



Norton, Rosemarket , Milford Haven, SA73 1JD

**Offers Over £699,999**

- \*A Large Detached Edwardian Property
- \* Set In 3 Acres Or Thereabout As A Whole Including A Paddock
  - \*Stone Buildings
- \*Delightful And Convenient Location
  - \*Quiet And Tranquil Setting



## Situation

Rosemarket is a peaceful village located in the beautiful Pembrokeshire countryside, yet centrally located between the towns of Milford Haven, Neyland, Pembroke and Haverfordwest.

Norton, Rosemarket occupies a delightful rural setting on the outskirts of the village, within a short distance of the golf club, public house 'The Huntsman' and the local church. Designated country walks are located nearby, which lead to both Haverfordwest and the picturesque Neyland Marina.

The superb scenery of the Pembrokeshire coastline and the Cleddau Estuary which form an integral part of the Pembrokeshire Coast National Park also lie within easy driving distance.

Also nearby is the small riverside town of Neyland which has in recent years become firmly established as one of the more popular boating centres in the area. There is a very attractive marina and riverside walks along the River Cleddau in an area known as the Secret Waterway.

Pembrokeshire is of course renowned for the superb scenery of its coastline which includes many long sandy beaches and picturesque coastal inlets that continues to be a popular tourist attraction throughout the years.

## Description

Norton comprises a quiet, tranquil smallholding extending to three acres or thereabouts in total and including a large detached Edwardian property that has been updated and extended to a good standard but yet the original wealth and character still remains. This really is a prestigious home, located in a convenient area.

Details as follows:

### Entrance Hallway

Welsh slate steps leading up to original solid wooden door, sash windows to sides, reclaimed hardwood flooring, radiator, under stairs cupboard space with lighting, stairs to first floor landing, doors leading off to:

### Lounge 15.2 x 13.7 (4.57m.0.61m x 3.96m.2.13m)

Sash windows to fore and side, cast iron feature open fire with marble surround, fitted storage cupboards, radiator.

### Sitting Room 21.3 x 13.9 (6.40m.0.91m x 3.96m.2.74m)

Teak floorboards, exposed ceiling beams, Inglenook open fire with marble surround, Welsh slate floor tiles, sash windows to sides, radiators, wall lights, door leading through to kitchen.

### Kitchen/Breakfast Room 22 x 12 (6.71m x 3.66m)

Door to side leading out to patio area, windows to side, radiators, a range of wooden base units with work surface over, tiled splash back, Welsh slate and quarry tiled floor

stainless steel sink and double drainer and electric oven . Large walk-in pantry space with fitted shelving, fitted wall shelves, large storage cupboard space housing oil fired boiler, space for white goods, door through to utility room.

### Utility Room 11.5 x 9.3 (3.35m.1.52m x 2.74m.0.91m)

Door to side, window to side, fitted base units with work surface over, tiled splash back, stainless steel double sink and drainer, slate floor tiles, radiator, plumbing for washing machine, space for fridge/freezer and white goods, coat cupboard housing radiator, door to W.C.

### W.C. 6 x 3.6 (1.83m x 0.91m.1.83m)

Sash window to rear, radiator, low level W.C, wash hand basin, tiled splash back, slate floor tiles, loft hatch.

### Dining Room 14.8 x 14.3 (4.27m.2.44m x 4.27m.0.91m)

Sash window to fore, Teak floorboards, radiator, door through to kitchen area.

### First Floor Landing (Split Landing)

Sash window to fore, radiators, doors leading off to:

### Bedroom 1 14.1 x 13.7 (4.27m.0.30m x 3.96m.2.13m)

Sash window to fore, radiator, feature cast iron fireplace with wooden mantle over.

### Bedroom 2 15.6 x 14.2 (4.57m.1.83m x 4.27m.0.61m)

Sash windows to fore and side, radiator, large fitted wardrobe space.

### Bedroom 3 11.1 x 8.6 (3.35m.0.30m x 2.44m.1.83m)

Sash window to side, radiator.

### Bedroom 4 10.8 x 10.2 (3.05m.2.44m x 3.05m.0.61m)

Sash window to side, loft hatch, radiator, steps leading up to fitted wardrobe and bookcase.

### Study

Wall mounted fitted shelving.

### Bathroom 1 10.4 x 6.2 (3.05m.1.22m x 1.83m.0.61m)

Sash window to rear, tiles to floor, Low level W.C, wash hand basin, shower enclosure with electric shower, tiled splash back, chrome heated towel rail, bath with mixer tap and shower attachment over, fitted cupboard space housing water tank, under floor heating.

### Bathroom 2 8.7 x 6.5 (2.44m.2.13m x 1.83m.1.52m)

Rooflight within ceiling, low level W.C, wash hand basin, bath with tiled splash back, radiator, cupboard into eaves space.

### Externally

Norton is set in three acres or thereabouts and is accessed down a private hardcore road. Also including large stone buildings to the rear of the property, currently being used for general purpose which once had planning for a 4 bedroom/2 bathroom dwelling (currently lapsed).

### **Services**

We are advised that mains water and electricity are connected with oil central heating. and private drainage. Telephone (subject to B.T Regulations).

### **Tenure**

We are advised the property is freehold.

### **Important Information**

Please note that whilst the property holds potential as a caravan park, campsite, or indeed other potential leisure or amenity uses, as of yet no planning has been granted for such usage, and we would suggest that any parties interested in utilising the land for such use contact the Local Authority to establish any planning requirements etc.

### **Council Tax Band F**

£2271.14







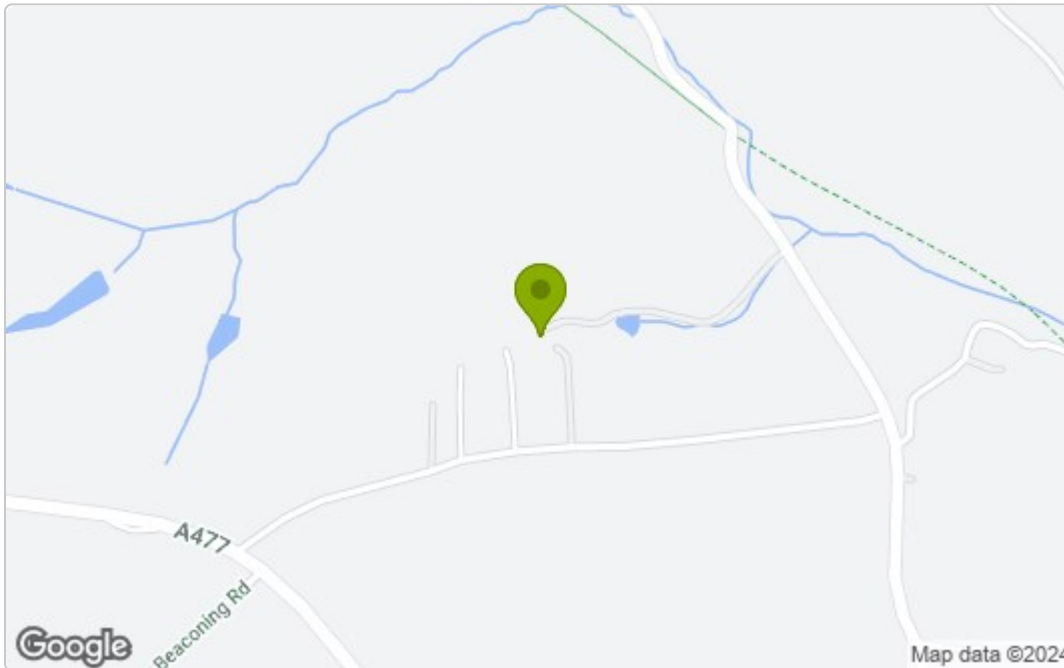


# Floor Plan

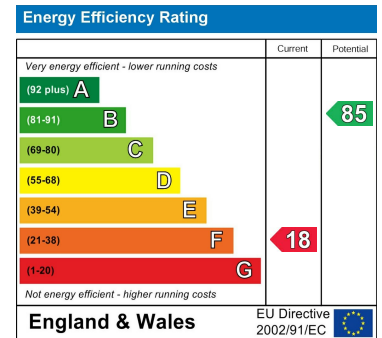


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com