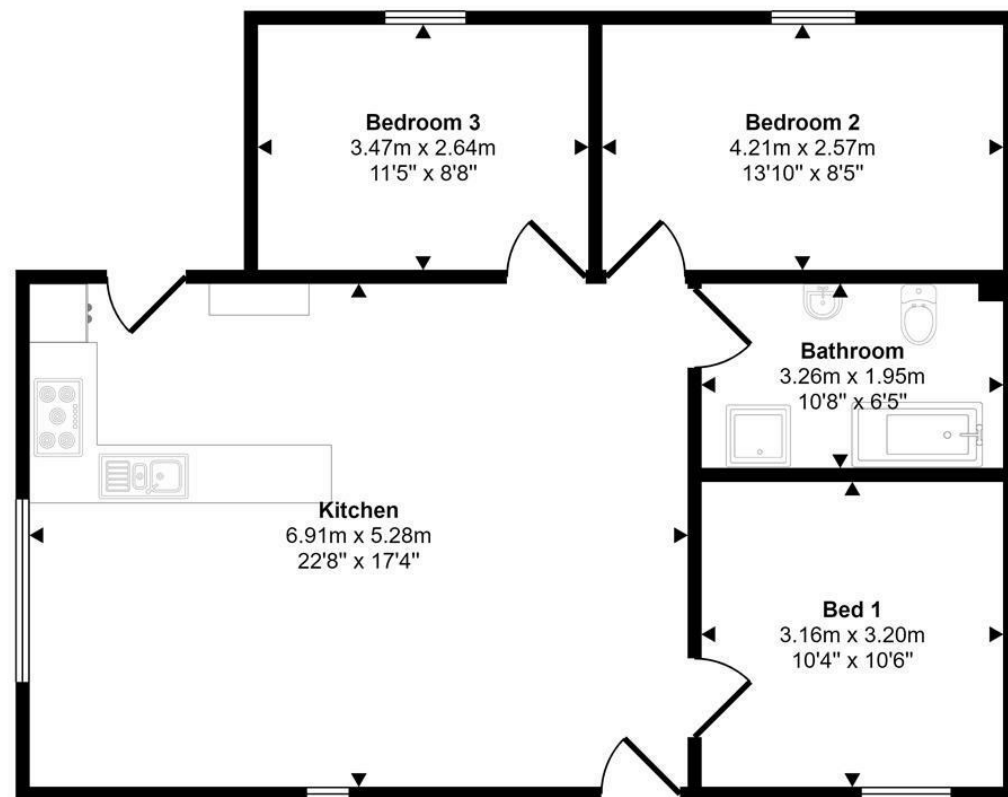


Approx Gross Internal Area  
76 sq m / 814 sq ft



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.

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

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: NA  
TAX: EXEMPT

S5G/AMA/012024/OKSSG

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

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

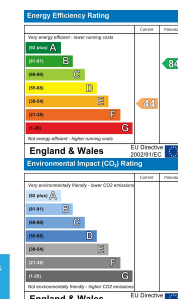


## Blacksmiths Cottage Cuffern, Roch, Haverfordwest, Pembrokeshire, SA62 6HB

- End Terrace Barn Conversion
- Open Plan Living Area
- Character Features
- Log Burner
- Rural Location
- Three Bedrooms
- Exposed Stonework
- Garden to Rear
- Family Bathroom
- EPC Rating: E

Offers Around £265,000

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**The Agent that goes the Extra Mile**





This lovely barn conversion is one of six character cottages converted from the original outbuildings that once belonged to Cuffern Manor.

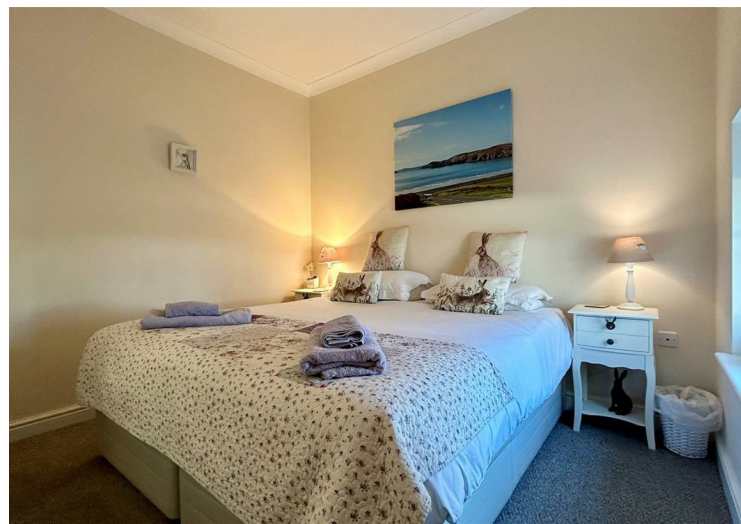
Nestled on a country lane, the idyllic rural setting immediately creates a sense of tranquillity. The property is currently being run as a holiday let since 2018 and was booked for 40 + weeks in 2022/2023.

The layout of the property briefly comprises; an open plan lounge/diner and kitchen, leading off to three bedrooms and family sized bathroom.

Externally there is an enclosed garden, with a sizeable decking and lawned area. that leads to a side gated access. To the fore of the property is an allocated parking space.

Whether you are looking for a business venture or a private residential/holiday home, this property must be seen to appreciate its charm!

The property is located on a scenic lane between Roch and Cuffern, and around 3.5 miles from Newgale, one of the best-known Blue Flag sandy beaches in West Wales, with its 2 miles of beach and wonderful surf. It lies halfway between the county town of Haverfordwest and the beautiful cathedral city of St. Davids. Haverfordwest has a wide range of amenities, including a mainline train station, hospital, sixth-form college, schools, cinema and leisure facilities. The village of Roch, just a couple of miles away, has a junior school, church and pub, whilst St Davids and Solva both have a wide array of cafes, restaurants, shops and art galleries. The stunning scenery of the Pembrokeshire Coast National Park is on your doorstep and provides endless opportunities for walking and enjoying the flora and fauna of the area, whilst a myriad of sporting activities can be enjoyed either on the beach, sea, or golf course.



### DIRECTIONS

From our Haverfordwest Office, proceed up High Street and Dew Street. Continue right at the traffic lights, and turn right down Barn Street. Continue over the roundabout, and pass Lidl on the left. Take the first exit. At the roundabout, take the first exit. At the next roundabout take the second exit. Continue on this road for approximately 5 miles. When arriving in Simpsons Cross, take the right turning sign posted Cuffern. Continue this road, and passing Cuffern Manor. You will find a selection of cottages, set back off the road, drive into the parking area and the property is the first on the left. What3Words laminated.supposing.badge See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.