



Offers In The Region Of £275,000



A detached extended farmhouse offering flexible accommodation in a rural location convenient to Haverfordwest.

Ramswood comprises a former farmhouse that has been extended in more recent years, providing potential to be used as one large family dwelling or as a main home with annex accommodation, ideal for multigenerational living. The property benefits from an enclosed private garden, plentiful off-road parking, and a separate outbuilding/workshop.

Bethlehem itself is within easy motoring distance of the County town of Haverfordwest where all main amenities can be found. Scolton Manor, a 60 acre Country Park, is in close proximity and is a popular destination for families and dog walkers.



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Ground Floor

Living Room 13'5" x 30'2" (4.10m x 9.20m)

Spacious living room with stone fireplace and wood burner, 2 x windows to front, original front door, second fireplace, recessed 'bar' area, feature stone walls and beams

Kitchen 11'10" x 21'8" (3.60m x 6.60m)

Matching base and wall units with contrasting work surface, island with breakfast bar, integrated electric double oven, hob and extractor fan, integrated dishwasher, 1.5 bowl single drainer sink, 2 x windows to rear, walk-in pantry/utility room

Inner Hallway

Stairs to first floor landing

WC

Close coupled lavatory, hand basin

Annex Lounge 15'1" x 17'9" (4.60m x 5.40m)

Window to front, feature fireplace, stair to first floor landing

Annex Kitchen 11'10" x 11'6" (3.60m x 3.50m)

Matching base and wall units with contrasting work surface, integrated electric double oven, hob and extractor fan, 1.5 bowl single drainer sink, French doors to garden

Utility Area 6'8" x 5'11" (2.02m x 1.80m)

Plumbing for appliances

WC

Close coupled lavatory, hand basin, window to rear

First Floor

Landing

Bedroom 1 25'7" x 14'5" (7.80m x 4.40m)

Expansive double bedroom (formally two double bedrooms) with triple aspect windows

En Suite Shower Room

Shower in double sized cubicle, close coupled lavatory, pedestal hand basin, tiled walls and flooring, window to rear

Annex Bedroom 1 16'1" x 11'2" (4.90m x 3.40m)

Front facing double bedroom

Annex Bedroom 2 13'1" x 15'9" (4.00m x 4.80m)

Front facing double bedroom

Annex Bathroom 9'10" x 10'10" (3.00m x 3.30m)

Panelled bath, shower in cubicle, 'his and hers' pedestal hand basins, close coupled lavatory, part tiled walls, window to rear

Loft Room 15'9" x 17'9" (4.80m x 5.40m)

Flexible loft room with potential to be used as a

fourth bedroom/office/playroom comprising two skylights, circular window to side, built-in storage cupboard

Outbuildings

Office/showroom - 8.80m x 5.90m

Workshop - 11.90m x 4.40m

Outside

To the side of the property a gated concrete driveway provides plentiful off-road parking. To the rear is an enclosed private garden predominantly laid to lawn with well established boundary hedging and trees.

General Notes

Services: Mains electricity and water are connected with private drainage and oil fired central heating

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Tax Band: F





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





Leave Haverfordwest Office on the B4329 towards Cardigan and continue on this road through Crundale and Poyston Cross. As you reach the village of Bethlehem the property can be found on your left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		46
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

