



Offers In The Region Of £150,000



A unique opportunity to acquire a totally improvable detached double fronted early Victorian cottage set on the southern edge of Haverfordwest at Clay Lane and close to the tidal reaches of the River Cleddau and The Saltings. The cottage is set in approximately 1/4 of an acre or thereabouts and is a Grade II Listed building with a honey coloured dressed stone frontage which exactly mirrors the historic former Almshouses in Barn Street, Haverfordwest, owned by the Sir John Perrot Trust.

Unspoilt as it is and needing major refurbishment and extension, nevertheless the property offers a wonderful opportunity for the purchase of a character home - with split level grounds at the rear which indeed would add to a thoughtful extension - subject to Planning Consent.

Properties of this nature are very much sought after and an early inspection is recommended.



RK & son
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Ground Floor

Entrance Hall

with understairs store.

Sitting room

4.1m x 3.3m (13'5" x 10'9")
featuring original fireplace.

Living room

4m x 3.3m (13'1" x 10'9")
with old Range.,

Kitchen

2.6m x 2.1m (8'6" x 6'10")
From the Living room the original design
steps lead to the ...

First Floor Landing

with low headroom throughout.

Bedroom 1

2.4m x 2.6m average (7'10" x 8'6" average)

Bedroom 2

3.1m x 2.6m average (10'2" x 8'6" average)

Attached Store and WC to rear

Outside

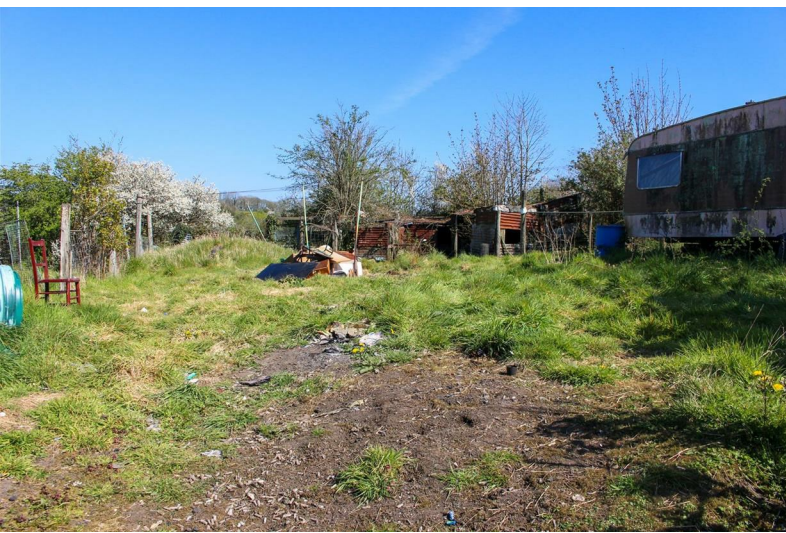
The property directly fronts a wide bend in Clay Lane adjacent to the Merlins Brook bridge. To the front is a raised forecourt whilst at the rear is a large undulating garden area of oval shape with fine views towards the river.

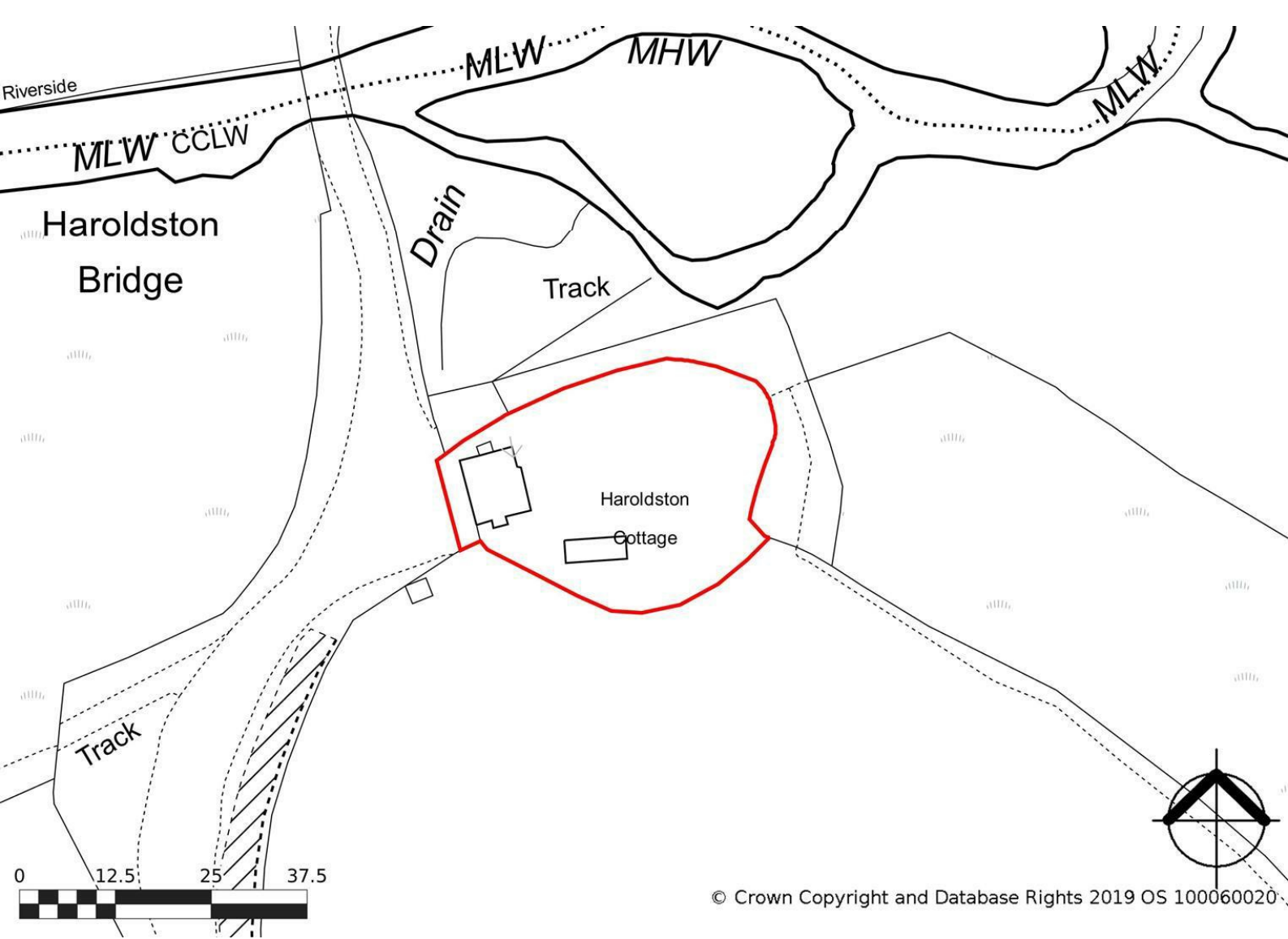
General Notes

Tenure: The property is freehold.

Local Authority: Pembrokeshire County Council.

Services: Mains electricity only. Private water and drainage.





From our Haverfordwest Office turn left onto Quay Street and continue to Union Hill. About halfway up turn left on Clay Lane and continue down the hill and over a narrow stone bridge. Haroldston Cottage will be on your left just after the bridge.



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.