

NEW
INSTRUCTION



Owls Hoot, Crundale, Haverfordwest SA62 4DL

Offers in the region of £610,000

Stunning 5 Bedroom Detached House With 1 Bedroom Annexe
Ample Living Accommodation For A Large Family
Village Location
Off Road Parking
Views Over Neighbouring Fields

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AW/WJ/83402/140721

DESCRIPTION

This is a property that most certainly has a wow factor! Combining bespoke and excellent workmanship, fabulous spacious rooms and ample accommodation for a family. Briefly comprising an inviting hallway, good size lounge which benefits from views over the rear garden, kitchen/diner, sun room, utility and study/bedroom on the ground floor. A grand, handmade stairway leads to the first floor comprising master bedroom with en-suite and dressing room, bedroom 2 also benefits from an en-suite, bedroom 3 and a family bathroom. Another stairway leads to the second floor which comprises of 2 further double bedrooms. The Annexe comprises open plan living, lounge and kitchen area, shower room. Stairs lead up to the first floor where there is a good size double bedroom and storage. Externally there is ample off road parking, the garden extends across the rear of the property boasting views of the neighbouring fields.

PORCH

6'0 x 3'09 (1.83m x 1.14m)
Oak door to front aspect, double glazed windows to side aspects, slate flooring.

ENTRANCE HALL

22'09 x 9'08 (Max) (6.93m x 2.95m (Max))
Large open hallway with slate flooring and handmade Ratford bridge stairway leading to the first floor.

LOUNGE

22'07 x 16'03 (6.88m x 4.95m)

Double glazed windows to front aspect, double glazed sliding patio doors to rear aspect, multi-fuel log burner, under floor heating.

CLOAKROOM

6'01 x 5'03 (Max) (1.85m x 1.60m (Max))

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

KITCHEN/BREAKFAST ROOM

22'08 x 16'03 (6.91m x 4.95m)

Double glazed window to front aspect, a range of base and wall units, single bowl sink, integrated dishwasher, range cooker, under floor heating, slate flooring.

CONSERVATORY

12'05 x 11'11 (3.78m x 3.63m)

Double glazed windows to rear and side aspects, sliding double glazed doors to side aspect leading to the rear garden, slate flooring, under floor heating.

STUDY/BEDROOM 6

11'06 x 8'0 (3.51m x 2.44m)

Double glazed windows to front and side aspects, slate flooring, under floor heating.

UTILITY

12'02 x 10'04 (Max) (3.71m x 3.15m (Max))

Double glazed window to side aspect, base units with 1½ bowl sink, boiler, extractor fan, slate flooring, under floor heating. Door to rear aspect. Rainwater harvester which we are advised collects the rainwater from the drainpipes of the property and services the washing machine, toilets and the outside tap.

FIRST FLOOR LANDING

Good size open area with double glazed window to rear aspect overlooking neighbouring fields, storage cupboard, airing cupboard and stairs to second floor.

FAMILY BATHROOM

10'08 x 9'10 (3.25m x 3.00m)

Obscured double glazed window to rear aspect, low level WC, wash hand basin, free standing bath with mixer tap, shower cubicle, radiator, extractor fan, tiled floor.

BEDROOM 1

14'04 x 12'10 (4.37m x 3.91m)

Double glazed window to rear aspect, 2 storage cupboards, 2 radiators, carpet flooring.

DRESSING ROOM

12'02 x 6'0 (3.71m x 1.83m)

Double glazed window to rear aspect, radiator, carpet flooring.

EN-SUITE SHOWER ROOM (L SHAPED)

12'02 x 12'04 (3.71m x 3.76m)

Obscured double glazed window to side aspect, low level WC, vanity unit with 2 wash hand basins, shower, radiator, tiled floor.

BEDROOM 2

16'02 x 9'05 (4.93m x 2.87m)

Double glazed window to front aspect, storage cupboard, radiator, carpet flooring.

EN-SUITE SHOWER ROOM

6'10 x 6'09 (2.08m x 2.06m)

Obscured double glazed window to front aspect, low level WC, wash hand basin, shower, towel radiator, extractor fan, tiled floor.

BEDROOM 3

14'03 x 12'05 (4.34m x 3.78m)
Double glazed window to front aspect, radiator, 2 storage cupboards, carpet flooring.

SECOND FLOOR

Skylight to rear aspect, carpet flooring.

BEDROOM 4

12'08 x 10'02 (3.86m x 3.10m)
Skylight, carpet flooring.

BEDROOM 5

15'04 x 12'08 (4.67m x 3.86m)
Skylight, carpet flooring.

ANNEXE

Detached from the property the annexe briefly comprises open plan lounge, diner and kitchen. Shower room and one bedroom on the first floor. Open Plan Living - 24'01 x 20'01 (Max)
Shower Room - 13'02 x 4'11 (Max)
Bedroom 1 - 19'03 x 13'07

EXTERNALLY

To the fore there is ample off road parking for several cars. Pedestrian access leads down both sides of the property to the rear garden. The rear is mainly laid to lawn with a patio area, log store, garden and views over the neighbouring fields.

SERVICES

We are advised that mains electricity, water and

drainage are connected to this property.

PLEASE NOTE:

Please note that some of our photographs are taken with a wide angle lens camera.

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 the Morrisons roundabout in Haverfordwest head north onto Sydney Rees Way, at the next roundabout take the second exit onto the Fishguard Road. Take the fourth exit at the next roundabout then turn left signposted to Cardigan. Turn right signposted to Clarboston Road. Continue along and the property can be found on your right hand side as denoted by our John Francis For Sale Board.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

**John.
Francis**