



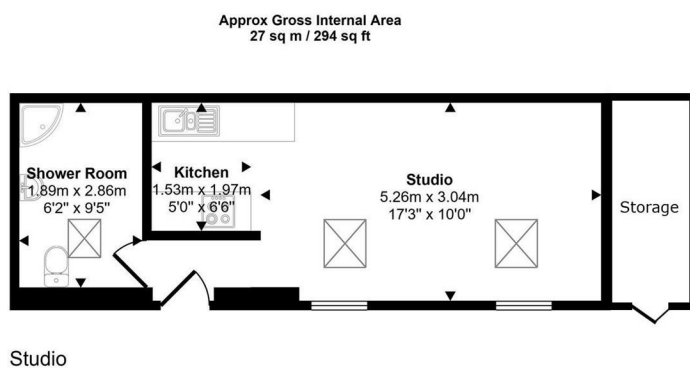
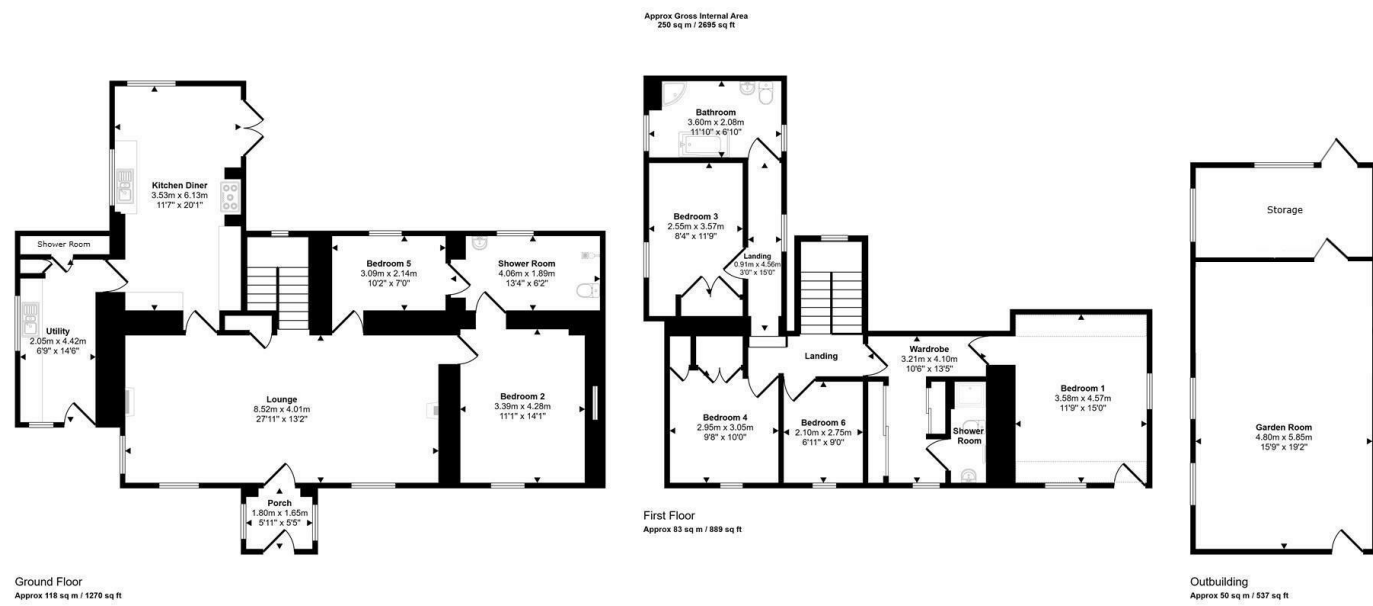
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THE AGENT WITH THE
LONDON CONNECTION



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.

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Upper Calf Field Camrose, Haverfordwest, Pembrokeshire, SA62 6HY

- Character Farmhouse With Studio Annexe
- 2025 Letting Income £57,191
- Countryside Views
- Mature Gardens
- Oil Central Heating
- Approx 1 Acre of Land
- Six Bedrooms
- Log Cabin/Games Room
- Driveway Parking
- EPC Rating: E (Farmhouse), D (The Studio)

Offers Around £740,000



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Summary

A rare opportunity to acquire an impressive character farmhouse, which is being sold along with a studio annex and approximately one acre of land. Upper Calf Field is situated in the lovely hamlet setting of Camrose and is surrounded by gorgeous countryside views. Currently run as a highly successful holiday let complex by the current vendors, generating £57,191 per Annum. The vendor has advised that the property has met the required occupancy rate and is therefore not subject to the 225% council tax premium. The property offers a brilliant source of income. Alternatively, the substantial detached property provides versatile accommodation, making it the ideal home for a multi-generational family. The property really is a must-see!

The Farmhouse:

Upon entering the property through the porch and into the living room, you are instantly greeted by a warm and welcoming atmosphere. Boasting a wealth of character features, exposed stone walls, wooden beams, and rustic wide plank country doors, the property doesn't fail to impress. Located at the heart of the farmhouse, you can really envision those cosy winter evenings relaxing with family and friends around the wood-burning stoves. A timeless country kitchen/diner is located off the living room with double patio doors opening out into the garden. The utility room offers side access into the property, and is the ideal space to store coats and boots after a day exploring the countryside. There is an additional small shower room off the utility. The ground floor also accommodates two bedrooms, with a modern Jack and Jill wet room.

The first floor is home to the impressive principle suite with a walk in wardrobe, and a shower room with feature fireplace. Further accommodation comprises; three bedrooms offering ample built in storage and the timeless family bathroom. Boasting a stylish contemporary decor, the bathroom features a free standing bath tub with traditional chrome taps, and a corner shower. Benefitting from UPVC double glazing, the farmhouse is also served by oil central heating. The house is beautifully furnished and many furnishings/fittings are available through separate negotiation.

The Grounds:

Externally, you enter the grounds through a shared entrance with other cottages located at Upper Calf Field. A private courtyard area for the house and studio provides ample off road parking for several cars. 'The Farmhouse' and 'The Studio' are set within approximately one acre of land. A mature garden is located to the rear of the farmhouse, and provides ample space for outside seating ideal for al fresco dining during the summer. The garden houses a log cabin which is currently utilised as a games room, but would also make a great home office. A storage room leads off the games room, which also provides rear access into the paddock. A gate opens from the garden into the first of three paddocks available with the property and there is a timber horse shelter in the second paddock.

The Studio:

Situated across the courtyard from the main farmhouse, the annex offers various possibilities. Currently a well appointed holiday let, The Studio offers great income potential or would make would the ideal granny annex. Featuring vaulted ceilings with exposed 'A' frame beams, the annex offers a sense of space. An entrance hall leads through into the open plan living/kitchen/diner and bedroom area. Across the hallway is a modern shower room. With the perfect blend of character features and modern design, the annex has been tastefully decorated throughout.

Location:

Upper Calf Field is situated on the periphery of the village of Camrose approximately four miles from the county town of Haverfordwest and a short drive from the beautiful Pembrokeshire coastline e.g. Newgale, famous for its vast sandy beach, rugged cliffs and coastal path, with the harbour village of Solva and the Cathedral City of St David's beyond.

The market town of Haverfordwest has numerous facilities and amenities on offer, which include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, new leisure centre/swimming pool, cinema, restaurants, pubs etc.



DIRECTIONS

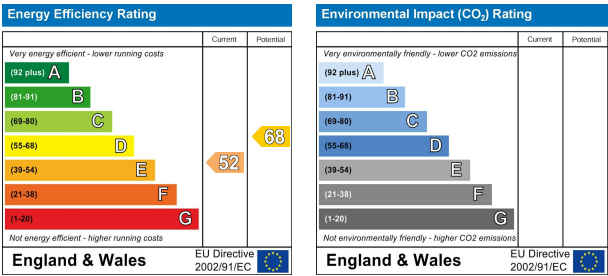
From the Haverfordwest office proceed out of town on the A40 in the direction of Fishgaurd. Follow this road for approximately 3 miles and then take the left hand turn towards Camrose. Proceed over the stone bridge. Turn left onto the B4330, and the property will be on the left hand side. What/Three/Words:///covertly.cupcake.entrust

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: (The Farmhouse is on business rates & The Studio is in tax band 'B')
HEATING: Oil

ref: JETH /LLE / NOV/ 25JETH

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AERIAL VIEW

