

NEW
INSTRUCTION



Chapel Cottage, Wallaston Green, Hundleton, Pembroke SA71 5SH

Offers in the region of £400,000

Rural But Not Remote Detached Family Cottage
Well Appointed And Presented Accommodation
Four Bedrooms One With En suite, Two Reception Rooms,
Close To Many Sandy Beaches & National Park
Home Office, Detached Garage, Parking For Over Five Vehicles

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

HS/WJ/83145/150721

DESCRIPTION

Chapel Cottage is situated in the peaceful Pembrokeshire countryside, just a couple of miles west of Pembroke town, which offers a range of facilities and amenities. A very well-presented and stylish home that offers modern, bright, spacious and well-proportioned accommodation to include:- two reception rooms, kitchen/breakfast room, separate down stairs WC and utility area to the ground floor, four bedrooms, one with en-suite shower room, and a family bathroom to the first floor. Large lawned gardens offer plenty scope for a keen gardener and plenty entertaining space, as well as a separate detached building which is currently used as a home office space. There is also a detached garage and ample driveway parking for a number of vehicles. This property would be an ideal home for a family, a wonderful private holiday home or rural retreat or an investment/holiday let. The historic town of Pembroke with its 13th century castle and surrounding mill pond is approximately 3 miles away and many of Pembrokeshire's most stunning coastal locations such as Bosherton Lilly Ponds and Barafundle Bay are also within close proximity.

ENTRANCE HALLWAY

Entered via double glazed door to front with obscure glazed insert window and double glazed window to the side, solid wood flooring, returning stairs to first floor landing with storage cupboard under, radiator, doors to;

LIVING ROOM

19/12'3 x 17'6/13'5 (5.79m x 5.33m)
Dual aspect room with double glazed window and door granting access and outlook to the front, double glazed window to side with outlook to the side/rear garden, feature fireplace with multi fuel stove on slate hearth and bespoke wood mantle, former server hatch through to kitchen, solid wood flooring, 2 radiators.

SITTING ROOM

15'5 x 13'7 (4.70m x 4.14m)
Triple aspect room with double glazed window to front, double glazed door and window to front/side with outlook to the garden, double glazed window and double glazed door granting access and outlook to the side of the property, solid wood flooring, radiator.

KITCHEN/BREAKFAST ROOM

15'7 x 12' (4.75m x 3.66m)
Tiled flooring, fitted with matching wall and base units with worktop over, 2 plinth heaters, 1½ bowl sink with mixer tap, inglenook style fireplace that incorporates a range cooker and extractor above, localised tiling to walls, space under counter for white goods, 2 double glazed windows to rear with outlook to the garden, door granting access through to;

UTILITY AREA

6'5 x 5'9 (1.96m x 1.75m)

Double glazed window to rear with outlook to the garden, double glazed door granting access to the rear patio area and garden, work surface with ample room underneath for white goods, loft access hatch, localised tiling to walls.

CLOAKROOM

8'7 x 4'8 (2.62m x 1.42m)
Low level WC, pedestal wash hand basin, radiator, double glazed window to side, localised tiling to walls, solid wood flooring.

FIRST FLOOR LANDING

Double glazed window to front, skylight window, solid wood flooring, double door airing cupboard with slatted shelving and hot water cylinder plus loft access hatch, doors to;

BEDROOM 1

17'6 x 11'8 (5.33m x 3.56m)
Dual aspect room with double glazed window to front and to side with outlook to side and rear garden, solid wood flooring, radiator, door to;

EN-SUITE SHOWER ROOM

7'9 x 6'7 (2.36m x 2.01m)
Corner shower enclosure, vanity unit incorporates low level WC and wash hand basin with work surface to either side and storage cupboards under, skylight window to rear, chrome heated towel rail, tiled walls, tiled floor, extractor fan light.

BEDROOM 2

17' x 10'7 (5.18m x 3.23m)
Solid wood flooring, double glazed window to rear with outlook to garden and views over adjoining farmland, radiator, fitted wardrobes with sliding doors and storage compartments within.

BEDROOM 3

14'4/10'9 x 10'1/7'9 (4.37m x 3.07m)
Double glazed window to front, solid wood flooring, radiator, built-in wardrobe.

BEDROOM 4

11' x 6'5 (3.35m x 1.96m)
Solid wood flooring, radiator, double glazed window to front with outlook to the garden.

FAMILY BATHROOM

9'9/5'5 x 8'1/4'1 (2.97m x 2.46m)
Panel bath with shower over and glazed shower screen, low level WC, wash hand basin, chrome heated towel rail, tiled walls, tiled floor, extractor fan, double glazed window to side.

EXTERNALLY

To the front of the property is a picket fence with gated access to steps that lead down to a block paved driveway that continues around the property and to the front door. The garden area runs to the side and the rear of the property and being mainly laid to lawn with some planted flower borders and fruit trees. Directly to the

rear of the property is a patio area. Also running through the middle of the garden is a block paved pathway that links neatly to the block paved driveway allowing for ample off road parking and to the detached garage. Also in the garden is a further patio/hard standing area for a hot tub, and access to the external timber framed **OFFICE BUILDING** (10'6 x 10'6), with power and lighting connected. An ideal space as a home office or could be of alternative use. Off the driveway a hard standing area which is currently used for storing a caravan but could be an ideal space for boat store or for larger vehicles.

DETACHED GARAGE

17'1 x 17' (5.21m x 5.18m)
With up and over door to front, private side access door, window and eaves storage space. Constructed to the side of the garage is a lean-to with double door opening and again is ideal storage space.

SERVICES

We are advised that mains electricity and water are connected to the property. Private drainage (Septic tank). External oil fired boiler located to the side of the property servicing the central heating system. Owners advise the broad band speed to be Approx 10 Mega).

VIEWING

By appointment with the selling Agents on 01646 685577 or e-mail pembroke@johnfrancis.co.uk

OUR OFFICE HOURS

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

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisPem or on facebook
www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

GENERAL NOTE

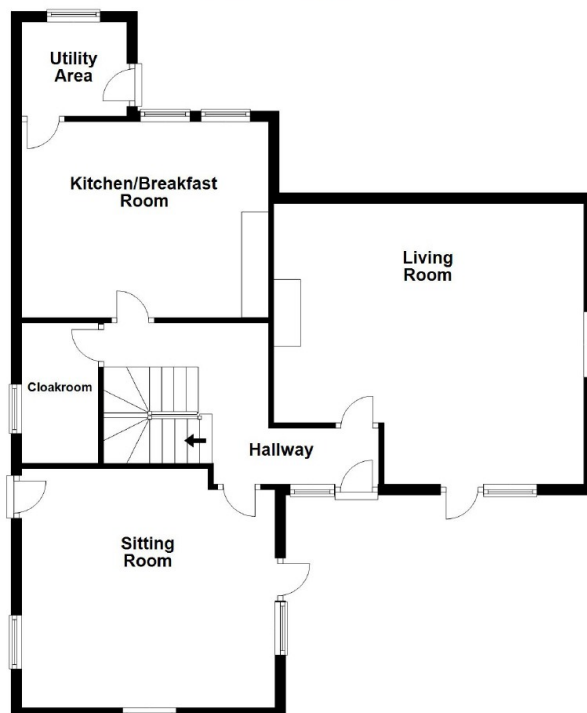
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office in Main Street, proceed towards the end of town. At the roundabout take the 3rd exit down Well Hill onto the Commons Road driving past the school, take the next left onto the B4319 signposted Angle & Valero. Continue through Maiden Wells and follow the road which will continue by signposts for Angle & Valero, after several miles, go past the Angle turning and take the next left hand turning into Wallaston Green. Chapel Cottage is the first property on your right hand side and will be identified by the property name.

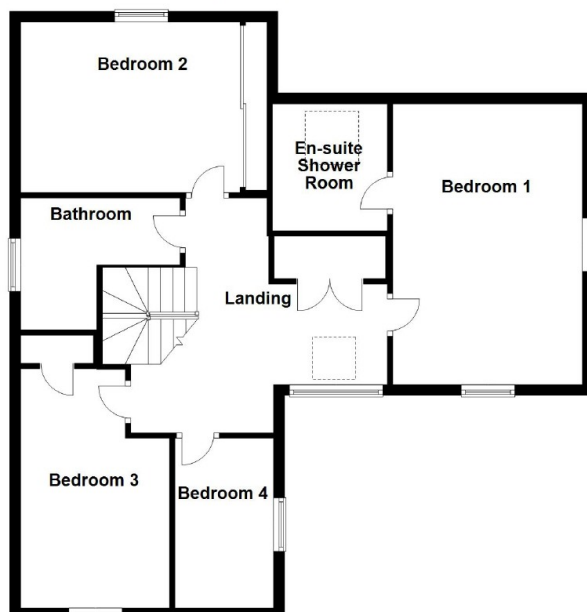
Ground Floor

Approx. 85.4 sq. metres (919.6 sq. feet)



First Floor

Approx. 81.8 sq. metres (880.3 sq. feet)



Total area: approx. 167.2 sq. metres (1799.9 sq. feet)

For illustration purposes only. Not to scale.
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**John.
Francis**