

The Lodge, Narberth Road, Haverfordwest



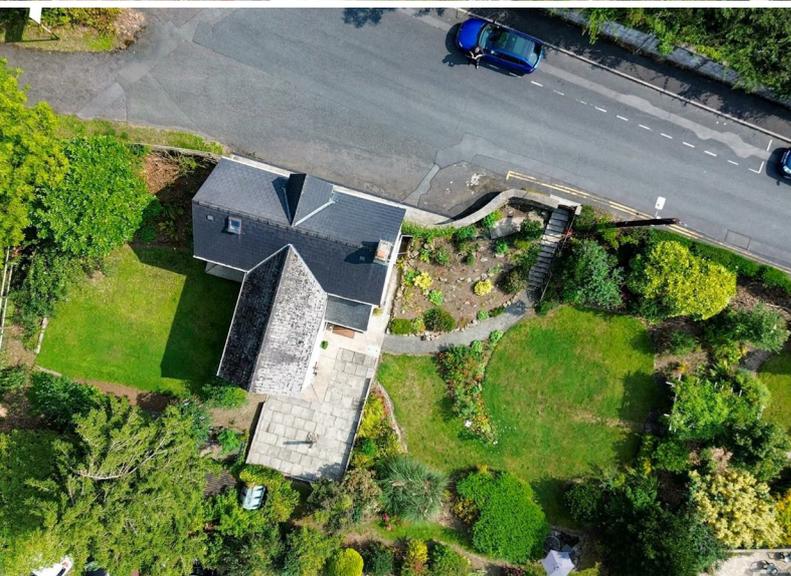
**Offers In Excess Of £275,000**



The Lodge offers a rare opportunity to acquire a characterful former cottage, most recently utilised as a successful commercial hair salon. Presented to a high standard both inside and out, the property combines charm and practicality with versatile accommodation and attractive landscaped grounds.

Set within a plot of approximately 0.6 acres, The Lodge enjoys an established garden setting with lawns, mature trees and planting.

Whilst being sold as a commercial premises, the property retains the appearance and proportions of a cottage-style dwelling and, subject to the necessary consents, has strong potential for conversion back into a residential property.



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**Accommodation**

The interior is arranged to suit its current commercial use, but remains sympathetic to the building's cottage origins. It offers flexible, well-proportioned rooms with character features, making it suitable for continued business use or adaptation to other purposes.

The accommodation briefly comprises:

**Entrance Hall 11'6" x 5'3" (3.50m x 1.60m)**

With glazed timber entrance door, commercial grade flooring

**Salon 11'6" x 9'2" (3.50m x 2.80m)**

uPVC double glazed window to front, commercial grade flooring

**Shop 11'6" x 10'2" (3.50m x 3.10m)**

Dual aspect uPVC double glazed windows, feature beams, commercial grade flooring

**Salon 7'10" x 10'6" (2.40m x 3.20m)**

uPVC double glazed window to side, commercial grade flooring

**Salon 7'10" x 7'7" (2.40m x 2.30m)**

uPVC double glazed window to rear, commercial grade flooring

**WC**

Hand basin, close coupled lavatory, storage area

**Reception Room 11'6" x 25'3" (3.50m x 7.70m)**

Stairs lead down to a Reception Room comprising dual aspect uPVC double glazed windows, fireplace with oak mantle and slate hearth, laminate flooring

**Rear Porch**

uPVC double glazed entrance door, vinyl flooring

**Kitchen 7'10" x 10'10" (2.40m x 3.30m)**

Matching base and wall units with contrasting work surface, single drainer ceramic sink, Creda double oven and hob, integrated extractor, tiled splash back, feature beams, dual aspect uPVC double glazed windows, vinyl flooring

**Utility 7'10" x 10'6" (2.40m x 3.20m)**

Feature beams, uPVC double glazed window to rear, commercial grade flooring

**WC**

Close coupled lavatory, commercial grade flooring

**Loft Room 11'6" x 15'9" (3.50m x 4.80m)**

Stairs lead from the entrance hall to a loft room providing excellent storage space with feature window to front and skylight

**Outside**

A particular feature of The Lodge is its generous grounds. Extending to approximately 0.6 acres, the plot includes lawned areas, established trees and shrubs, and space for further landscaping or development (subject to planning).

**General Notes**

Services: Mains electricity, water and drainage services are connected along with oil fired central heating  
Tenure: Freehold

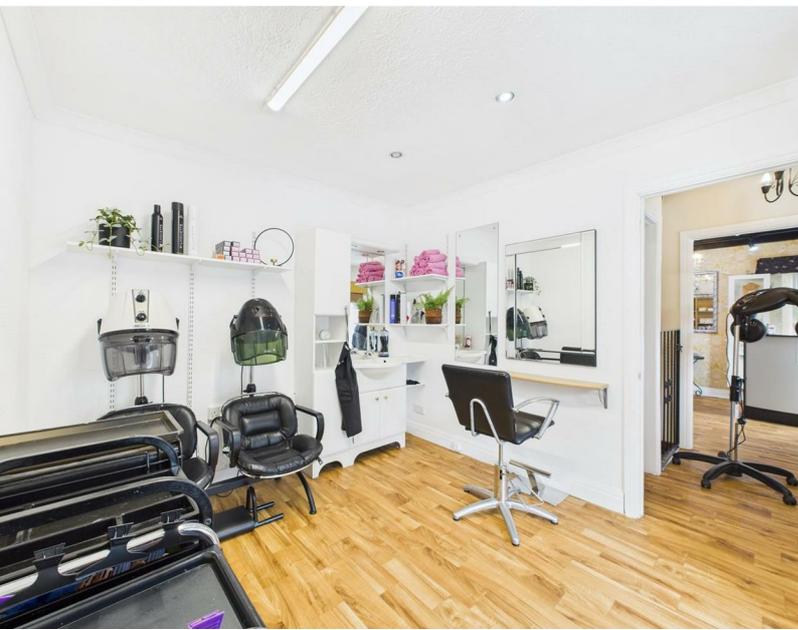
Local Authority: Pembrokeshire County Council

Business Rates: £2,300 (April 2023 to present)

Broadband: Ultrafast broadband available\*

Mobile coverage: Available from a range of providers\*

\*For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.





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Total area: approx. 105.8 sq. metres (1138.4 sq. feet)  
 For illustration purposes, do not scale.  
 Plan produced using PlanUp.

**The Lodge, Haverfordwest**

From Scotchwell roundabout heading West on the A40: Take the first exit to stay on the A40. After a short distance turn left signposted for Haverfordwest train station. Continue on this road and The Lodge is the last property on the left hand side. what3words///ballpoint.dove.musically

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.