

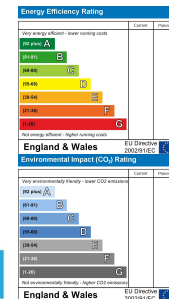


The Old Farm House Priskilly, Haystack, Haverfordwest, Pembrokeshire, SA62 5QF

- End Terrace Character Cottage
- Living Room/Diner With Inglenook Fireplace
- Downstairs Bathroom
- Beautiful Location In Cluster Of Cottages
- Oil Central Heating
- Over 200 Years Old, Original Features
- Two Bedrooms
- Off Road Parking
- 0.66 Acre Garden To Rear With Patio
- EPC Rating: TBC

£300,000

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



12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
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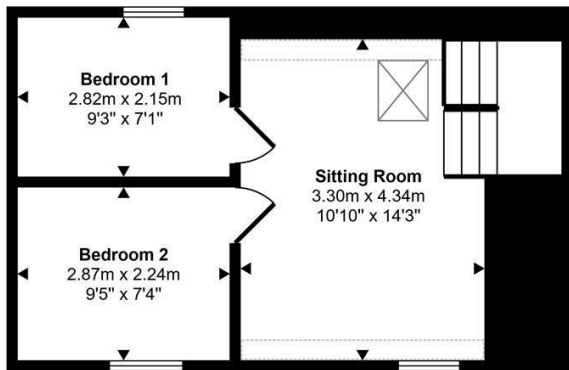
The Agent that goes the Extra Mile



Approx Gross Internal Area
72 sq m / 780 sq ft



Ground Floor
Approx 39 sq m / 416 sq ft



First Floor
Approx 34 sq m / 364 sq ft

Denotes head height below 1.5m

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

HEATING: Oil

TAX: Band B

We are advised that this property has private drainage.

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

IRK/ESL/05/26/DRAFT

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ VWWProps

<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,

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Located at the end of a no-through road within a small cluster of properties at Priskilly, The Old Farmhouse is a charming end-terrace farmhouse believed to date back approximately 250 years. Full of character and individuality, the property retains a wealth of original features, offering a wonderful blend of historic charm and cosy cottage appeal.

The accommodation is centred around an open plan living room/kitchen, featuring a woodburning stove set within an inglenook fireplace, complemented by exposed beams and stonework, slate flooring and a traditional Belfast sink, all combining to create a warm and characterful living space. The ground floor also benefits from a bathroom fitted with a small bath.

Steps lead to the first floor where a further living area enjoys a vaulted ceiling, distinctive three-step chimney breast feature and Velux window, adding to the unique charm of the home. Doors lead through to the two bedrooms. Further benefits include oil-fired central heating and sash windows which complement the property's traditional style.

Externally, the property enjoys a delightful garden to the rear. The garden is mainly laid to lawn with a south facing patio seating area leading directly from the back door, creating an ideal space to relax and enjoy the peaceful surroundings. The garden connects to an additional plot of land, referred to as 'the orchard'. As with the garden, it is bordered by traditional earth and stone field banks. It has currently been allowed to grow wild, but has great smallholding potential. It is accessed from the road and has a cleared space for ample parking. The land with the property is substantial in size, measuring approximately 0.66 acres.

Offered for sale with no onward chain, this is a rare opportunity to acquire a character home in a rural setting.

The large town of Haverfordwest is 11 miles away, Fishguard 10 miles, St Davids 13 miles and near the West Pembrokeshire coastline with all its stunning beaches and footpaths



DIRECTIONS

On leaving the Haverfordest office, head out of town towards Letterston on the A40. On reaching Letterston, turn left onto the Mathry Road, continue on the B4331 and when you reach the turning to Priskilly Golf Club, pull off the B4331, don't turn for the Golf Club but carry on the road leading up. Keep on this road, and take the first turning left. Keep on this road and take the next turning left and continue on this road until you reach the property on your left hand side. What3Words: [///unwind.digs.loopholes](https://www.what3words.com/unwind.digs.loopholes)

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