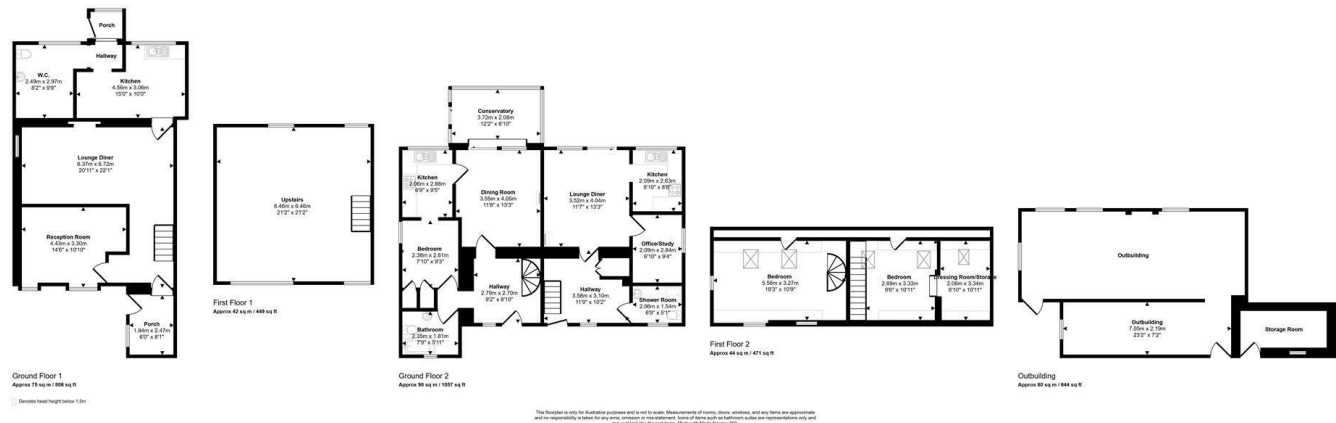


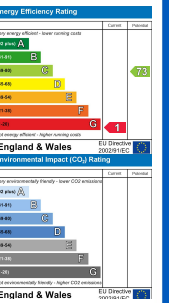


1 West End Marloes, Haverfordwest, Pembrokeshire, SA62 3BE

- Smallholding With Main House, Two Cottages And Outbuildings
- Approved Planning Permission For Combining Cottages (NP/25/0685/FUL)
- Outbuildings And Parking
- Coastal Village Location In National Park
- Holiday Letting Potential Or Multi Generational Living
- Huge Development Potential
- Set Within Approximately 2.6 Acres
- Fruit Orchards, Potential Campsite Opportunity
- Sea Views From Main Property
- EPC Rating: G/G/F

By Auction £325,000

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





For Sale By Modern Method Of Auction

An Exceptional Lifestyle & Development Opportunity Set Within Approximately 2.6 Acres

Occupying an enviable position within the sought-after coastal village of Marloes, 1 West End was run as a very small farm until at least the late 1960s: the concrete plinth beside the gate is a milk churn stand. It presents a rare opportunity to acquire a substantial property holding with outstanding lifestyle and investment potential.

The accommodation comprises a principal end-terrace residence alongside a pair of adjoining two-bedroom cottages positioned to the rear. Planning permission has been approved for the cottages to be converted into a single dwelling, creating exciting scope for those seeking flexible living arrangements or future development opportunities. View Documents at: www.pembrokeshirecoast.wales/planning

Set within approximately 2.6 acres, the grounds have been thoughtfully cultivated and developed over many years by the current owner, now offering an impressive collection of mature fruit orchards with an abundance of fruit trees, beautifully maintained gardens, and a productive cottage garden currently used for growing vegetables.

A delightful meadow extends beyond, featuring tucked-away spaces around its perimeter which lend themselves perfectly to camping accommodation, subject to any necessary consents, presenting exciting possibilities for tourism or lifestyle ventures.

The property offers huge potential for a variety of buyers, whether envisaging a campsite business opportunity, holiday letting enterprise, multi-generational family living, or a unique coastal lifestyle retreat.

Far-reaching countryside views can be enjoyed from the upper floors of the main residence, stretching towards the coastline and sea beyond.

The principal house itself is currently presented as a shell requiring full modernisation; however, essential services and foundations are in place, creating a blank canvas!



DIRECTIONS

From our Haverfordwest office, head out of town on the Dale Road and follow for approximately 8 miles until you see the signposts to Marloes and follow these to the village, Once in the village, continue through the village to the end, where you will find 1 West End on the left hand side. What3Words:///dealings.crawling.questions

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