neyland. Both towns lie within a 5-10 minute drive and provide all the necessary amenities, including supermarkets, schools and doctors surgeries. Haverfordwest is just a little further away, providing amenities such as a hospital and retail parks. Waterston lies just a few miles from the coast, therefore benefiting from many nearby beaches, a selection of scenic walks and beautiful scenery.



KITCHEN/DINING/LOUNGE

33'4 max x 24'0 max (10.16m max x 7.32m max)

UTILITY

13'10 x 9'0 (4.22m x 2.74m)

CONSERVATORY

15'2 x 12'2 (4.62m x 3.71m)

BEROOM ONE

15'11 max x 13'2 (4.85m max x 4.01m)

BATHROOM

9'2 max x 9'6 max (2.79m max x 2.90m max)

FIRST FLOOR

LANDING

BEDROOM TWO

7'11 x 17'7max (2.41m x 5.36mmax)

BATHROOM

6'8 x 8'3 max (2.03m x 2.51m max)

BEDROOM THREE

18'4 max 10'2 max (5.59m max 3.10m max)

GARAGE

36'1 x 15'10 (11.00m x 4.83m)

WORKSHOP

16'5 x 65'1 (5.00m x 19.84m)



DIRECTIONS

From Milford Haven travel towards Neyland via Waterston. Proceed into Waterston along the B4325 and the property can be found on your right hand side denoted by a sign for Green Park Caravan Park and two flags.

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