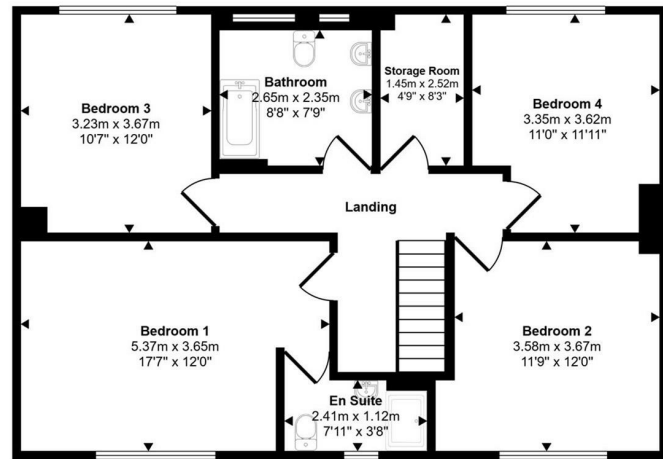




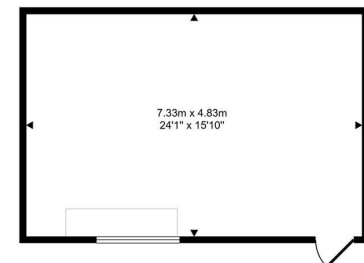
Ground Floor
Approx 128 sq m / 1378 sq ft

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.

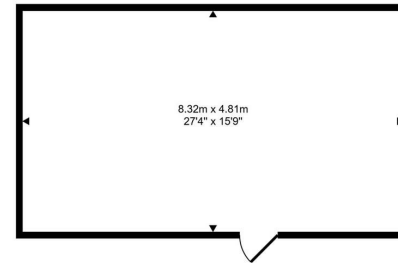


First Floor
Approx 83 sq m / 890 sq ft

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Workshop
Approx 35 sq m / 381 sq ft



Barn
Approx 40 sq m / 431 sq ft

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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

Harlech House, 5 Main Street, Pembroke,
Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006

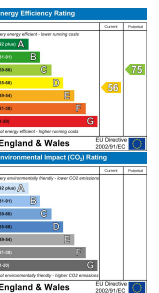


Green Acres, Bentlass, Hundleton, Pembroke, Pembrokeshire, SA71 5RN

- Detached House
- Set Within Approximately 1.71 Acres
- Open Plan Kitchen/Diner
- Ideal Equestrian Property/Family Home
- Oil Central Heating
- Gorgeous Estuary Views
- Four/Five Double Bedrooms
- Utility Room
- Stables, Outbuildings and Double Garage
- EPC Rating: D

Offers In The Region Of £575,000

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



Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006



The Agent that goes the Extra Mile



Set in the sought-after coastal location of Bentlass, Hundleton, this impressive five-bedroom detached residence sits within approximately 1.7 acres and offers a rare combination of comfortable family living and outstanding outdoor space. Enjoying breathtaking views across the estuary, the property is perfectly positioned to take full advantage of its picturesque surroundings. Viewing is highly recommended!

The house itself provides well-proportioned accommodation, ideal for modern family life. The ground floor comprises an inviting entrance hallway, a living room featuring a charming log burner, an open plan kitchen/diner, a utility room, a downstairs W/C, a storage room, and a versatile office, which could be used as a fifth bedroom. The kitchen/diner is fitted with a stylish shaker-style kitchen, complemented by marble-effect worktops, a Belfast sink, and a range of modern integrated appliances, with a central island providing additional workspace. The utility room further benefits from integral access into a double garage.

To the first floor, the property offers a well-appointed master bedroom with en-suite, a contemporary family bathroom, and three further double bedrooms, along with an additional storage room. The master bedroom and bedroom two both boast those idyllic coastal views, while bedrooms three and four enjoy attractive countryside views to the rear.

Outside, the grounds extend to approximately 1.7 acres and are thoughtfully divided into three paddocks, offering excellent quality pasture—perfect for equestrian use or those seeking a rural lifestyle. Further enhancing the appeal is a block of three stables with a hardstanding area to the front, along with two versatile outbuildings that provide ample storage or potential for a variety of uses. The land also benefits from convenient access via a lane to the rear, allowing easy entry into the stables. The property is approached via a gated driveway, which provides ample parking for several vehicles.

The property further benefits from UPVC double glazing throughout and oil central heating, providing comfort and efficiency year-round.

This unique property presents an exceptional opportunity to acquire a coastal home with land, combining scenic beauty with practical facilities. With the sandy beaches of Freshwater West and Angle also just a short drive away, the property truly is a must see.

Bentlass is a pretty hamlet located at the ends of the Cleddau Estuary, close to Hundleton. The village of Hundleton is located approximately two miles out of the historic town of Pembroke and has the local services required such as school, inn and bus stops. Pembroke provides banks, secondary school and doctors surgeries to name a few, and Pembroke Dock is slightly further away, providing supermarkets and ferry terminal to Ireland, as well as restaurants and high street shops.



DIRECTIONS

From our office in Pembroke follow the one-way system and turn left into Monkton. Continue to follow the road until reaching Hundleton village. As you enter the village turn right onto Bentlass Road. Turn left continuing down Bentlass Hill. The property will be found on the right hand side. What/Three/Words:///setting.dragonfly.orbit

GENERAL INFORMATION

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.

COUNCIL TAX: Band 'E'

HEATING: Oil

ref: HC/ LLE / APR / 26/OK EJL

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

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

LOCATION AERIAL VIEW

