



## Maes Yr Haul

Crowhill | Haverfordwest | SA61 2UN

OIRO: £699,950 | Freehold | EPC: E



Nestled on the edge of Haverfordwest, Maes Yr Haul reveals itself as a hidden gem within the county town. Occupying approximately five acres, this property showcases five bedrooms amidst exquisitely landscaped gardens, a stunning patio area, and an outdoor heated swimming pool, presenting itself as an ideal family residence tailored for equestrian enthusiasts and those fond of entertaining guests.

Upon entering, visitors are welcomed by an elegant stained glass oak door, leading into a home where engineered oak flooring with underfloor heating spans throughout. The kitchen and family room, the residence's focal point, is adorned with a striking coffered ceiling and elegant bi-fold doors that lead to the patio, reflecting a mindful and artistic interior design. Housing five generously sized bedrooms, a cloakroom, utility room, a beautiful family bathroom, and a master en-suite, Maes Yr Haul embodies the essence of a delightful family home.

The external area is embraced by beautifully manicured gardens, featuring a range of fruit trees, alongside a wisteria-draped walkway and patio. Privacy is ensured by the picturesque Middle Mill stone wall encircling the heated swimming pool. A spacious double garage provides substantial storage and parking, complemented by additional spaces suitable for a games room and a garden room with views of the pool. The patio's rear hosts an additional pool room, complete with an outdoor kitchen, WC, and extra storage for the pool's heating system. The expansive acreage stretches towards Crowhill, offering main road access, especially appealing for equestrian pursuits. A large private driveway accommodates multiple vehicles with ease.

The property's location on Haverfordwest's outskirts places it just a mile from the town center, offering easy access to Pembrokeshire's coveted coastal destinations. Notably, the renowned Pembrokeshire coast, with its beautiful beaches at Broad Haven and the charming village of Little Haven, lies merely four miles to the southwest.



### Entrance Hallway

A welcoming space featuring a beautiful solid oak door with feature stained glass window. Offering engineered oak flooring with underfloor heating, the hallway leads to bedrooms and bathrooms, with double antique church doors leading into the kitchen. Additional storage is enhanced by built-in cupboard space.

### Kitchen / Family Room

**7.20m x 6.00m (23'7" x 19'8")**

The heart of the home features engineered oak flooring with underfloor heating, with a harmonious arrangement of eye and base level units centered around a granite-topped island. A double sink, range cooker with extractor, dishwasher and an eye-level Bosch microwave cater to culinary exploits. Stunning bi-fold doors lead out to the patio area with a sky light and decorative coffered ceiling with feature inlaid monastery glass enhancing the ambiance. A further set of French doors and large window to the fore provide a cascade of natural light throughout.

### Conservatory

**3.50m x 2.70m (11'6" x 8'10")**

Step into a light-filled conservatory where engineered oak flooring with underfloor heating and a glass roof welcome the warmth of the sun. French doors open directly onto the garden, offering a seamless blend of indoor comfort and outdoor bliss. This radiant space is perfect for dining and entertaining.

### Utility Room

**2.30m x 2.10m (7'7" x 6'11")**

Equipped with a Worcester boiler, plumbing for a washing machine and dryer and an additional wash hand basin, concealed by a sliding door. A skylight tunnel provides natural light.

### Cloakroom / WC

Featuring engineered oak flooring and a chic vanity unit crowned with a sink and WC. The mirror, enhanced by tasteful downlights and the skylight above ensures this small space makes a big impression.

### Master Bedroom

**4.60m x 4.20m (15'1" x 13'9")**

This master suite boasts engineered oak flooring with wall mounted radiator and elegantly built-in wardrobes. The sliding glass door opens to reveal an enchanting view of the pool and patio area.

### En-Suite Shower Room

**2.40m x 2.20m (7'10" x 7'3")**

The master en-suite showcases oak effect vinyl flooring with a corner shower, WC, heated towel rail and extractor fan for convenience. A window brightens the space, with the focal point being a freestanding vanity unit with a feature wash hand basin, complemented by a mirror adorned with downlights above.

### Bedroom Two

**3.90m x 3.60m (12'10" x 11'10")**

This bedroom features carpet underfoot with underfloor heating, double glazed window and a built-in wardrobe.

### Bedroom Three

**3.60m x 3.30m (11'10" x 10'10")**

This bedroom features carpet underfoot with underfloor heating, double glazed window and a built-in wardrobe.

### Bedroom Four

**3.10m x 3.10m (10'2" x 10'2")**

Boasting engineered oak flooring, a radiator, a double glazed window, integrated wardrobes, and a sliding pocket door.

### Bedroom Five

**2.90m x 2.40m (9'6" x 7'10")**

This bedroom features carpet underfoot with underfloor heating, double glazed window, a built-in wardrobe and a sliding pocket door.

### Family Bathroom

**4.90m x 2.20m (16'1" x 7'3")**

A luxurious space with a walk-in shower, oak effect vinyl flooring, a WC, a sink, a roll-top bath, dual windows, two heated towel rails, two feature glazed windows into the hallway, and an extractor fan.

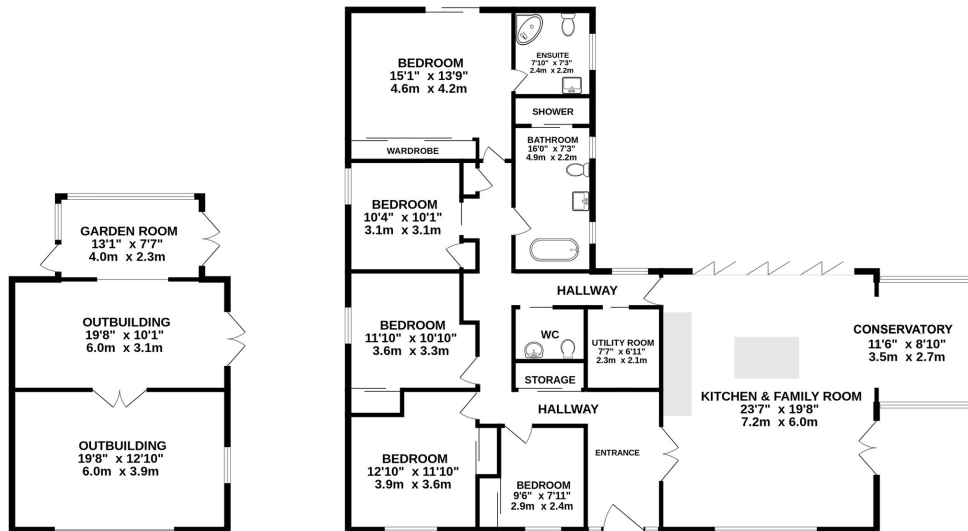
### Externally

The property features well-kept gardens adorned with a range of fruit trees, alongside a wisteria-lined walkway and patio. The picturesque Middle Mill stone wall surrounds the heated pool. A large double garage provides storage space, complemented by additional leisure space and a garden room. An additional pool room enhances outdoor amenities and storage options. The extensive grounds and paddocks totalling approximately five acres extend towards Crowhill, offering main road access.





**GROUND FLOOR**  
2324 sq.ft. (215.9 sq.m.) approx.



TOTAL FLOOR AREA : 2324 sq.ft. (215.9 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		60
(39-54)	<b>E</b>	39	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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