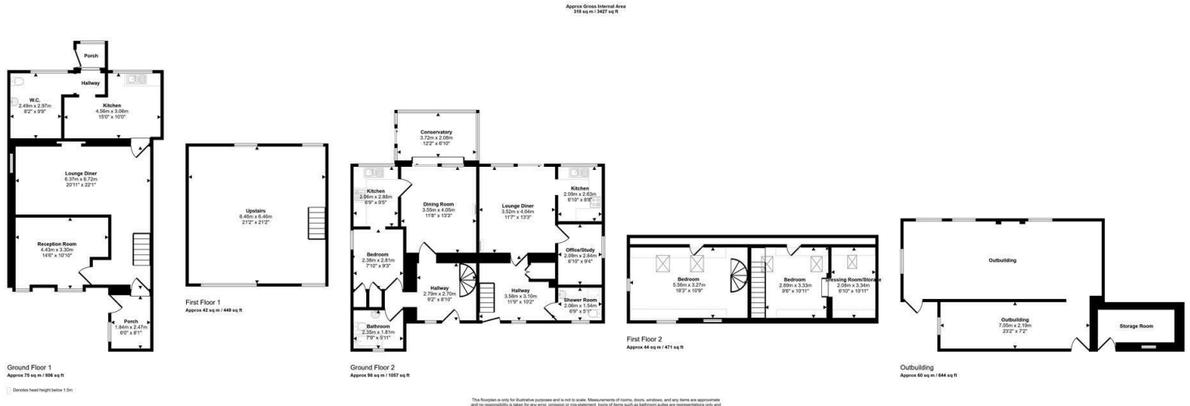


VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage
HEATING: None (cottage 2 has a wood-burning stove in the lounge/diner)
TAX: Band D/B/B
We would respectfully ask you to call our office before you view this property internally or externally

AJW/CFH/TAKEONOK 01/9/26

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

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk
TELEPHONE: 01646 698585

01646 698585
www.westwalesproperties.co.uk



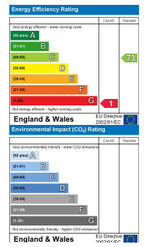






1 West End Marloes, Haverfordwest, Pembrokeshire, SA62 3BE

- **Smallholding With Main House, Two Cottages And Outbuildings**
- **Approved Planning Permission For Combining Cottages (NP/25/0685/FUL)**
- **Outbuildings And Parking**
- **Coastal Village Location In National Park**
- **Holiday Letting Potential Or Multi Generational Living**
- **Huge Development Potential**
- **Set Within Approximately 2.6 Acres**
- **Fruit Orchards, Potential Campsite Opportunity**
- **Sea Views From Main Property**
- **EPC Rating: G/G/F**



Asking Price £315,000

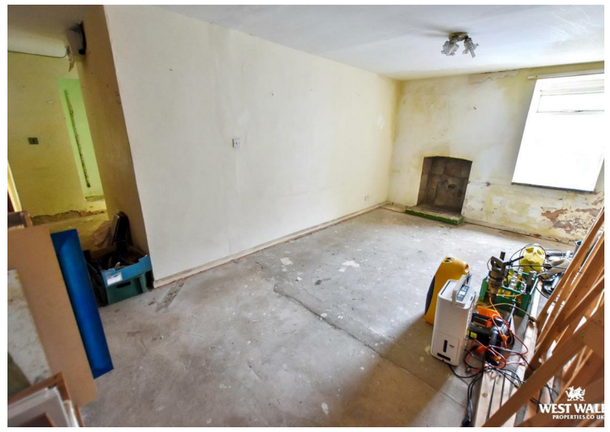
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk TELEPHONE: 01646 698585

The Agent that goes the Extra Mile





















An Exceptional Lifestyle & Development Opportunity Set Within Approximately 2.6 Acres

Occupying an enviable position within the sought-after coastal village of Marloes, 1 West End was run as a very small farm until at least the late 1960s: the concrete plinth beside the gate is a milk churn stand. It presents a rare opportunity to acquire a substantial property holding with outstanding lifestyle and investment potential.

The accommodation comprises a principal end-terrace residence alongside a pair of adjoining two-bedroom cottages positioned to the rear. Planning permission has been approved for the cottages to be converted into a single dwelling, creating exciting scope for those seeking flexible living arrangements or future development opportunities. View Documents at: www.pembrokeshirecoast.wales/planning

Set within approximately 2.6 acres, the grounds have been thoughtfully cultivated and developed over many years by the current owner, now offering an impressive collection of mature fruit orchards with an abundance of fruit trees, beautifully maintained gardens, and a productive cottage garden currently used for growing vegetables.

A delightful meadow extends beyond, featuring tucked-away spaces around its perimeter which lend themselves perfectly to camping accommodation, subject to any necessary consents, presenting exciting possibilities for tourism or lifestyle ventures.

The property offers huge potential for a variety of buyers, whether envisaging a campsite business opportunity, holiday letting enterprise, multi-generational family living, or a unique coastal lifestyle retreat.

Far-reaching countryside views can be enjoyed from the upper floors of the main residence, stretching towards the coastline and sea beyond.

The principal house itself is currently presented as a shell requiring full modernisation; however, essential services and foundations are in place, creating a blank canvas!







DIRECTIONS

From our Haverfordwest office, head out of town on the Dale Road and follow for approximately 8 miles until you see the signposts to Marloes and follow these to the village, Once in the village, continue through the village to the end, where you will find 1 West End on the left hand side. What3Words:///dealings.crawling.questions

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