

Ref: 0the09

The Kilns, Johnston, Haverfordwest, Pembrokeshire, SA62 3PF

An exceptional Country Property comprising a Sizeable 4 Bedroom Residence, Two Self - Contained 2 Bedroom & 1 Bedroom Annexes, Two Luxury 3 Bedroom Chalets. Two Industrial Modern Barns, Pasture and Woodland, in all 36 Acres.

Haverfordwest 2 miles, Fishguard 18 miles, Coast 6 miles, Carmarthen A48/M4 30 miles



The modern brick built with a slate roof, very spacious 4 bedroom main residence has two self-contained annexes ideal for extended family or holiday letting income. Set in tranquil beautiful grounds overlooking their own lake and pasture paddocks.

Main Accommodation – Ground Floor: Entrance Hall, Kitchen, Dining Room, Bedroom, Wet Room, Lounge, Two further Bedrooms one with en suite Bathroom, Shower room. First Floor: Bedroom. (EER:E)

Annexe (Lindsway) – Ground Floor: Entrance Hall, Open-Plan Kitchen/Lounge/Dining Room, Bathroom. First Floor: Two Bedrooms (EER:E)

Annexe (St. Brides) – Kitchen, Utility, Lounge/Dining Room, Bedroom and Bathroom. (EER:D)

Externally – Two Modern Industrial Barns, Two Luxury Detached 3 Bedroom Chalets.

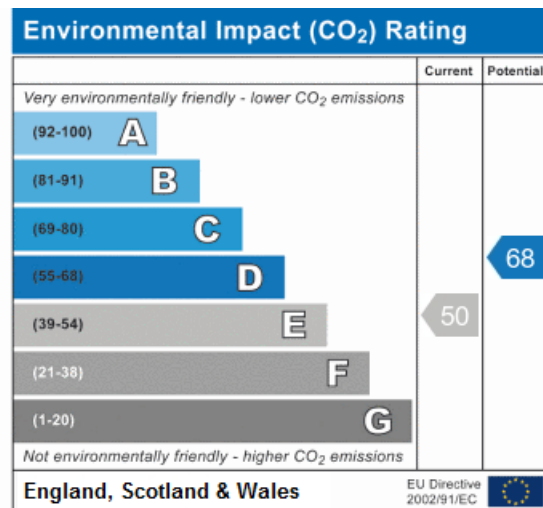
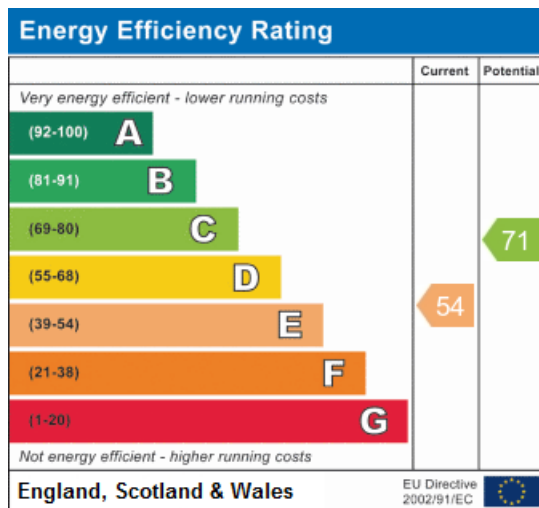
Land - In extensive gardens and grounds to include a 2 acre lake, flat pastureland, woodland, the original Kiln, all in circa 36 acres.

Location – Ideally placed to afford privacy yet being only a short distance to local amenities and numerous visitor attractions. Haverfordwest is 2 miles away, an appealing county town, with good amenities, riverside shopping, general hospital, railway station, and the remains of a medieval castle. St. David's is 16 miles distant, Britain's smallest city with its celebrated Cathedral and Bishop's Palace, Fishguard is 18 miles, with ferry service to southern Ireland, and The Pembrokeshire Coast National Park offers a wealth of visitor attractions and wonderful beaches within very easy driving distance. Transport links at Carmarthen (A48/M4) 30 miles to the east.

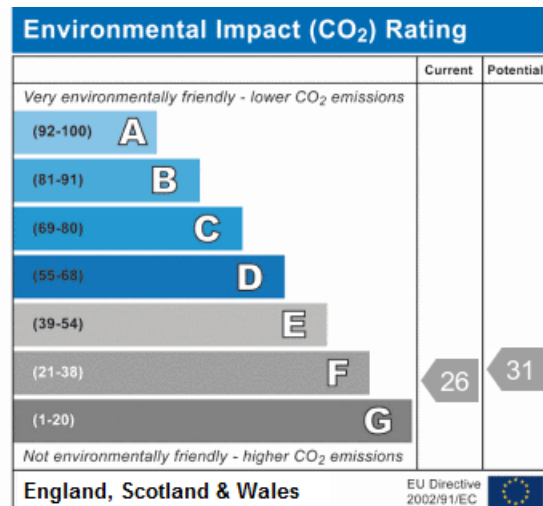
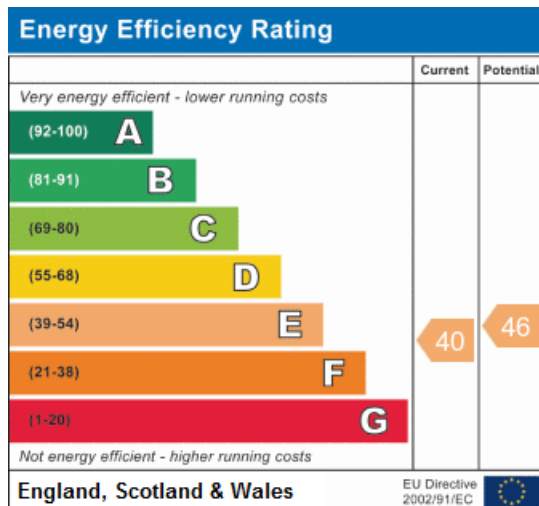
Guide Price: £975,000

N.B. Full particulars and floor plans available shortly.

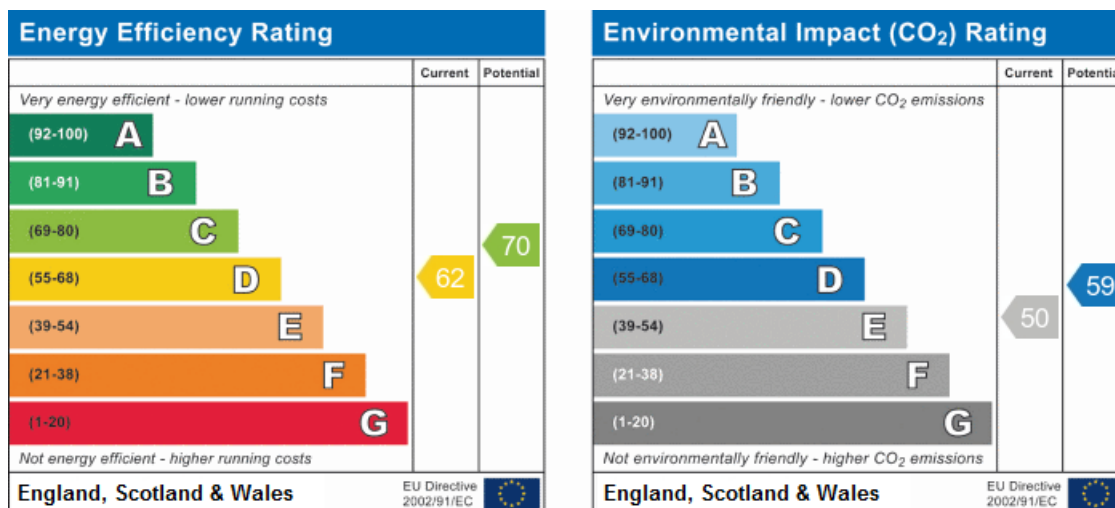
ENERGY PERFORMANCE GRAPHS: 'THE KILNS' MAIN RESIDENCE



'LINDSWAY' ANNEXE



‘ST BRIDES’ ANNEXE



SERVICES:

We understand that the property is connected to mains water and mains electricity, with a private drainage system. Both the main house and St. Brides annexe have oil fired central heating and hot water. Linsway annexe has electric Dimplex heaters. The chalets have LPG Gas central heating. Telephone (with Broadband available) is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

We are informed that the Council Tax Bands are as follows:-
Main Residence “D”
Linsway Annexe “C”
St. Brides Annexe - to be advised
(Pembrokeshire County Council)

FIXTURES & FITTINGS:

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.

VIEWING:

By prior appointment with PROFILE HOMES



Tel: 01550 777790
Email: contact@profilehomes.com
Website: www.profilehomes.com

THE LOCALITY:

Haverfordwest is 2 miles to the North on the Western Cleddau river. This is the County Town and administrative centre of Pembrokeshire, a delightful old market town with good shopping facilities, supermarkets, an outlying retail park, restaurants, cafes, pubs, cinema, sports centre, swimming pool, general hospital, museum, schools and college, railway station (West Wales line) and bus station, and the remains of a 12th Century Norman castle. It stands in a good strategic position with an important road network linking to towns such as Milford Haven, Pembroke Dock, Fishguard and St. David’s.

Newgale is only 12 miles away on St. Bride’s Bay, a lovely Blue Flag beach with two miles of golden sands, popular with holidaymakers and surfers/kitesurfers.

Broad Haven is 6 miles distant and there are numerous other places to visit along this magnificent coastline.

Fishguard is about 18 miles north-easterly, with a good selection of shops, cafes, restaurants and pubs as well as several galleries. The harbour of Lower Fishguard on the Estuary of the River Gwaun was once an important trading and fishing centre, though is now used by numerous leisure craft. The defensive Fishguard Fort was built in the late 18th Century. The ferry terminal is a couple of miles past the town, offering services to Rosslare in Southern Ireland.

St. David's is 16 miles north-easterly, the size of a small market town but with city status because of its famous medieval Cathedral, which attracts many visitors, especially with the splendid remains of the Bishop's Palace adjacent. It is known as a sacred location, being the final resting place of the patron saint of Wales, Saint David. There are a range of independent shops and galleries, pubs and eateries here, and beautiful beaches nearby.

The Pembrokeshire Coast National Park came into being in 1952 and includes the majority of Pembrokeshire's magnificent coastline with many beaches and coves within a few miles, as well as the Daugleddau Estuary and the Preseli Hills. It covers approximately 240 square miles, taking in dramatic scenery, sandy beaches, secluded coves, estuaries, picturesque towns and villages, lovely countryside, nature reserves, and many attractions, including St. David's Cathedral and adjacent Bishop's Palace remains. Several offshore islands are also included – renowned for their varieties of birds, grey seals and flora. Visits can be made by boat to some of the islands, including the monastic Caldey Island near Tenby.

NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

PROFILE HOMES

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