

John. Francis

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The Property
Ombudsman



NEW
INSTRUCTION



Willow Walk, Camrose, Haverfordwest SA62 6HH

Offers in the region of £675,000

**5 Bedroom Detached Bungalow With Just Over 15 Acres and
Lake**

Outbuilding With Power, Light and Water

Stunning Countryside Views To Rear

Located On The Outskirts Of A Popular Village Close To

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AW/DT/69808/180821

DESCRIPTION

A remarkable opportunity to purchase an immaculate 5 Bedroom Detached property boasting just over 15 acres on the outskirts of Camrose. This property has been lovingly cared for and maintained with its current owners and would appeal to those who wish to benefit from the country lifestyle or even the keen equestrian. The property itself from the rear is in an elevated position with stunning countryside views over the fields. There is a large amount of off road parking to the front, a separate lane to the side of the driveway which leads to the large outbuilding and adjoining land. The land is easily accessible from the property with well maintained fencing and sectioned off into different areas. Did we mention this property had its own lake? A breathtaking and pretty walk surrounds the stream fed lake where there is an abundance of wildlife, greenery and a sitting area to enjoy these simply stunning surroundings. Camrose is a very popular village just a short drive away from the County Town Of Haverfordwest where a wide range of

ENTRANCE HALL

Door to front aspect, 2 double glazed windows to front aspect, double glazed bay window to front aspect, radiator, storage cupboard, carpet flooring.

KITCHEN/BREAKFAST ROOM

22'04 x 13'11 (Max)
(6.81m x 4.24m (Max))
Double glazed window to rear aspect, double glazed doors to rear aspect, a range of base and wall units, 1.5 bowl sink, space for American fridge/freezer, range cooker, extractor fan, radiator, tiled flooring.

LOUNGE

18'0 x 12'10 (5.49m x 3.91m)
Double glazed doors to rear aspect, double glazed bay window to front aspect, log burner, radiator, carpet flooring.

BATHROOM

9'03 x 5'07 (2.82m x 1.70m)
Obscured double glazed window to rear aspect, low level WC, wash hand basin, bath with shower over, extractor fan, radiator, tiled floor.

UTILITY

11'04 x 9'04 (Max) (3.45m x 2.84m (Max))
Double glazed window to rear aspect, door to rear aspect, base units, single bowl sink, plumbing for dishwasher and washing machine, storage cupboard with boiler, loft hatch, tiled floor.

CLOAKROOM

5'06 x 2'11 (1.68m x 0.89m)
Double glazed window to rear and low level WC, tiled flooring.

BEDROOM 1

20'04 x 19'08 (Max)
(6.20m x 5.99m (Max))
Double glazed bay window to front aspect, double glazed window to rear aspect, radiator, loft hatch, carpet flooring.

EN-SUITE SHOWER ROOM

8'07 x 6'10 (2.62m x 2.08m)
Obscured double glazed window to rear aspect, low level WC, wash hand basin, bath with mixer shower over, radiator, extractor fan, tiled floor.

BEDROOM 2

9'10 x 9'05 (3.00m x 2.87m)
Double glazed window to rear aspect, radiator, carpet flooring.

BEDROOM 3

9'10 x 8'11 (3.00m x 2.72m)
Double glazed window to rear aspect, radiator, carpet flooring.

BEDROOM 4

8'11 x 8'09 (2.72m x 2.67m)
Double glazed window to rear aspect, radiator, carpet flooring.
We are advised by the current owners that there is electrical and plumbing work carried out to enable this room to be converted into a kitchen.

BEDROOM 5

17'06 x 11'0 (5.33m x 3.35m)
Double glazed bay window to front aspect, double glazed window to side aspect, door to side aspect, radiator, carpet flooring.

EN-SUITE SHOWER ROOM

10'05 x 5'09 (3.18m x 1.75m)
Obscured double glazed window to rear aspect, low level WC, wash hand basin, shower cubicle with

electric shower, radiator, tiled flooring.

EXTERNALLY

To the fore there is a gravel driveway which could accommodate around 8 cars. There is a separate lane which runs parallel with the driveway that leads to the outbuilding and some of the land. The **OUTBUILDING** is split into 3 separate bays with roller doors and has power, light and water, The majority of the sloping land is set behind the property, please refer to our boundary plan (not to scale). There is another entrance to the land at the bottom. This is where you can find the stunning walk around the lake, seating area and stream. All of the land can be accessed directly from the property, parcels have been divided up as you can see from our photographs.

SERVICES

We are advised that mains water and electric are connected to this property. The septic tank is located in the rear gardens. Oil fired central heating.

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 Haverfordwest proceed onto the A40 towards Fishguard passing Vincent Davies on your left hand side. Turn left signposted for Camrose. Continue along onto Sheltery Hill then turn right onto the B4330. Turn left at the fork in the road signposted for Camrose. Continue along this road then head straight on down a lane. Continue along this road and up the hill, the property can be found on your left hand side as denoted by our John Francis For Sale Board.

Willow Walk, Camrose, Haverfordwest SA62 6HH



John.
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