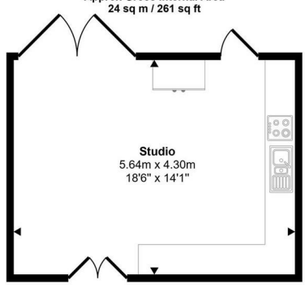
Approx Gross Internal Area
24 sq m / 261 sq ft



Studio

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Private Drainage
Heating: Electric Underfloor
TAX: Band N/A

We would respectfully ask you to call our office before you view this property internally or externally

IRK/ESL/07/26/DRAFT

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk

The Old Coach House Lower Freystrop, Haverfordwest, Pembrokeshire, SA62 4ET

- **17th Century Coach House**
- **Gated Courtyard For Parking**
- **Mezzanine Flooring And Fitted Units**
- **Located On A No Through Road**
- **Underfloor Heating**
- **Workshop With Garden**
- **No Onward Chain**
- **Electricity And Solar Panels**
- **Fantastic Opportunity To Run A Business Or Workshop**
- **EPC Rating: n/a**

£100,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

The Agent that goes the Extra Mile

The Old Coach House is a charming former honey extraction workshop/ unit, quietly positioned along a picturesque single-track lane beside the church in the sought-after village of Lower Freystrop. Offered to the market with no onward chain, this unique property presents an excellent opportunity for those seeking secure and versatile premises for a business, workshop, or specialist hobby.

Accessed via gated entrance, the property benefits from a gravelled courtyard providing off-road parking, together with a useful storage shed and access to a sloping garden area. The building is accessed via the old coach door, comprises a spacious workshop, front and rear stable doors, fitted kitchen facilities, electric underfloor heating with floor drainage for easy maintenance (food grade bacteriostatic linoleum), and a pull down ladder to a mezzanine level offering valuable additional storage. Solar panels also give the added benefit of low energy bills.

Converted in 2010, and previously operated as a honey-making workshop and beekeeping facility, The Old Coach House is well suited to a variety of commercial or workshop uses (subject to any necessary consents), making it an appealing prospect for entrepreneurs, craftspeople, or those in search of secure and adaptable workspace in a peaceful village setting.

Freystrop is a rural village set in the National Park, 3.5 miles to the south of Haverfordwest, close to the beautiful Cleddau River, and within easy travelling distance of Milford Haven and Haverfordwest. The nearby village of Hook has a village shop, primary school, and sports club, whilst the wider amenities of Haverfordwest include secondary schools, sixth form college, hospital, mainline train station, supermarkets etc. The property is also only a short distance from local beaches of Little Haven, Broad Haven and Marloes Sands.

DIRECTIONS

From our office in Haverfordwest, take the Freeman's way bypass to the Merlins Bridge (McDonalds) roundabout, and take the 1st exit towards Llangwm, Hook and Burton. After 1 1/2 miles, turn left into a no through road signposted Little Milford, and the property will be found on the right hand side just before the church. What3Words: ///funds.awoken.chucked

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.