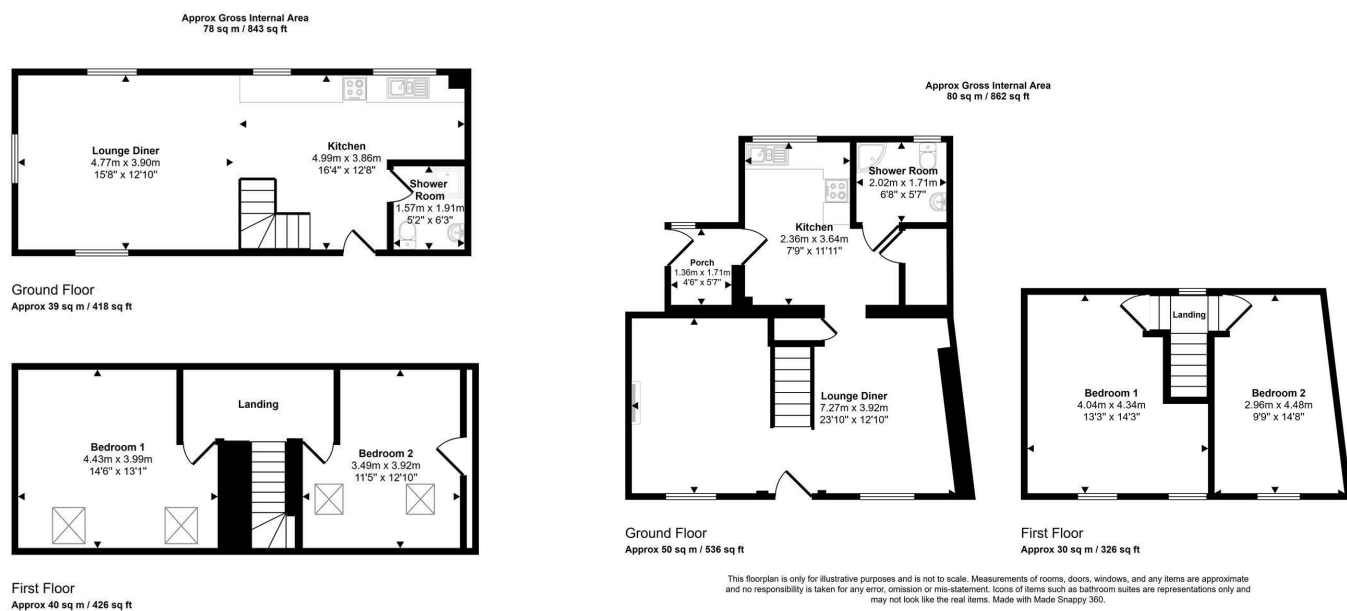


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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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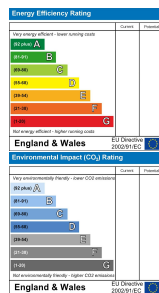
2 and 4 Johnston Farm Milford Road, Johnston, Haverfordwest, Pembrokeshire, SA62 3EY

- Two/Three Properties
- Multiple Outbuildings
- Potential For Development Or Business
- Village Location Close To Haverfordwest
- Character Properties

- 0.5 Acre Plot
- Garden And Paddock
- Well Maintained Internally And Externally
- Gas Central Heating
- EPC Ratings: TBC

Offers Around £575,000

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



Description

Welcome to Johnston Farm, a versatile Multi-Unit Property with Annex, Additional Cottage, Outbuildings, and Gardens. Set within half an acre, this is an excellent opportunity to acquire a flexible and well-laid-out property comprising a two-bedroom main cottage, a two-bedroom annex which could be utilised as part of the main accommodation, and a further semi-detached two-bedroom cottage.

The main cottage was built in the early 1800's and includes a central living area with a log-burning stove, providing a practical focal point. There are two double bedrooms, a dining room with original bread oven, kitchen, utility room, and two shower rooms. The annex and additional cottage offer independent accommodation, both with two bedrooms - ideal for multi-generational living, guest use, or potential rental income (subject to necessary permissions).

Externally, the property benefits from a variety of sheds and outbuildings, providing useful storage or workspace options. A detached red brick unit offers the potential for a further residential dwelling, subject to necessary planning consent. A garden area and a separate paddock offer defined outdoor space, and there is ample off-road parking available on site.

To fully appreciate the potential of this rare opportunity, viewing is highly recommended!

The village of Johnston is located some 3 miles south of the County Town of Haverfordwest, on the way to Milford Haven, Neyland Marina, and the Cleddau Bridge, which gives access to Pembroke and South Pembrokeshire. The stunning Pembrokeshire coastline is within easy reach, with beautiful sandy beaches at Marloes Sands, Broad Haven, Freshwater East, and a host of others. Haverfordwest has a wide range of amenities including Main Line Train Station, Hospital, Leisure Centre and Swimming Pool, Cinemas, Primary and Secondary Schools, Sixth Form College, Supermarkets, Retail Parks etc., whilst Johnston itself has a Primary School, train station, shops, doctor's surgery etc.



Outbuilding Measurements:

- Garage to No.4: 4.78m x 3.44m
- 'The Fish Shed': 4.03m x 8.33m
- The Workshop: 4.92m x 13.74m
- 'The Corn Shed' (ground floor): 3.96m x 4.32m
- 'The Corn Shed' (first floor):4.32m x 6.76m
- 'The Meat Shed': 2.29m x 3.94m
- 'The Cow Shed': 3.99m x 13.44m
- Storage Shed: 6.95m x 4.82m
- Log Store: 5.00m x 4.62m
- Storage Shed: 4.53m x 4.96m
- Potting Shed: 5.11m x 4.80m
- Store Room: 2.77m x 1.84m



DIRECTIONS

From our Haverfordwest Office, continue on High Street, through Dew Street, and at the traffic lights, continue on straight. Continue on straight again at the second traffic lights, then at the roundabout take the third exit onto Merlin's Hill. At the roundabout, take the third exit onto Dredgeman's Hill and continue for approximately 2.8 miles, passing over the mini roundabout and the shop on your left. The property will be found shortly after on the right hand side. What3Words:///toothpick.debut.wishes

GENERAL INFORMATION

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 Drainage, Mains Electric, Mains Water, Mains Gas
HEATING: Gas
TAX: E & B

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

JETH/ESL/06/25/DRAFT

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>



LOCATION AERIAL VIEW

