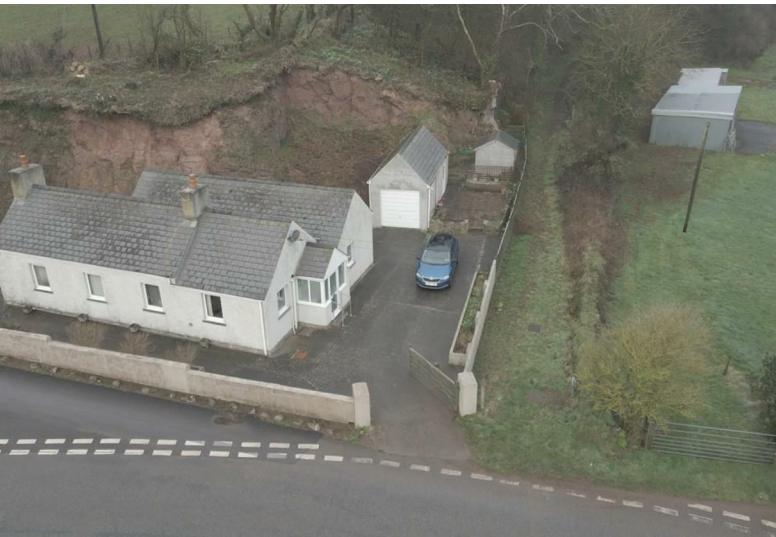


Rickeston Cottage, Rickeston Bridge



Offers In Excess Of £330,000

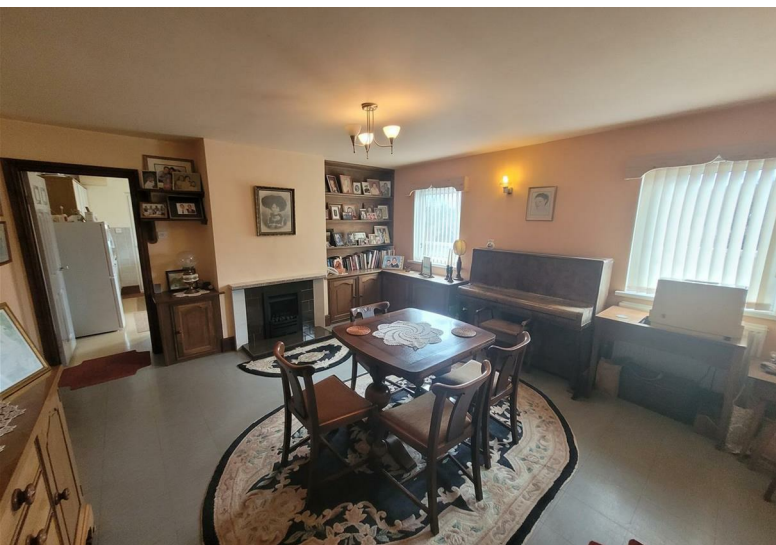


We are pleased to offer a charming detached cottage with 1.25 acres (approx) land, close to local beaches, villages and towns.

The cottage comprises: porch, kitchen, dining room, lounge, bathroom, 2 bedrooms and is warmed by LPG heating. The land is bounded by a stream and a bridge and is enclosed, upon which there are a stable block and an agricultural outbuilding.

This delightful property is in need of some updating however offers comfortable rural living.

NO ONWARD CHAIN



**RK & son
Lucas**
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Porch
uPVC front door, window to front and side

Kitchen
4.50m x 3.71m (14'9" x 12'2")
Window to side and front, range of base and wall units. stainless steel sink and drainer, cooker, appliance space, walk-in airing/drying cupboard, radiator, door to:

Dining Room
4.48m x 4.81m (14'8" x 15'9")
Two windows to front, fireplace with gas fire, built in cupboard and shelving, radiator, door to:

Lounge
4.50m x 3.58m (14'9" x 11'9")
Window to rear, window to front, fireplace, two radiators, door to:

Inner Hallway
Loft access, doors to

Bathroom
uPVC window to rear, bath, pedestal sink, shower.

Bedroom 1
3.65m x 4.42m (12'0" x 14'6")
uPVC window to rear and side, radiator.

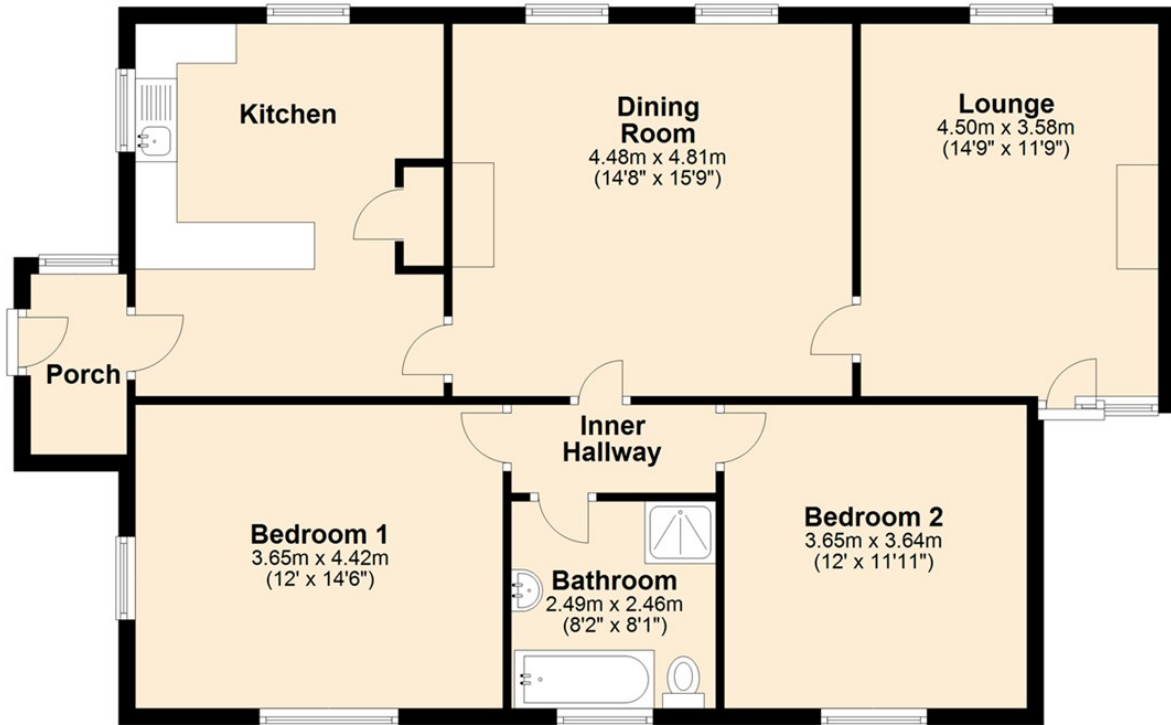
Bedroom 2
3.65m x 3.64m (12'0" x 11'11")
uPVC window to rear, radiator.

Grounds & Outbuildings
Adjacent to the cottage is approximately 1.25 acres of agricultural land with block build stables and an agricultural shed.

Additional Information
Tenure: Freehold
Services: Mains water and electricity. LPG gas, private drainage (ceptic tank)
Local Authority: Pembrokeshire County Council
Council Tax Band: E
Viewing: By appointment with R K Lucas & Son



Ground Floor



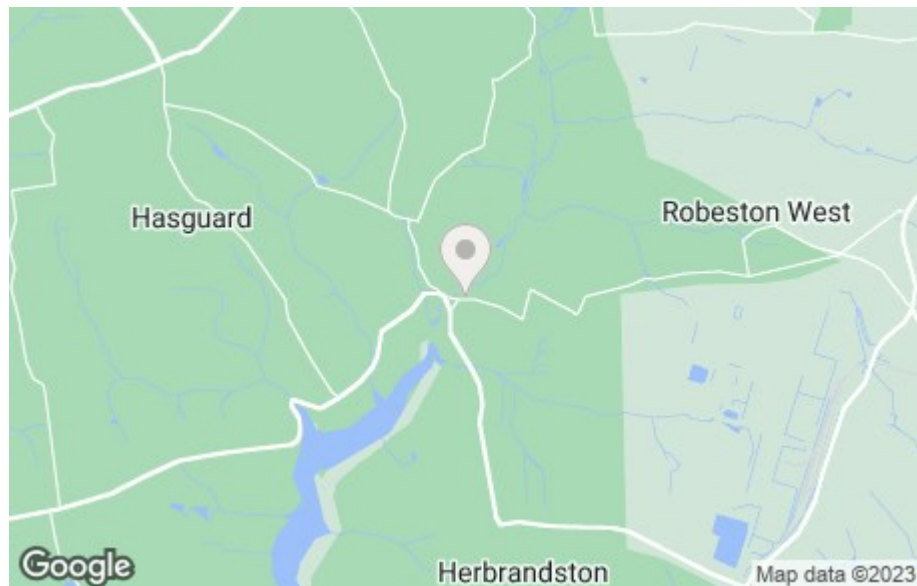
Total area: approx. 98.2 sq. metres (1056.5 sq. feet)

For illustration purposes, do not scale.
Plan produced using PlanUp.

From Milford Haven take the Dale Road and continue for approximately 4 miles, passing through the village of Herbrandston. Upon reaching Rickeston Bridge you will find Rickeston Cottage on your right hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.