



Windy Hill Moorland Road, Haverfordwest, SA62 4LE

Offers In The Region Of £650,000

- * Appealing residential smallholding extending to 12 acres or thereabouts with Common Rights on an adjoining 24 acres of common land and with direct access onto the bridle path
 - * Comfortable and well appointed 2 bedroom residence enjoying for reaching views onto the countryside
 - * Various outbuildings suitable for kennels and stables
- * Convenient setting within easy reach of Haverfordwest and the south of the county & with easy access onto out riding

SITUATION

Windy Hill occupies a convenient setting on the periphery of the small village of Freystrop some 3 miles south east of the town of Haverfordwest, the principal administrative centre of the County of Pembrokeshire, which benefits from an extensive range of services and facilities. The village lies within easy reach of all the major towns of south Pembrokeshire and several villages which offer local services.

The setting of Windy Hill is ideally suited for purchasers looking for conveniently located smallholding in an area where few properties of this nature come on to the open market.

DESCRIPTION

The current owners of Windy Hill have sympathetically upgraded the property over the last few years to offer a contemporary smallholding that offers appealing accommodation with various outbuildings that have the potential for kennels, stables etc. or perhaps some other commercial use, subject to the necessary consents being obtained.

The property is approached off Moorland Road by a good quality private lane will spring flowering bulbs within the hedge banks together with a timber gate opening into a yard that offers ample car parking space and leads to some of the buildings, with gates opening into the land.

The original farm house has been extended and includes:-

GROUND FLOOR

LIVING ROOM 11'7" x 16'5" (3.55m x 5.02m)



A uPVC double glazed door to the fore opens into this room which has a focal point of an inset wood burner and two windows to the fore. A staircase rises to the first floor and the floor is timber with an arch opening into the kitchen, 2 radiators

SITTING ROOM 11'3" x 12'5" (3.45m x 3.8m)



With 2 radiators and window to the fore

OFFICE 11'3" x 6'2" (3.45m x 1.90m)



With radiator and window to the fore

KITCHEN 14'9" x 9'0" (4.5m x 2.75m)



Situated at the rear of the property, with a tiled floor, the kitchen is equipped with a range of fitted base storage cupboards within laminated splash backs and including a sink unit and hob with extractor hood over and further storage in wall mounted units that include an eye level oven and grill.

INNER LOBBY

A small lobby which has a storage cupboard housing hot water cylinder and plumbing for a dishwasher and a washing machine

CLOAKROOM

With WC, hand basin and radiator

REAR HALLWAY



With uPVC double glazed door leading to the rear which includes a small decked veranda under a perspex roof

FIRST FLOOR

Landing, with doors leading to:

BEDROOM 1 11'9" x 12'5" (3.60m x 3.80m)



Having a radiator, fitted wardrobes, skylight and window to the fore that enjoys a fine view over the surrounding countryside towards the river Cleddau

BEDROOM 2 11'9" x 9'4" (3.60m x 2.85m)



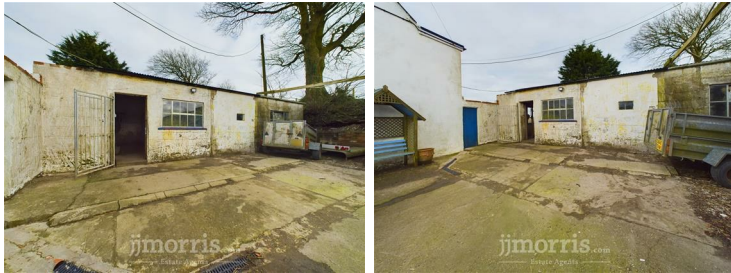
Radiator and windows to the fore and far reaching views

SHOWER ROOM



With laminated walls, shower cubicle, WC, vanity wash basin and radiator

EXTERNALLY



There is plenty of space around the residence with a yard that provides ample car parking space and storage. There is a lawn to the side that overlooks the land and common land, and is the ideal place to sit and appreciate the reaching views.

There are two outbuildings facing onto the yard both being of block walls under a corrugated iron roof. These buildings are currently used for kennels but the kennels are not included in the sale and have the potential as stables or workshops etc. having lights and power connected. There is a small wash up area attached to one building.

To the fore of the house is a further lawned area and this leads to a 2 bay shed 20' x 30' approx and a sheep handling shed of similar dimensions. Both of these buildings are principally of timber construction with box profile clad elevations and roof. There is also a poultry run.

THE LAND

A plan of the land is attached for identification purposes only.

The property extends in total to some 12 acres or thereabouts in total, being approximately 11 acres of pasture, with the remainder being the house and buildings etc.

The land has been considerably improved in recent years

and comprises a parcel of productive level or gently sloping pasture land that is well-fenced and gated with mains water to serviced tanks at various locations. The land is ideally suited for grazing or cropping.

Adjoining the property is an area of common land that extends to 24 acres or thereabouts of grazing, parts of which have been fenced to provide limited secure grazing.

SERVICES

Mains water and electricity are connected, private drainage, full uPVC double glazing and air source heating, solar PV panels

COUNCIL TAX

Band E

GENERAL REMARKS

The sale of Windy Hill offers a rare opportunity to purchase an appealing residential smallholding within a convenient setting being some 3 miles or so to the centre of Haverfordwest and within easy reach of all the major towns and villages of South Pembrokeshire.

Standing in a total of 12 acres or thereabouts and with Common Rights on a further 24 acres of Common Land, this is a smallholding with plenty of potential and includes a recently upgraded residence and a range of outbuildings that suit a variety of uses.

Viewing is highly recommended.

VIEWING

Strictly and only by prior appointment.



Floor Plan



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.