

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 Electric, Mains Water, Private Drainage,
 HEATING: Oil
 TAX: Band D

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

IRK/ESL/05/26/DRAFT

FACEBOOK & TWITTER
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<https://www.facebook.com/westwalesproperties/>

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,

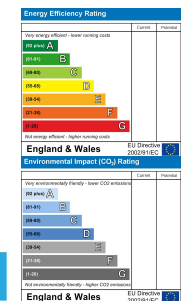
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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Rosemoor Lodge Walwyns Castle, Haverfordwest, Pembrokeshire, SA62 3ED

- Detached Character Cottage
- Period Features & Fireplace
- Two Shower Rooms
- Lounge/Diner & Conservatory
- Three Bedrooms, Office And Hobby Room
- Attractive Garden & Patio Measuring 0.23 Acres
- Rural Views
- Oil Central Heating
- EPC Rating: TBC



Offers In Excess Of £400,000

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



A charming character detached former lodge cottage that has been lovingly maintained. Boasting character features combined with modern facilities. The property is set in a delightful rural location and enjoys idyllic views overlooking the surrounding countryside. The property would make a perfect home and ideal for someone looking for a rural lifestyle.

The property offers a wealth of period features with a solid oak staircase and flooring. The cottage boasts a welcoming entrance hall, lounge/diner with feature fireplace, fitted kitchen, conservatory, two shower rooms, three bedrooms (one currently in use as a dining room). On the first floor is a handy office and an additional hobby room.

Outside, the cottage enjoys an attractive, mature rear lawned garden, summerhouse and patio seating area, which is perfect for relaxing or entertaining, together with enclosed off-road parking and an enclosed, pretty front garden. The entire plot measures approximately 0.23 acres. Further benefits include oil-fired central heating and private drainage.

Situated in a desirable rural area, this delightful home combines countryside appeal with practical living. Viewing is recommended to appreciate the charm and character of this pretty cottage and its idyllic location.

Walwyn's Castle is a tiny rural community in southwest Pembrokeshire, a few miles west of Haverfordwest and close to the Milford Haven waterway. It is a quiet agricultural area with scattered farms, coastal scenery nearby, and a population of only a few hundred people.



DIRECTIONS
From our office in Haverfordwest follow the road up High Street into Dew Street and Milford Road, across the roundabout and down to Merlins Bridge. Take the 3rd exit, and then turn right on to Old Hakin Road. Follow this road (B4327) to Tiers Cross, and turn right at the end of the village, signed to Walwyns Castle. The cottage is situated on the left hand side. What3Words///voting.rivals.witty

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.