



Hillside

Brooksgrove Lane | Haverfordwest | SA61 1XR

OIRO: £599,950 | Freehold | EPC: E



Introducing this four-bedroom detached home situated on a generous two-and-a-half-acre plot, complete with an extensive paddock, woodland, and stream. Currently requiring completion and modernisation throughout, this property offers a unique opportunity for those seeking expansive grounds in a secluded and private location.

Upon entering, you are welcomed by a practical porch way, perfect for storing outdoor wear. The entrance hallway sets the tone for the home, providing access to the downstairs layout. The kitchen/dining area boasts a range of matching eye and base level units, and a feature island with integrated appliances and French doors leading out to the patio, offering stunning views of the surrounding countryside. The ground floor also features a functional utility room, a cosy sitting room, and an expansive lounge with an open fireplace and large windows that bathe the space in natural light. Upstairs, there are four well-proportioned bedrooms, with the master bedroom including a modern ensuite and dressing room, with an additional family shower room.

Positioned on an expansive two-and-a-half-acre plot, the property includes a private driveway with ample space for multiple vehicles, and patio areas to the side and rear. The estate extends to include a substantial grazing paddock and mature woodlands, complemented by an additional stable block. The boundary is securely fenced and features gated access directly from the road. A thoughtfully integrated walkway through the woodland leads down to a stream, surrounded by a diverse array of flowers, shrubs, and trees, creating a haven for local wildlife.

Located on the outskirts of Haverfordwest, residents benefit from easy access to a wide range of amenities, including shops, educational institutions, healthcare facilities, a train station, leisure centres, and entertainment options. Just five miles southwest is the renowned Pembrokeshire coast, famous for its picturesque beaches at Broad Haven and the charming village of Little Haven, close to the celebrated Pembrokeshire Coastal Path.



Porch

Featuring slate tiled flooring and wooden frame windows, this area is ideal for storing coats and boots.

Entrance Hallway

This welcoming space features oak effect laminate flooring, a decorative radiator cover, and doors leading to the kitchen, sitting room, and rear hallway. Stairs lead to the first floor bedrooms and bathrooms with rear hallway access also available.

Kitchen/Diner

6.60m x 4.55m (21'8" x 14'11")

The heart of the home is laid with click oak effect laminate flooring and includes a range of matching eye and base level units with a quartz-topped island. It boasts an induction hob with an extractor above, an integrated dishwasher, a double sink with a draining board, a boiling water tap and double eye-level ovens. French doors open to the rear and side aspects offering beautiful countryside views.

Sitting Room

3.33m x 3.24m (10'11" x 10'8")

Featuring engineered oak flooring, this room includes French doors opening to the rear patio area offering views of the surrounding countryside.

Utility Room

2.15m x 2.12m (7'1" x 6'11")

Featuring tiled flooring, this practical space includes a base-level unit with worktop and sink, plumbing for washing machine and dryer, a wc, and a window facing the fore aspect.

Lounge

6.60m x 3.98m (21'8" x 13'1")

Carpeted, with windows to the fore and rear aspects, this spacious room features wall panelling and a fireplace with a slate hearth and surround.

Shower Room

2.93m x 2.00m (9'7" x 6'7")

Featuring tiled flooring and walls, this room includes a floating sink with a vanity unit below, wc, a heated towel rail, a window to the fore aspect, a shower with a rainfall head and glass sliding screen, a boiler cupboard, an extractor fan, and a radiator.

Master Bedroom

4.60m x 4.55m (15'1" x 14'11")

This carpeted bedroom benefits from a window to the rear aspect with stunning countryside views.

Dressing Room

3.74m x 2.00m (12'3" x 6'7")

Carpeted, with windows to the fore aspect, this room offers space for multiple wardrobes and is ideally located next to the master bedroom.

En-Suite

3.27m x 1.87m (10'9" x 6'2")

With tiled flooring and walls, this private bathroom includes a wc, a sink with a vanity unit below, a jacuzzi bath with shower over, a window to the side aspect, a storage cupboard, a heated mirror, and towel rail. An extractor fan provides further ventilation.

Bedroom Two

3.33m x 3.24m (10'11" x 10'7")

Carpeted and featuring a window to the rear aspect.

Bedroom Three

3.45m x 3.33m (11'4" x 10'11")

Carpeted and featuring a window to the rear aspect.

Bedroom Four

3.65m x 3.27m (12'0" x 10'9")

This room is carpeted, features a window to the fore aspect and a built-in eaves storage wardrobe.

External

Situated on an expansive two and a half acre plot, this property features a private driveway with room for multiple vehicles, with patio areas to the side, and rear aspects. The estate extends to include a substantial grazing paddock and mature woodlands, further enhanced by an additional stable block. The boundary is securely fenced and includes gated access directly from the road. The woodland is thoughtfully integrated with a walkway that descends to a stream, surrounded by a diverse collection of flowers, shrubs, and trees, providing a sanctuary for an abundance of local wildlife.

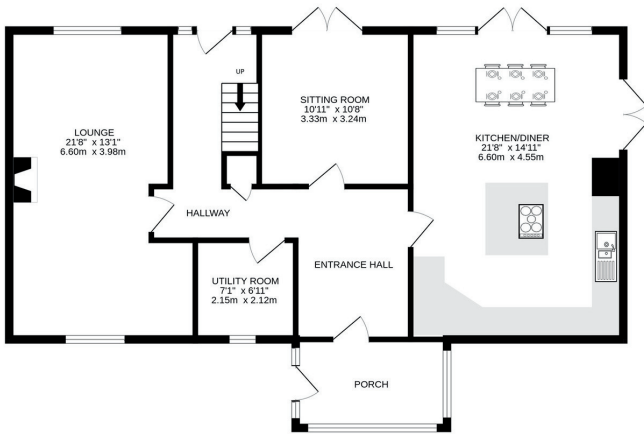
Additional Information

We are advised that the property has mains water and electricity connected. LPG central heating. Septic tank.

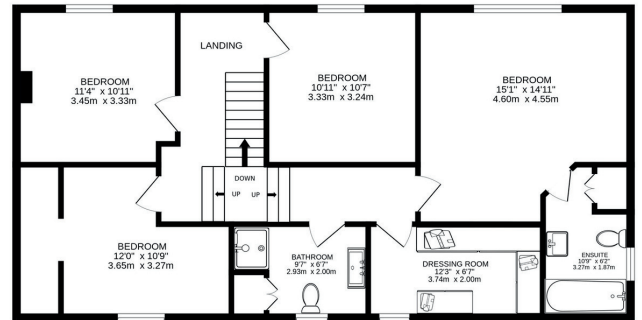




GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



1ST FLOOR
931 sq.ft. (86.5 sq.m.) approx.



TOTAL FLOOR AREA: 1919 sq.ft. (178.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		72
(39-54)	E		
(21-38)	F		42
(1-20)	G		
Not energy efficient - higher running costs			

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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