



Offers In The Region Of £650,000



R K Lucas & Son are delighted to offer to the market this well appointed unique executive style home set on the edge of the popular village of Hook. The property offers flexible accommodation and includes a self contained studio apartment above the detached double garage. Internally the property briefly comprises 2 reception rooms, kitchen/diner, study, utility, cloakroom, 4 double bedrooms, 2 en-suites, and family bathroom, with features including a galleried landing, gable window to the first floor landing, and a Juliette balcony in the main bedroom.

Hook adjoins the upper reaches of the River Cleddau Estuary and the village boasts a vibrant local community with facilities including a grocery store and post office, primary school and community facilities. Positioned in the heart of rural Pembrokeshire, yet the County Town and administrative centre of Haverfordwest is just 4 miles or so to the northwest.

Viewing is essential to appreciate just how much this quality property has to offer.



**R K & son
Lucas**
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Entrance Hall/Dining Room 16'1" x 24'3" (4.90m x 7.40m)

Feature entrance door, bifurcated stairs, sliding doors to front garden, timber flooring, double glazed window to side

Living Room 26'7" x 14'1" (8.10m x 4.30m)

2 x sliding doors to front and rear gardens, feature double door, log burner with decorative surround, timber flooring

Study 7'7" x 10'6" (2.30m x 3.20m)

Double glazed window to side, timber flooring, built-in bookcase

Kitchen/Dining Room 26'7" x 13'9" (8.10m x 4.20m)

Matching base and wall units with contrasting hardwood work surface, double bowl single drainer sink, black marble worktop central island, Ringmaster cooker, timber flooring, walk-in pantry cupboard with double glazed window to rear, double glazed window to side, sliding door to front garden

Utility 7'7" x 15'5" (2.30m x 4.70m)

Double glazed window to rear, storage cupboard housing boiler and water tank, matching base and wall units with contrasting work surface, single drainer sink, tiled flooring, rear entrance door

Cloakroom

Close coupled lavatory, pedestal hand basin, frosted double glazed window to side, tiled flooring

Galleried Landing

Feature gable double glazed window to front, feature arched window to rear, fitted carpet, built-in airing cupboard

Bedroom 1 14'1" x 13'9" (4.30m x 4.20m)

Front facing double bedroom with Juliette balcony, fitted carpet

En-suite Bathroom 7'5" x 9'6" (2.25m x 2.90m)

Oval bath, close coupled lavatory, shower in cubicle, vanity hand basin, tiled flooring, tiled walls, skylight, heated towel rail

Dressing Room 5'7" x 6'7" (1.70m x 2.00m)

Rear facing double bedroom with fitted carpet, double glazed window, access to eaves storage

Bedroom 2 12'2" x 13'9" (3.70m x 4.20m)

Rear facing double bedroom with fitted carpet, double glazed window, access to eaves storage

En-suite

Close coupled lavatory, shower in cubicle, vanity hand basin, part tiled walls, tiled flooring, skylight

Bedroom 3 10'10" x 14'1" (3.30m x 4.30m)

Front facing double bedroom with fitted carpet, double glazed window

Bedroom 4 9'10" x 14'1" (3.00m x 4.30m)

Rear facing double bedroom with fitted carpet, double glazed window

Bathroom 5'3" x 14'1" (1.60m x 4.30m)

Panelled bath, close coupled lavatory, shower in cubicle, hand basin, part tiled walls, skylight, heated towel rail

Garage

Double garage with electric up & over door, double glazed windows to front and rear

Studio 16'10" x 28'2" (5.15m x 8.60m)

Self-contained studio apartment above the garage with fitted kitchen, shower room with WC, 6 x skylights

Outside

A shared tarmac access drive leads to completely enclosed gardens which feature an extensive paved driveway and parking area to the fore, with lawns and terraces that lead around the property to the side and feature a further small lawned area with shrubberies and garden stores. To the rear is a smaller section of garden providing paved and timber terraces.

General Notes

Services: Mains electricity, water and drainage are connected with oil fired underfloor central heating to both ground and first floor
Tenure: Freehold
Local Authority: Pembrokeshire County Council
Tax Band: G
Viewing: Strictly by appointment with R K Lucas & Son





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





Leave Haverfordwest on the Pembroke Road. Continue on this road until you reach Freystrop Cross, then take a left at the cross roads onto the New Road. Continue into the village of Hook on Newtown Road, passing the shop on your left hand side, and continue down the hill. Just before exiting the village, take a left onto a private road. Furzy Lodge will be the first of two properties accessed via this road.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		64	
(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		



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