

Coastal House, Narberth Road,  
Haverfordwest, Pembrokeshire SA61 2XG

T 01437 772768 E [info@coasty.co.uk](mailto:info@coasty.co.uk) W [coasty.co.uk](http://coasty.co.uk)

COASTY  
Property & Estates



Old Cartlett House  
Haverfordwest, Pembrokeshire SA62 5AL

Asking price £525,000

Coasty are proud to present to the market Old Cartlett House Trefin. This property is currently utilised as a successful bed and breakfast, but would serve equally well as a family home, or an idyllic retirement retreat.

Situated in the peaceful coastal village of Trefin, a short drive away is the smallest city of St Davids and the stunning scenery of the Pembrokeshire Coast National Park.

The village of Trefin is a designated area of outstanding natural beauty and has its own chapel, pub, tearooms and weaving centre. This beautiful property, with its charming historical beauty, with some parts dating back to the sixteenth century, is a hidden gem on the outskirts of the village.



## Grand entrance hall

24'04" x 12'07" (7.42m x 3.84m)



Entrance to property by way of a wooden half glazed door with leaded triple glazed glass panes. 2 wooden sash single glazed windows overlooking the garden, with slate cills, feature stone inglenook fireplace, with 20kw multifuel burner, slate hearth and interesting inset feature, (which may well have been the base for the previous spiral staircase) wooden beam mantle and slate hearth. Character ceiling beams, 2 radiators, 7 slate stone steps on staircase, turn and 9 wooden stairs and balustrade leading to first floor. There is a spectacular arched single glazed window with a slate cill on the turn in the stairway, set into a feature stone wall. 3 stone steps up into lounges. Doorway into hall leading to cloakroom, kitchen and utility room.

## Kitchen

15'09" x 11'09" (4.80m x 3.58m)



L shaped kitchen, tiled flooring, space for range cooker with bottled gas supply, a range of modern floor and wall units, including wall wine rack and glazed display units. Worktops with tiled splash backs. Integrated electric fan oven, Stainless steel one and a half bowl sink with mixer taps and right hand drainer. 18 pane wooden single glazed window above sink overlooking the garden. Extractor hood with light over space for range cooker. Integral dishwasher. Space for dining table and chairs. Integral pantry cupboard. 8 inset ceiling spotlights, 2 velux windows letting in natural light, with further velux window and one more spotlight in 'L' shape part of kitchen. Door into utility room. The kitchen boasts a lime washed traditional Pembrokeshire roof. There is also an outdoor tap.

## Inner hallway and cloakroom

5'10" x 4'10" (1.78m x 1.47m)

Tiled flooring, open doorway from kitchen, half glazed

wooden door into cloakroom with low level wc, velux window letting light flood in.

## Utility room

5'3" x 5' (1.60m x 1.52m)



Tiled flooring, worktop with space under for washing machine and tumble drier. Wall mounted cupboard. Single pendant light. Wooden stable door with single glazed 9 panes leading to garden.

## Lounge

17'02" x 13'01" (5.23m x 3.99m)



Half glazed wooden door into lounge, carpet flooring, 2 wooden single glazed sash windows to either side, Stone fireplace with 7 kw multifuel burner, slate hearth and inset wooden beam mantle. Shelved alcoves either side of fireplace, built in cupboard with shelving above. 4 wall uplighters. Wooden french doors with glass panels either side into music room.

## Music Room

20'3" x 14' (6.17m x 4.27m)



A spacious and light room with carpet flooring, wooden sash single glazed window to side with slate cill. Wooden French doors leading into garden, 32 paned wooden single glazed window overlooking garden with wooden cill, 4 wall uplighters, 2 radiators.

## Stairs to first floor

Stairway to first floor landing

## Landing

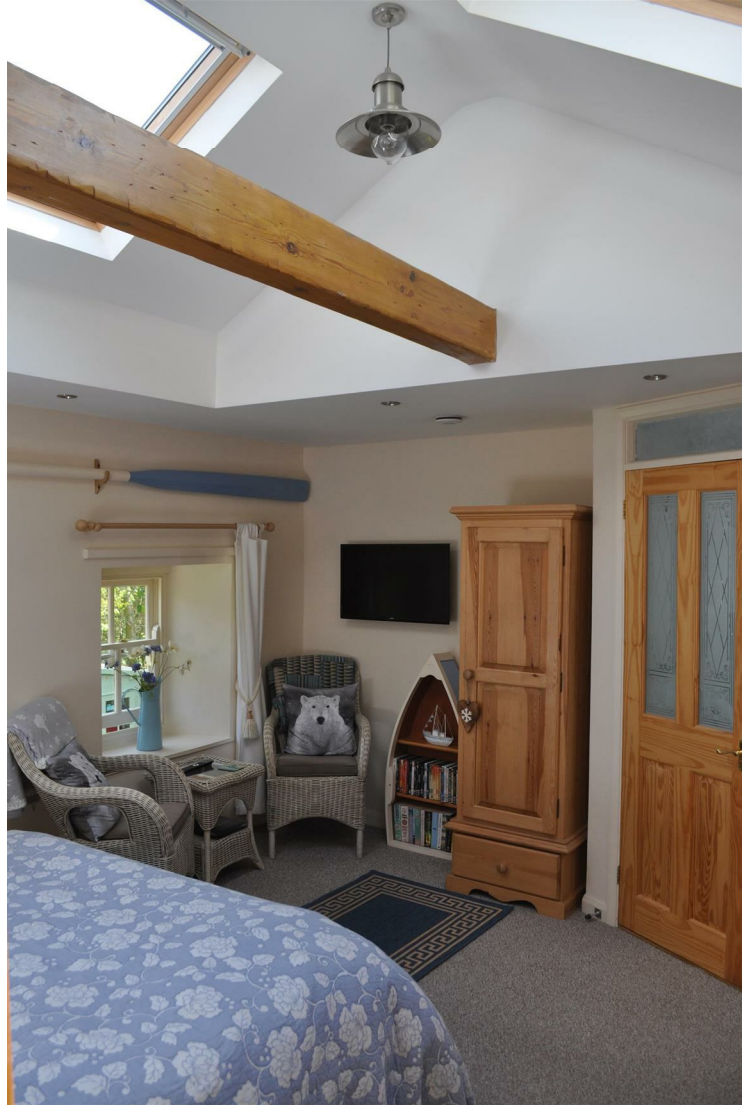
4'x 4' (1.22m x 1.22m)



Landing area with doors leading into all bedrooms and family bathroom. Wooden sash single glazed window with slate cill. Wooden flooring.

## Bedroom 1

14'11" x 12'x 7" (4.55m x 3.66m x 2.13m)



Carpet flooring, 2 pendant ceiling spotlights, 6 inset ceiling spots, 2 sash single glazed windows overlooking the garden. 2 velux window letting light flood into the room. Character pine beam. Half glazed door with etched pattern glass leading into the en suite. Insert feature shelf with wooden surround.



### En-suite

5'6" x 2'09" (1.68m x 0.84m)



Tiled flooring, beautiful stone walls, with inset feature shelving. Shaver point, feature slate shelf, uPVC double glazed window to side with wide slate window cill. Stainless steel heated towel rail, low level modern wc, modern square wash hand basin with stainless steel mixer tap, inset into vanity unit. Separate tiled shower cubicle with fully tiled walls and circular sliding doors into. Triton Ivory electric shower. Two inset ceiling spotlights in shower and a flush ceiling light in main shower room.

### Bedroom 2

17'2" x 14'9" x 12'7" (5.23m x 4.50m x 3.84m )



Carpet flooring.

### En suite

9'9" x 6'4" (2.97m x 1.93m )





### Bedroom 3

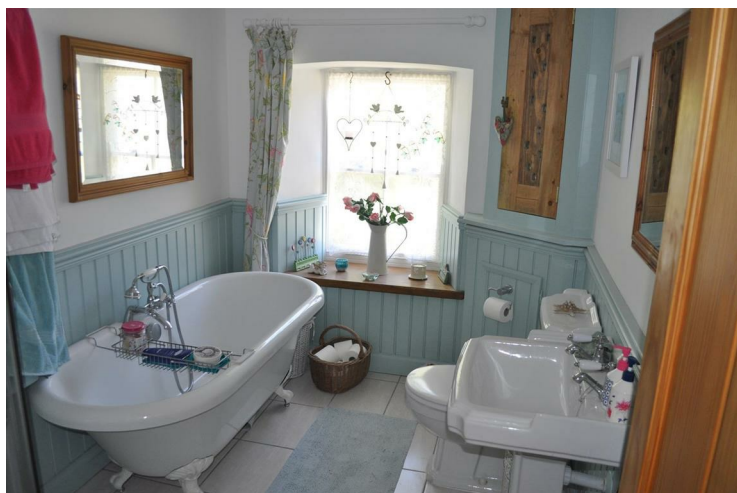
12'10" x 13'11" (3.66m x 4.24m )



Carpet flooring, wooden sash single glazed window to side, single pendant light, built in airing cupboard. 2 velux windows, radiator.

### Family bathroom

9'6" x 6'8" (2.90m x 2.03m )



Tiled flooring, New England style half wooden walls, white free standing claw footed bath with side mixer taps and shower

attachment. Stainless steel heated towel rail, flush ceiling light. Low level wc, separate shower cubicle with traditional fixed head shower, 2 inset ceiling spotlights, sliding door into shower. Pedestal wash hand basin with hot and cold taps. Unusual built in cupboard with pine mirrored door. Sash single glazed wooden window to side.

### Garage/workshop

14'10" x 13'4" (4.52m x 4.06m )



Garage/workshop with side door and up and over door. Electricity is connected with fluorescent strip lighting, seven double power points. Velux window in apex roof 12'x 2" from floor to ceiling. This could be converted into a studio apartment with the correct planning consent. Adjacent to garage is a dedicated parking area suitable for a caravan or boat. Inside and outside tap.

### Craft/workshop

14' x 7'5" (4.27m x 2.26m)



Craft room located in the garden. Electricity supplied, with 6 strip lighting spots and powerpoints. French doors leading to lawned area, insulated roof and wooden floor. Double glazed single door to side.

## Gardens



Beautifully landscaped and manicured walled gardens. Some of the garden is laid to lawn, with mature trees and shrubbery. Seating areas, with a summer house, equipped with electricity supply, log stores and potting shed. Fish pond with pump and waterfall. Craft room (separately described in brochure).

## Exterior and parking



The entrance to the property is by way of wooden gates - these are a car width so as to enable a car to enter the property if necessary, with some adjustments to the driveway. There is dedicated outdoor space for parking for at least 4 cars, with a further parking space behind the summer house, for a car or trailer, and also further down, a dedicated space adjacent to the garage for a boat, caravan or motorhome.





