

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.

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: Band 'D'  
HEATING: Oil

ref: JETH / LLE / JUNE / 25 / OK

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

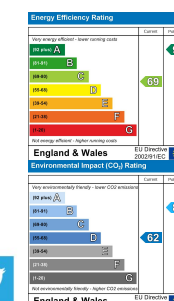


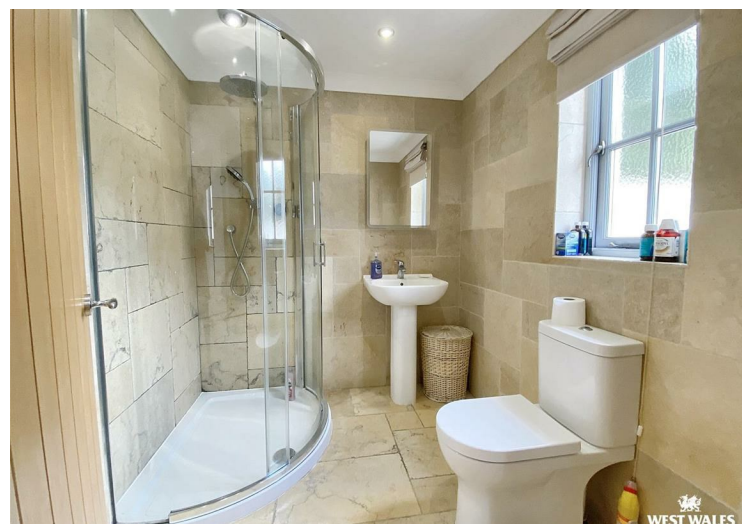
### Meadow View Puncheston, Pembrokeshire, SA62 5TR

- Stunning Barn Conversion
- Three Bedrooms
- 5 miles from Letterston
- Countryside Views
- Oil Central Heating And Underfloor Heating
- High Specification
- Semi Rural Village
- Approx 3.3 Acres
- Double Glazing
- EPC Rating: C

£425,000

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An excellent opportunity to acquire an immaculately presented stylish, and characterful barn conversion. Situated in the heart of Pembrokeshire, the property enjoys glorious countryside views from its elevated position. Just a short drive from the highly sought after village of Punctheston, the property is ideal for those looking for a village lifestyle. The property provides charming country living, offering a warm and welcoming atmosphere. Featuring both character features and a modern design, there is a high specification throughout, offering a quality of finish and attention to detail expected of modern day living. Fitted with hardwood painted double glazed windows, oil fired underfloor heating, engineered oak and slate tiled flooring throughout, this truly is a must see property. Set within approximately 3.3 acres, the property offers many possibilities, whether you are looking for land for animals, a holiday home or an income opportunity. The property would also make a great family home!

Upon entering the property, you are greeted by an impressive oak-beam vaulted ceiling kitchen/diner. With its country design and central island, this open plan space is ideal for entertaining your family and friends. Flowing through into the living room with a feature fireplace and double aspect design, you can relax and enjoy those surrounding views. Further accommodation includes the master bedroom with built in wardrobes, two further double bedrooms, and a shower room with waterfall shower and limestone tiles. A utility room with w/c is located off the kitchen, which houses the boiler and pressurised hot water cylinder.

Overlooking the picturesque 3.3 acre pasture field with fenced borders, the property offers a patio area and lawned gardens to the side and rear, ideal for relaxing in the summer sun. There is driveway parking/courtyard to the front, and off road hard standing to the side of the property. Viewing is essential to appreciate this stunning build!



Punctheston is a quiet, rural village in the heart of the Pembrokeshire countryside, within easy reach of the towns of Fishguard and Haverfordwest, and a short drive from the Preseli Hills. The village has an infant/ junior school and Public House, and there are a range of shops and facilities in the nearby village of Letterston. The beautiful Pembrokeshire coast is only 13 miles away, at the sandy beach of Newgale, where the Pembrokeshire Coast Path gives miles of wonderful walks on which to enjoy the stunning coastline.



**DIRECTIONS**  
From Haverfordwest, take the Main A40 Road north for some 10 miles and in the Village of Letterston, take the turning on the right at the crossroads, signposted to Little Newcastle and Punctheston. Continue on this road for 3 miles or so, straight through Little Newcastle, and on entering the Village of Punctheston, take the first sharp left hand turn. Proceed on this road for a mile or so and Meadow View is situated on the left hand side of the road. What 3 Words Reference - ///slopes.pioneered.rewarded  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.