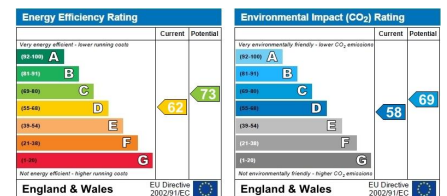




Hideaway, 22 West Hook Road, Hook, Haverfordwest SA62 4LS

Asking price £499,950

**Stunning 5 Bedroom Property Bungalow
With Annexe Above**
**Beautifully Landscaped & Nurtured
Gardens With Orchard Sat Within 2 Acres**
Ample Off Road Parking & 2 Garages
**Situated In A Beautiful Location With
Versatile Accommodation**



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AW/WJ/72368/031019

DESCRIPTION

Have you ever dreamt of a stunning versatile property with beautifully landscaped grounds of approximately 2 acres, private driveway and situated in one of Pembrokeshire's most popular villages? Look no further, we have the property for you! A truly versatile property that could be a large family home or a property with an annexe to create some form of income. With 5 Bedrooms, 3 Bathrooms and 3 Reception rooms this property has all you need to accommodate a family or even a small family or retired couple with visiting relatives. Externally there is ample parking for several cars and the grounds have been maintained beautifully. There is plenty of outside space and an unspoilt outlook from the patio with a countryside view. Viewings are essential to appreciate this property and are strictly by appointment.

ENTRANCE HALL

17'03 x 10'02 (Max) (5.26m x 3.10m (Max))

Beautifully crafted hardwood door to front aspect with obscured glass panel either side. Stairs to first floor which are currently blocked off at the top to segregate the bungalow from the annexe above. Storage under stairs, coat cupboard and airing cupboard with hot water cylinder and radiator. Two radiators and tiled floor.

LOUNGE

19'08 x 18'01 (5.99m x 5.51m)

Double glazed window to front and side aspects, decorative stained glass window to side aspect, exposed beamed ceiling, 2 radiators, multi fuel log burner,

DINING ROOM

15'09 x 11'01 (4.80m x 3.38m)

Double glazed patio doors opening into conservatory, radiator, oak flooring.

CONSERVATORY

13'07 x 8'11 (4.14m x 2.72m)

Double glazed windows to rear and side aspects, obscured double glazed window to side aspect, tiled floor.

KITCHEN

15'06 x 10'05 (4.72m x 3.18m)

Double glazed window to rear aspect, Welsh Chestnut base and wall units with quartz worktop, 1½ bowl sink, 4 burner LPG gas hob, electric double oven, oil fired Aga, built-in Siemens dishwasher, under cupboard lighting, tiled floor.

SNUG

10'0 x 7'11 (3.05m x 2.41m)

Double glazed window to side aspect, double glazed sliding patio doors to rear aspect, radiator.

UTILITY ROOM

10'06 x 9'0 (L-Shaped - Max) (3.20m x 2.74m (L-Shaped -Max))

Half obscured double glazed door to side aspect, single bowl sink and base units, plumbing for washing machine, oil boiler, radiator, tiled floor.

CLOAKROOM

5'05 x 4'01 (1.65m x 1.24m)

Obscured double glazed window to rear aspect, wash hand basin, low level WC, tiled floor.

STUDY/BEDROOM 4

10'04 x 9'09 (3.15m x 2.97m)

Double glazed window to rear aspect, built-in shelving unit, radiator, carpet flooring.

FAMILY BATHROOM

10'03 x 9'09 (3.12m x 2.97m)

Obscured double glazed window to rear aspect, low level WC, wash hand basin, with vanity unit, bath, walk-in shower, towel radiator, tiled walls.

BEDROOM 1

17'05 x 10'04 (Max) (5.31m x 3.15m (Max))

Double glazed window to side aspect, double glazed doors to rear aspect, radiator, carpet flooring, exposed beams in ceiling.

BEDROOM 2

12'11 x 12'05 (3.94m x 3.78m)

Currently used as a dressing room, double glazed window to front aspect, a range of built-in wardrobes, radiator, carpet flooring.

BEDROOM 3

12'11 x 11'11 (3.94m x 3.63m)

Double glazed window to front aspect, built-in wardrobes, radiator, carpet flooring.

ANNEXE

The annexe is situated on the first floor above the main residence. Currently self contained with its own separate entrance, this could easily be changed to incorporate the annexe as part of the main house. There are steps up to the front door from the main parking area at the front of the property.

ANNEXE LOUNGE

17'08 x 12'01 (5.38m x 3.68m)

Double glazed window to front aspect, 2 radiators, storage in eaves and carpet flooring. This if converted to be part of the main residence could be a large bedroom.

ANNEXE SNUG

9'10 x 7'09 (3.00m x 2.36m)

The snug sits just off the main lounge of the annexe and boasts stunning views to rear. Double glazed window to rear aspect and small double glazed windows to side aspects, radiator, carpet flooring.

ANNEXE KITCHEN

9'03 x 8'06 (2.82m x 2.59m)

Double glazed window to front aspect, a range of base and wall units, electric hob, electric oven, extractor hood, plumbing for washing machine, space for fridge/freezer, vinyl flooring.

ANNEXE SHOWER ROOM

12'05 x 7'06 (3.78m x 2.29m)

Low level WC, wash hand basin with vanity unit, shower cubicle with electric shower, towel radiator, vinyl flooring.

ANNEXE BEDROOM

15'10 x 12'0 (4.83m x 3.66m)

Double glazed patio doors to side aspect leading to a small balcony, radiator, carpet flooring.

ANNEXE EN-SUITE + DRESSING ROOM

17'11 x 12'06 (Max) (5.46m x 3.81m (Max))

Built-in wardrobes with lighting, 3 storage cupboards, low level WC, wash hand basin, bath, radiator, vinyl and carpet flooring.

EXTERNALLY

Please note there is a footpath that crosses across the bottom of the land which is currently fenced off. The private driveway is owned by a neighbouring property and the owners of this property have right of way across it. There is ample parking for several cars, a gravel standing area for a motor home or caravan. A **GARAGE** with storage area, power and light. A **BOAT SHED/ GARAGE** with power and light. There is a lean-to **GREENHOUSE** to the rear of the 'boathouse'. Gated pedestrian access are on both sides of the property and leads to the rear garden. To the rear there is a large patio area which boasts open countryside views and leads onto a lawned area. There is a small enclosed lawn area with a small pond which is currently used for the vendors small pets! A walkway leads to beautifully landscaped gardens and a gated orchard boasting cherry and apple trees and blackcurrant bushes. There is more than enough space here to create a good size vegetable patch. The land is gently sloping with the perimeter either fenced or mature hedging. At the bottom of the garden there is a gate which opens onto the footpath where another section of land is owned by this property. The current vendors have had children and pets therefore needed to enclose the garden from the footpath.

SERVICES

We are advised that mains water, electric and drainage are connected to this property

VIEWING

By appointment with the selling Agents on 01437 768 281 or e-mail haverfordwest@johnfrancis.co.uk

OUR OFFICE HOURS

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

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 Haverfordwest proceed along the old Burton Pembroke road through Merlins Bridge until reaching the village of Freystrop. At the crossroads take the left hand turning signposted Hook, follow the road into the village for approximately 1 mile until coming to a sharp bend. Immediately on the bend is the entrance to a private lane. Continue down this lane passing the property Inglewood and at the end of the driveway the property can be found tucked away to the right hand side.