

WEST VIEW FARM, ROCH, HAVERFORDWEST, SA62 6HE

- COUNTRYSIDE & SEA VIEWS
- 6 DOUBLE BEDROOMS
- SET IN APPROX 10.95 ACRES
- DRIVEWAY & DETACHED GARAGE
- WORKSHOP & POLYTUNNEL
- DETACHED LUXURY PROPERTY
- GROUND SOURCE C/H
- TRIPLE GLAZED
- BEAUTIFUL RURAL LOCATION
- EPC RATING A

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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We Say...

This stunning detached six-bedroom property is located in an enviable rural location within the Pembrokeshire Coast National Park and has fabulous countryside and St Brides Bay views. Sitting in approximately 10 acres of grass meadows and woodland copse, it is tranquil, unique, and full of investment potential for a whole variety of uses. There is a workshop, polytunnel, and space for stabling, perfect for equestrian, horticulture, or just as a beautiful calm oasis for a family to enjoy.

Upon entering, the engineered oak flooring leads from the porch into the hallway. There is a laundry room, WC, a home office, a kitchen breakfast room, dining room, and lounge all on the ground floor. The light-filled lounge with floor-to-ceiling windows on three aspects has the WOW factor and frame the view over the beautiful rolling fields and St Brides Bay, to perfection. The kitchen has inbuilt appliances, handy pull-out larders, an attractive kitchen island with granite work surfaces, and is undoubtedly the heart of the home. The patio between the lounge and kitchen is a great outdoor space for entertaining, or just enjoying a coffee in the sunshine. The bespoke oak staircase leads up to the first floor with four double ensuite bedrooms. The master suite has fitted robes upon entering and a cleverly hidden ensuite with a jacuzzi bath and twin washbasins. There is no getting away from the amazing views in the suite, with windows on three sides and views of Roch Castle and the sea beyond. The front curtains are remote-controlled; imagine awakening to a new day with a flick of a switch, all from the comfort of your duvet! Continuing upstairs to the second floor, there are a further two double bedrooms and a bathroom.

Benefitting from an A-rated EPC, with triple glazing, and a ground source heat pump providing comfortable underfloor heating, this luxurious property with an environmental nature at its heart, is the perfect countryside residence.

Location

The property is within the Pembrokeshire Coast National Park, and under 4 miles from Newgale, one of the best known Blue Flag sandy beaches in West Wales, with its 2 miles of beach and wonderful surf.

It lies half way between the county town of Haverfordwest and the beautiful cathedral city of St. Davids. Haverfordwest has a wide range of amenities, including main line train station, hospital, sixth form college, schools, cinemas and leisure facilities. The village of Roch, just a couple of miles away, has a junior school, church, pub, shop and post office, whilst St Davids and Solva both have a wide array of cafe's, restaurants, shops and art galleries.

The stunning scenery of the Pembrokeshire Coast National Park is on your doorstep and provides endless opportunities for walking and enjoying the flora and fauna of the area, whilst a myriad of sporting activities can be enjoyed either on the beach, sea or golf course.

The Owners Say...

... "We bought a wreck in 2010 with a few acres of land. This was not a renovation project but a complete new build. Once the old buildings were removed we sprinkled some magic around to create the home, garden and paddocks that fulfilled our dream. We want someone to continue to enjoy it in the future. We have listed it for you to love it..."



DIRECTIONS

From our office in Haverfordwest, head towards St Davids on the A487. Continue for approximately 4 miles until you reach Simpsons Cross and turn right at Summerhill Park, signposted Cuffern. Continue to the end of this road, passing Cuffern Manor, and turn right. Take the next left signposted for Brandy Brook and the property will be found a short way on the left-hand side.

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. We are advised that the property is served by private drainage

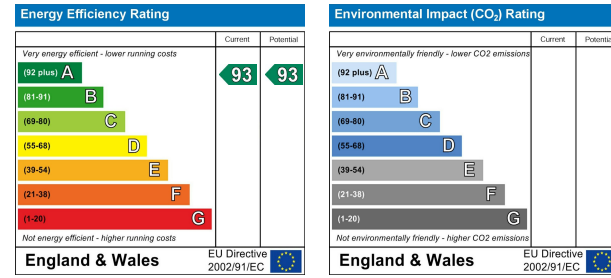
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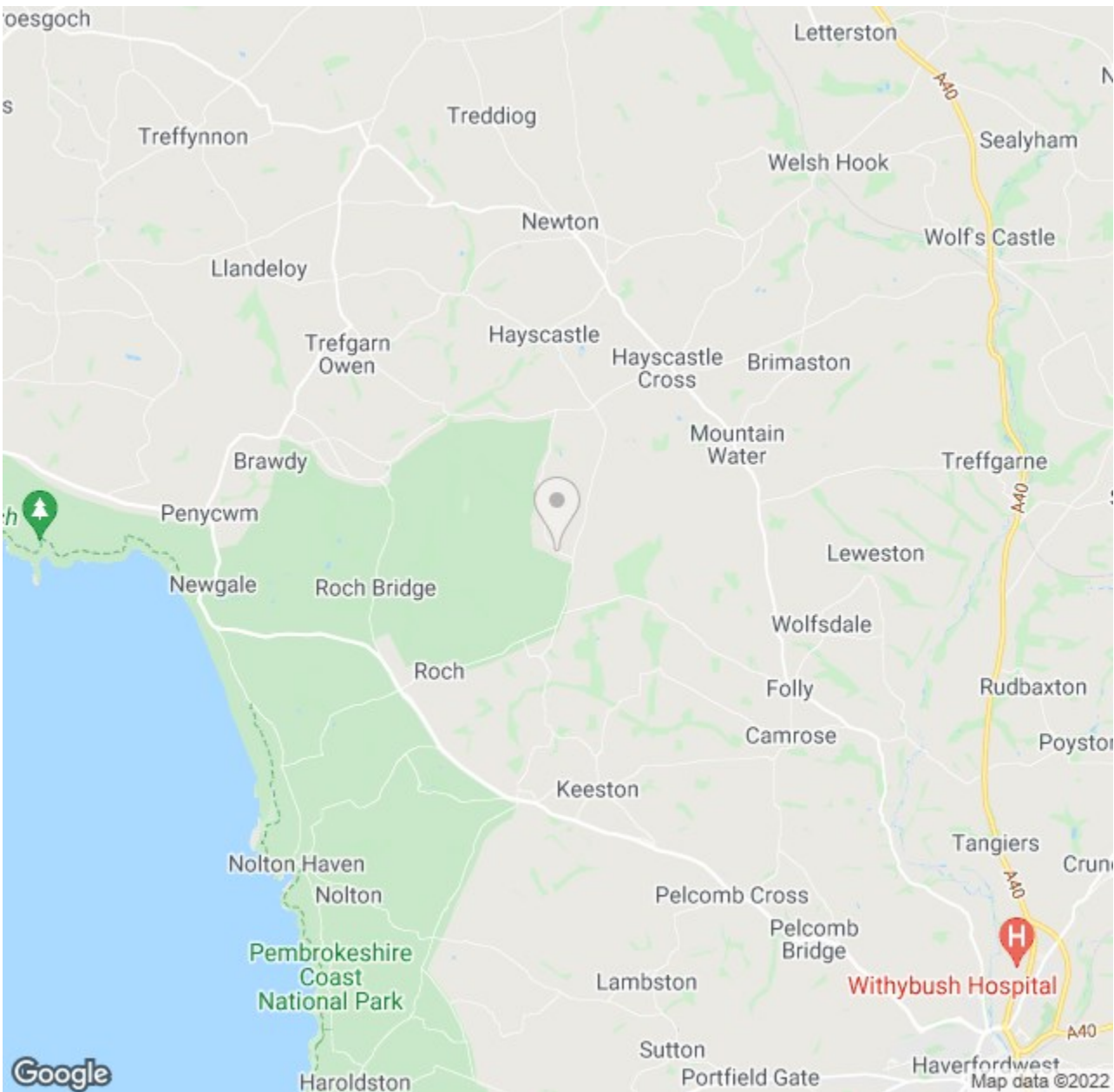
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AERIAL VIEW



ROOMS & DIMENSIONS

HALLWAY

22'1 x 12'10

LIVING ROOM

26'5 x 19'4

OFFICE

13'7 x 13'8

KITCHEN

15'10 x 12'1

BREAKFAST NOOK

15'9 x 9'7

DINING ROOM

13'5 x 12'6

WC

LAUNDRY ROOM

13'7 x 8'1

FIRST FLOOR LANDING

BEDROOM 1

19'9 x 19' max

ENSUITE

8'6 x 14'8

BEDROOM 2

20'5 x 13'10

ENSUITE

7'11 x 7'6

BEDROOM 3

12'1 x 18'8

ENSUITE

6'4 x 5'4

BEDROOM 4

15'8 x 13'4

ENSUITE

9'9 x 8'

SECOND FLOOR LANDING

BEDROOM 5

11'7 x 15'3

BATHROOM

12' x 14'10

WORKSHOP

60' x 20'

GARAGE

POLYTUNNEL



