

Ty Robynne, Simpson Cross SA62 6EL



## Offers In The Region Of £665,000



R K Lucas & Son are delighted to offer to the market this substantial detached home set within approximately 1.2 acres of land. The property is situated on a quiet lane connecting the popular villages of Simpson Cross and Keeton and boasts exceptional views over the surrounding landscape. The County town of Haverfordwest is within motoring distance along with a number of renowned beaches along the Pembrokeshire coastline.

Internally, the flexible and practical accommodation provides the potential for a large single family dwelling, multigenerational living, or convenient home working space. This is bolstered by the cavity block built garage/workshop that has the potential for conversion into an annexe, office or business premises (subject to planning consent).

Externally, the property benefits from a south facing lawned garden, productive vegetable garden, plentiful off-road parking, all extending to approximately 1.2 acres.

Viewing is essential to appreciate everything this property has to offer.



Covering the whole of Pembrokeshire from offices in Haverfordwest and Milford Haven.

[www.rklucas.co.uk](http://www.rklucas.co.uk)

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#### Hallway

Front and rear entrance doors, fitted carpet, built-in storage cupboard

#### Living Room

Enjoying panoramic views with patio doors, dual aspect windows, fitted carpet, gas fire

#### Dining Room

Cork tiled flooring, open plan leading to...

#### Kitchen

Matching base and wall units, cork tiled flooring, electric hob, 1.5 bowl single drainer sink, 2 x windows to the front

#### Study

Fitted carpet, window to the front

#### Office

Timber effect flooring, window to the rear

#### WC

Fitted carpet, frosted window to the front, low flush toilet, corner hand basin

#### Bathroom

Fitted carpet, frosted window to the rear, corner bath, low flush toilet, bidet, shower in cubicle, hand basin, tiled walls

#### Bedroom 1

Fitted carpet, window to the rear benefiting from panoramic views

#### Dressing room

Fitted carpet, window to the front

#### En-suite

Fitted carpet, frosted window to the front, low flush toilet, bidet, hand basin, shower in cubicle, tiled walls

#### Bedroom 2

Fitted carpet, 2 x windows to the front

#### Landing

2 x Velux windows, fitted carpet

#### Bedroom 3

2 x Velux windows, fitted carpet

#### Bedroom 4

Velux window, fitted carpet

#### Bedroom 5

Velux window, fitted carpet

#### Bedroom 6

2 x Velux windows, fitted carpet

#### Playroom/Studio

Fitted carpet, Velux window, picture window with panoramic views

#### Garage

Integral garage with up & over door

#### Outside

The property is set in approximately 1.2 acres of land that includes a south facing lawned garden, productive vegetable garden, plentiful off-road parking.

#### Additional information

Services: Mains electricity and water are connected along with a private oil supply and private drainage (cesspit)

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Council Tax Band: F

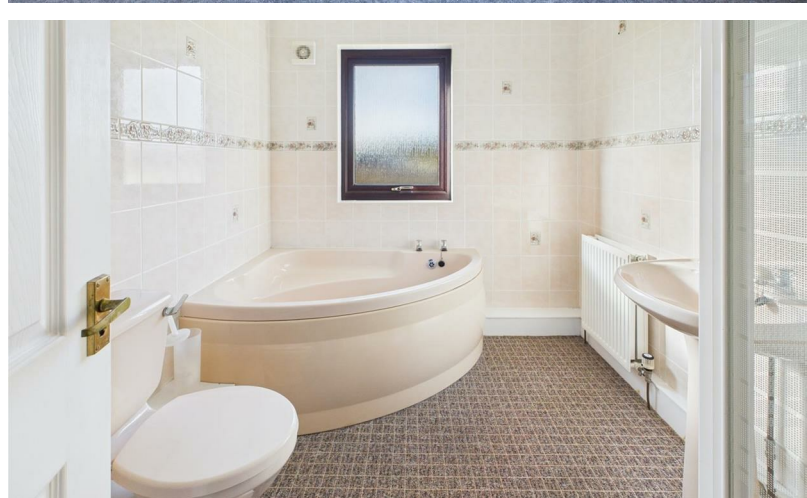
Mobile coverage: Available from a range of providers

Broadband: Superfast available

For an indication of mobile and broadband speeds and supply of coverage we recommend visiting Ofcom checker.







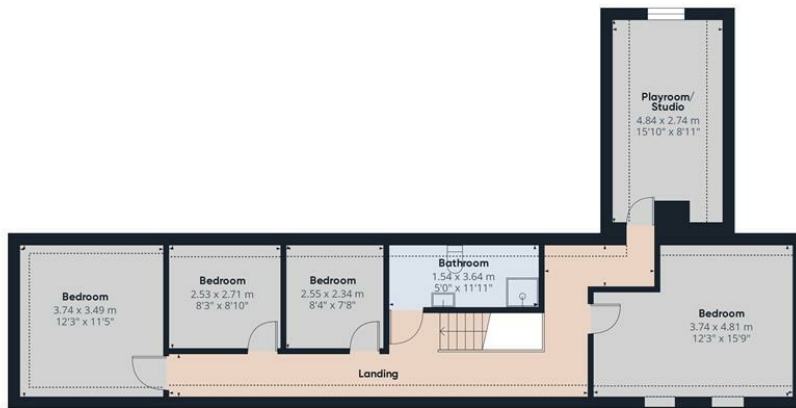
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

259.33 m<sup>2</sup>  
2791.42 ft<sup>2</sup>

Reduced headroom

14.81 m<sup>2</sup>  
159.37 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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From Haverfordwest: Leave Haverfordwest heading north on St Davids Road (A487) and continue until you reach the village of Simpson Cross. Upon entering the village turn right onto Hill Lane. Continue on this road for a short distance and Ty Robynne can be found on the right hand side.

## 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		
	52	65
<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.