



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.

TAX: Band F

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

LG/ESL/04/22/takeonok.

FACEBOOK & TWITTER

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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

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## Hendy Cart, Barn 3 The Courtyard, Trenewydd Fawr, Croesgoch, Pembrokeshire, SA62 5JY

- Barn Conversion
- Grade II Listed
- Single Garage
- Exclusive Complex Of Barn Conversions
- Immaculately Presented
- Three Bedrooms Plus Crog Loft
- Garden To The Rear
- Countryside Views
- Oil Central Heating
- EPC EXEMPT

Offers In Excess Of £425,000

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Hendy Cart is a Grade II Listed Barn Conversion within a delightful rural courtyard development, close to the popular village of Croesgoch. The property has been completed to a high standard with character features including a crog loft, oak doors, floors and beams, and hardwood arched windows. The layout of the property briefly comprises: Hallway, Kitchen/Diner, Living Room, Three Bedrooms, the master with En-Suite Shower Room, Family Bathroom and a Crog Loft with generous attic space. The property is used as a holiday home by the current owners who also let it as a holiday let with an excellent reputation, however it would also make a delightful permanent home. The property benefits from hardwood double glazing and oil fired central heating. Approached over a shared gravel driveway, there is a parking area for at least two cars. The front garden has attractive well stocked flowerbeds, whilst the rear garden is laid to lawn with a low lying natural boundary to ensure maximum enjoyment of the surrounding countryside views. The property also comes with a single garage in a shared block, with a first floor studio room above, allowing for further parking or handy storage/work space.

The Courtyard is located just over a mile from Croesgoch, a rural village situated mid-way between the Cathedral City of St Davids and the harbour town of Fishguard, with its ferry terminal. Croesgoch is approximately 11 miles from the county town of Haverfordwest. Surrounded by the beautiful Pembrokeshire countryside, the property is within easy reach of the coast at Porthgain, and the beautiful Whitesands beach, with Solva and Newgale further to the South.



#### KITCHEN/DINER

15'0" x 14'0" (4.57 x 4.27)

#### LOUNGE

17'3" x 15'8" max (5.26 x 4.78 max)

#### Bedroom Three

12'7" x 11'7" (3.84 x 3.53)

#### BATHROOM

12'7" x 6'4" (3.86m x 1.94m)

#### BEDROOM 2

12'9" x 8'5" (3.89 x 2.56)

#### Bedroom One

15'2" x 15'2" max (4.62 x 4.62 max)

#### EN-SUITE SHOWER ROOM

6'5" x 8'0" (1.97m x 2.46m)

#### LOFT ROOM

23'1" x 10'7" max (7.06 x 3.25 max)

#### ATTIC AREA

42'0" x 10'8" (12.80 x 3.25)



#### DIRECTIONS

From the Haverfordwest office head out on the B4330 towards Croesgoch and follow the road for approximately 14 miles. Take the left hand turn before you reach the village and the entrance to The Courtyard is the first on the right after a few hundred yards. Turn to the right as you approach the development and the property will be found at the end.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.