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*Local knowledge, National coverage*

*Imposing 5 bed family home in close proximity to St Davids, Fishguard and Haverfordwest. Set in a commodious plot with ample off road parking and distant sea views. Croesgoch Pembrokeshire.*









## 4 The Farmstead, Croesgoch, Haverfordwest, Pembrokeshire. SA62 5JU.

## £620,000

**REF R/5266/RD**

**Imposing 5 bed family home**Immaculately presented**High quality fixtures and fittings throughout**Notable oak feature doors, beams, and staircase**Private parking**Large south facing garden**Feature conservatory**Impressive family kitchen** Solar Power Electrical Generation & Battery Storage System** Located within a private cul de sac off a quiet country lane**Distant sea views**Recently refurbished bathrooms with no expense spared**Within the most sought after area along the Pembrokeshire coastline**A TRULY WONDERFUL AND COMFORTABLE FAMILY HOME**

The property is situated within the village of Croesgoch with access to the nearby petrol station and village shop, and also one of the oldest public houses in Wales. The small, friendly and highly regarded Welsh Medium Croesgoch Primary School is a short walk from the Property. The nearby St Davids, the smallest city in Wales offers a wider range of day to day amenities. The larger centres of Fishguard and Haverfordwest with their higher education services, employment facilities, retail parks and wider public transport connections are all within 20 minutes drive of the property.


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## GENERAL

An exceptional family home built to the highest of standard and finished with no expense spared.

The property is immaculately presented and maintained with no expense spared on fixtures and fittings with notable character features including custom hand made oak staircase, oak front door and oak and pine room doors throughout.

High quality 'Jerusalem' stone tiles are evident throughout the ground floor.

A recent addition is the fully glazed conservatory to the rear of the property enjoying a wonderful aspect over the garden and adjoining fields, benefits from a southerly aspect.

To the first floor - 5 double bedrooms are presented, being of significant scale with two of which being en - suite and a large fully refurbished family bathroom

The property also benefits from solar panels and battery storage which assists with the running of the property.

The commodious plot presents ample off road parking for 3+ vehicles to park and wonderful L shaped mature gardens wrapping around the dwelling.

A MUST VIEW PROPERTY !

The accommodation provides more particularly as follows -

## GROUND FLOOR

### Entrance Hallway

13' 3" x 18' 5" (4.04m x 5.61m) accessed via a solid oak front door, custom hand made oak staircase to first floor, Jerusalem stone tiled to floor, heater, window to front. Double glass door to conservatory.





### Ground Floor W.C

With w.c. single wash hand basin, heater, tiled flooring, spot lights to ceiling.



### Living Room

19' 3" x 26' 4" (5.87m x 8.03m) substantial family living room with feature sandstone fireplace and surround with multi fuel burner on sandstone hearth, wood effect flooring, 2 x heaters, dual aspect windows overlooking front and side gardens, oak window sills and lintels throughout. Space for large furniture and dining table.









## Conservatory

23' 6" x 13' 2" (7.16m x 4.01m) located along the rear elevation of the property is a modern fully glass fronted and glass ceiling conservatory with wood effect flooring, part tongue and groove paneling to walls, multiple sockets, space for large furniture and dining table. Double glass door to composite decking and garden area.









## Inner Hallway

With access to -

## Front Lounge

15' 5" x 17' 6" (4.70m x 5.33m) a comfortable day to day family room with oak flooring, windows to front, oak beams to ceiling, multiple sockets, tv point, heater.



## Kitchen

14' 8" x 20' 6" (4.47m x 6.25m) a notable feature of the property with a range of high quality farmhouse style kitchen with speckled granite worktop and drainer, 1½ stainless steel sink with mixer tap, feature red oil Aga set within an inglenook with tiled surround and oak mantle over, tiled splash back, Neff induction hob with extractor over, Neff electric oven and grill, space for free standing fridge freezer, fitted dishwasher, dual aspect windows to rear and side garden area, space for 6+ persons table, spot lights to ceiling, tv point, heater.













## Utility Room

6' 5" x 7' 4" (1.96m x 2.24m) with a range of base units, washing machine connection points, stainless steel sink and drainer, rear window, tiled flooring housing a hot water cylinder.



## Garage/Store Room

Currently split into two separate rooms. Providing -

## Room 1

11' 9" x 11' 6" (3.58m x 3.51m) with external door to side garden, laminate flooring, fitted base and wall units, storage cupboards and shelving. Solar panel battery storage and invertor unit.





### Room 2

11' 9" x 6' 6" (3.58m x 1.98m) with double timber doors to front, concrete base.

## FIRST FLOOR

### Gallery Landing

With window to rear enjoying views over the adjoining fields and garden. Heater.





### Inner Landing Area

With access to master bedroom suite including -

### Snug

10' 9" x 6' 7" (3.28m x 2.01m) a walk through area with potential as a dressing room, leading into -



### Bedroom 1

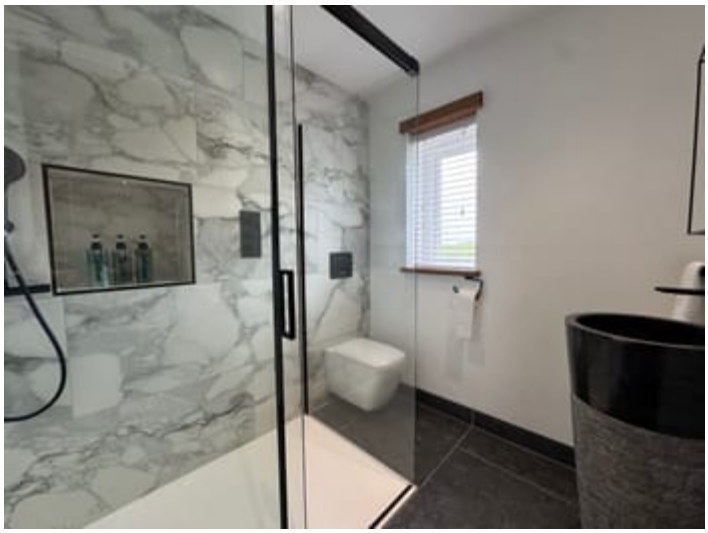
11' 7" x 15' 1" (3.53m x 4.60m) a double bedroom with fitted wardrobes, heater, dual aspect windows to front and side, multiple sockets, tv point.





## En Suite

6' 8" x 6' 0" (2.03m x 1.83m) fully refurbished to provide 1600mm enclosed shower unit with waterfall head, single wash hand basin, heated towel rail, side window, tile flooring, spot lights to ceiling.



## Bedroom 2

14' 9" x 20' 7" (4.50m x 6.27m) a large double bedroom with windows to rear with views over the adjoining fields, velux roof lights, spot lights to ceiling, heater.





## Bedroom 3

14' 7" x 10' 6" (4.45m x 3.20m) a double bedroom, window to front, multiple sockets, radiator, fitted wardrobes. Access to loft.



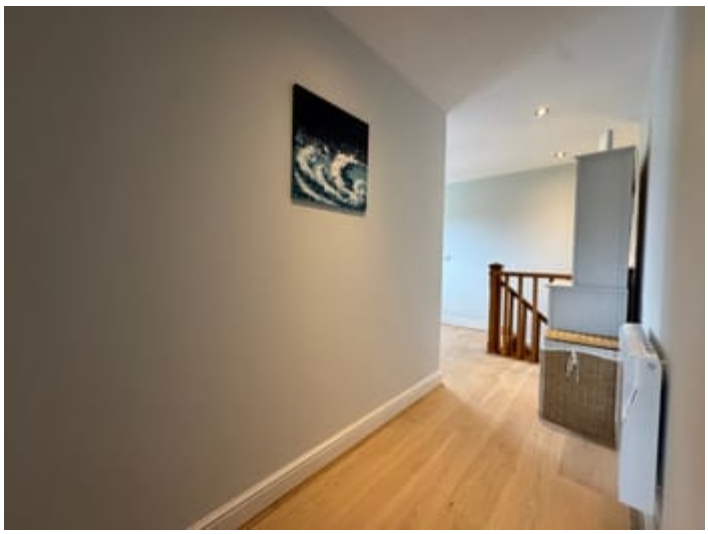


## Family Bathroom

8' 2" x 7' 8" (2.49m x 2.34m) a high quality suite with walk in 5'3" shower with side glass panel with waterfall head, tiled flooring, heated towel rail, single wash hand basin, rear window, fitted cupboard, spot lights to ceiling.



Inner landing



Bedroom 4

16' 7" x 13' 4" (5.05m x 4.06m) currently used as a study with range of fitted wardrobes, window to side enjoying distant sea views, multiple sockets, heater, access to loft.



Bedroom 5

13' 4" x 21' 3" (4.06m x 6.48m) another large and luxurious double bedroom, with dual aspect windows to front and side with distant sea views, multiple sockets, fitted wardrobes.

Access to loft.











### En Suite

7' 9" x 6' 6" (2.36m x 1.98m) with sunken tile panel bath, heated towel rail, single wash hand basin, vanity unit, w.c. window to front, half tiled walls, tiled flooring, spot lights to ceiling.





## EXTERNALLY

### To the Front

The property is approached from a private driveway with shared maintenance obligations with the other three substantial properties.

The driveway leading to the main front forecourt, predominantly laid to gravel with space for 3+ vehicles to park.

Tiled path leading through to glass covered front porch area to the front door.

Laid to lawn with monkey tree. Footpath wrapping around to -















## Rear Garden Area

Predominantly laid to lawn with mature planting to borders and post and rail fencing to the adjoining fields.

The rear garden enjoys a new composite decking area stepped up to the main garden area which is laid to lawn and also side fish pond.

Connecting footpath leads through to -



## Extended patio and decking areas

Being completely private and enjoying a southerly aspect and all day sunshine, overlooking the adjoining fields.













## Side Decking Area

Situated to the far side.

Space for washing line.



## VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.
To keep up to date please visit our Website, Facebook and Instagram Pages

## Services

The property benefits from main water, electricity and drainage. Solar panels to the south facing roof with battery storage.

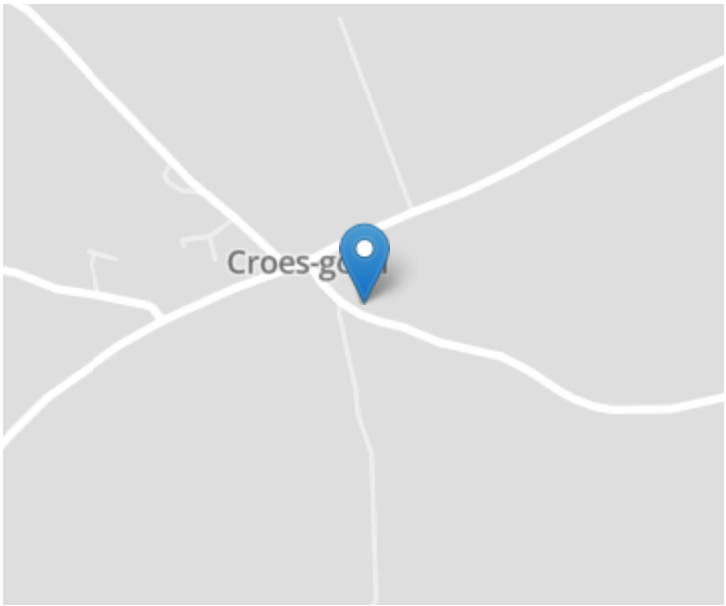
Council Tax Band H (Pembrokeshire County Council).

Tenure - Freehold.

# MATERIAL INFORMATION

**Council Tax:** Band H
N/A
**Parking Types:** Driveway.
**Heating Sources:** Electric.
**Electricity Supply:** Mains Supply.
**Water Supply:** Mains Supply.
**Sewerage:** Mains Supply.
**Broadband Connection Types:** FTTP.
**Accessibility Types:** Ramped access.

**Has the property been flooded in last 5 years?** No
**Flooding Sources:**
**Any flood defences at the property?** No
**Any risk of coastal erosion?** No
**Is the property listed?** No
**Are there any restrictions associated with the property?** No
**Any easements, servitudes, or wayleaves?** No
**The existence of any public or private right of way?** No




## Directions

From Croesgoch village centre, head south of the crossroads and after the lay by the entrance to The Farmstead, a cul de sac of four large dwellings is located immediately on your right hand side. No 4 is the first property on the left.

For further information or to arrange a viewing on this property please contact :

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