

NEW PRICE



**Windy Hill, Moorland Road,
Freystrop, Haverfordwest
SA62 4LE**

Reduced to £450,000

NO CHAIN

**3 Bedroom Farmhouse, Stables,
Outbuildings and Approximately 11 Acres
Or Thereabouts, 20 Acres Of Common
Land With Grazing Rights
Tranquil Location With Stunning Views
Situated A Ten Minute Drive From**



AW/RO/76340/130720

DESCRIPTION

NO CHAIN.

An improvable 3 Bedroom farmhouse with approximately 11 acres or thereabouts, 20 acres of common land with grazing rights, outbuildings and a breathtaking view situated just outside of the quiet village of Freystrop. Located in a prime spot with stunning views and down a private lane, this property is an absolute must view! Freystrop is located just a 10 minute drive away from the County Town of Haverfordwest where many amenities and all levels of schooling can be found.

PORCH

6'01 x 4'05 (1.85m x 1.35m)
Double glazed window to rear aspect, door to side aspect, tiled floor.

KITCHEN

14'07 x 8'11 (4.45m x 2.72m)
Double glazed window to rear aspect, a range of base and wall units, LPG hob, electric oven, extractor hood, space for dishwasher and washing machine, radiator, tiled floor.

BATHROOM

9'01 x 6'0 (2.77m x 1.83m)
Obscured double glazed window to side aspect, low level W/C, wash hand basin, bath, radiator, tiled floor.

LOUNGE / DINING ROOM

12'0 x 10'01 (3.66m x 3.07m)
Double glazed window to front aspect, 2 x storage cupboard (one with hot water cylinder), Rayburn, carpet flooring.

HALLWAY

12'02 x 6'02 (3.71m x 1.88m)
Panel door to front aspect, stairs to first floor, storage under stairs, radiator, carpet flooring.

RECEPTION ROOM

22'10 x 11'10 (6.96m x 3.61m)

Double glazed window to front and rear aspects, storage cupboards, radiator, open fire, carpet flooring.

BEDROOM 1

13'01 x 11'02 (3.99m x 3.40m)

Double glazed window to front aspect, radiator, carpet flooring.

BEDROOM 2

10'08 x 6'11 (3.25m x 2.11m)

Double glazed window to front aspect, radiator, carpet flooring.

BEDROOM 3

12'07 x 9'09 (3.84m x 2.97m)

Double glazed window to front aspect, radiator, carpet flooring.

GARAGE, WORKSHOP AND KENNELS

37'05 x 15'08 (Max) (11.40m x 4.78m (Max))

There are < 2 **GARAGES/WORKSHOPS** and 4 **DOG KENNELS** with power and light.

STABLES AND HAY SHED

There are 4 **STABLES** - one of which is a double size stable, a **DAIRY/STORGE AREA** and a **HAY SHED** - all of which with power, light and water. An undercover walk way connects the stables to the hay shed. There is also a **LEAN TO** off the hay shed to create more storage.

EXTERNALLY

There are 2 garden areas which are easily sectioned off from the land. The land consists of 5 large fields ideal for horses/grazing. We are advised that there is water supply to the fields. This property also has access to approximately 20 acres of common land where the new owner will have the rights to use. Please speak

to a member of staff to discuss this further. We are also advised that there is a bridal path nearby.

SERVICES

We are advised that mains water and electric are connected to this property. There is oil central heating and the drainage we are advised is via a septic tank located in one of the fields.

PLEASE NOTE:

Please note that some of our photographs have been taken with a wide angle lens camera.

VIEWING

By appointment with the selling Agents on 01437 768 281 or e-mail haverfordwest@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From the Merlins Bridge roundabout in Haverfordwest proceed up the Pembroke Road signposted for Hook. Continue along this road until reaching Freystrop and turn right onto the Targate road then immediate right onto Moorland Road. Continue along this road and the property entrance will be found on your right hand side as denoted by our John Francis For Sale Board.