

Former St Martin's Vicarage, Barn Street, Haverfordwest



Offers In Excess Of £349,999



Located in an elevated and historic residential area of Haverfordwest, the Former St Martin's Vicarage comprises a substantial 7 bedroom detached home along with integral former offices/meeting rooms that could be easily incorporated into the main house or utilised as separate annex accommodation. Externally the property benefits from a single garage, plentiful off-road parking, pleasant townscape views to the fore, and a substantial enclosed garden to the rear.

Set over 3 storeys, the property offers flexible accommodation and incorporates a number of original Art Nouveau features. Haverfordwest town centre and numerous amenities are within walking distance, including supermarkets, leisure centre, doctors surgeries and primary school.

Viewing is essential to appreciate all that this property has to offer.



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Main House

Reception Hall 12'2" x 11'6" (3.70m x 3.50m)

Solid entrance door with Art Nouveau coloured glass panels, Dado panelling, fitted carpet, window to side

Hallway

Fitted carpet, Dado panelling, stairs to first floor landing

Living Room 18'3" x 13'11" (5.56m x 4.23m)

Period fireplace with arched inset and mantel mirror over flanked by closed oak cupboards, Dado panelling, timber flooring, 2 x windows to front, access to understairs

Dining Room 16'1" x 14'1" (4.90m x 4.30m)

Feature bay window, window to front, fireplace with decorative surround, timber flooring, door to rear garden

Kitchen/Breakfast Room 13'9" x 21'4" (4.20m x 6.50m)

Matching base and wall units with contrasting work surface, single drainer sink, integrated electric double oven, hob and extractor, Rayburn Royal, pantry cupboard, tiled flooring, window to rear

Rear Porch

Window to side, door to rear garden

WC

Low flush lavatory, hand basin, window to side

First Floor Landing

Bedroom 1 18'3" x 13'11" (5.56m x 4.23m)

Triple aspect windows, fitted carpet

Bedroom 2 16'1" x 14'1" (4.90m x 4.29m)

Feature bay window, windows to front and rear, fireplace with decorative surround, fitted carpet

Bedroom 3 13'9" x 13'11" (4.20m x 4.23m)

Fitted carpet, pedestal hand basin, window to rear

Bedroom 4 12'2" x 11'5" (3.70m x 3.47m)

Dual aspect windows, fitted carpet

Bedroom 5 8'2" x 11'5" (2.50m x 3.47m)

Window to rear, dual access from landing and bedroom 2

Bathroom

Panelled bath, shower in glass cubicle, pedestal hand basin, tiled flooring, part tiled walls, window to side

WC

Low flush lavatory

Second Floor Landing 6'7" x 21'3" (2.00m x 6.48m)

Bedroom 6 15'5" x 8'6" (4.70m x 2.60m)

Window to front, dressing area (4.20m x 2.20m)

Bedroom 7 15'1" (4.6)

Window to rear, dressing area (4.70m x 2.00m)

Former Offices/Meeting Rooms

Entrance Hall

With external access and cloakroom with WC

Reception Hall 12'10" x 9'6" (3.90m x 2.90m)

External access, window to side, fitted carpet

Study 16'1" x 13'9" (4.90m x 4.20m)

Dual aspect windows, fitted carpet

Landing

Office 9'4" x 13'5" (2.85m x 4.10m)

Dual aspect windows, fitted carpet

Meeting Room 16'1" x 11'6" (4.90m x 3.50m)

Window to side, feature fireplace, fitted carpet

Outside

To the front of the property is a court garden offering plentiful off-road parking along with a single garage with up & over door.

To the rear is a fully enclosed garden of significant size predominantly laid to lawn incorporating boiler room and various storage.

General Notes

Services: We are advised that all mains services are connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: G

Viewing: Strictly by appointment with R K Lucas & Son

There is a likelihood of asbestos being present in this property

Statement

In accordance with our client's charitable status (Registered Charity Number: 1142813), the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming.

N.B. This property will be sold subject to our client's standard covenants, further details of which are available upon request.





See even more photos on our website
www.rklucas.co.uk





From our Haverfordwest office take High Street, Dew Street and then turn right onto Albert Street. Turn right again onto Barn Street then turn left onto a narrow slip road. The Former St Martins Vicarage can be found directly ahead of you, identifiable by our 'For Sale' board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.