



## Swallows Barn Portfield Gate, Haverfordwest, Pembrokeshire, SA62 3LZ

£750,000

- Impressive 4 Bedroom Detached Barn Conversion
- Well-Proportioned Property & Grounds
- No Onward Chain
- Idyllic Rural Location
- Ample Off Road Parking
- EPC Rating C

# Swallows Barn, Portfield Gate, Haverfordwest SA62 3LZ

Situated in a tranquil location outside of Haverfordwest on the way to Broad Haven, this charming barn conversion offers a unique blend of rustic character and modern living. Originally built in 1820, this property has been thoughtfully transformed to create a spacious and inviting home, perfect for families or those seeking a peaceful retreat.

The residence boasts four well-proportioned bedrooms as well as reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The property is set in a picturesque rural location.

With generous parking space for several vehicles, a substantial lawned garden and courtyard patio area, this barn conversion is not just a house; it is a lifestyle choice. Up to 3 acres of additional land adjacent to the property may be available by separate negotiation. Whether you are looking to enjoy the peaceful countryside or explore the nearby coastal attractions, this property is sure to impress. Do not miss the chance to make this delightful home your own.



Council Tax Band: G



## Property

Swallows' Barn is a stunning 4 bedroom detached barn conversion full of character and charm, with exposed stonework and beamed ceilings. The accommodation briefly comprises: entrance hall, shower room, reception rooms, one with mezzanine, kitchen/dining room and utility room to the ground floor, 4 double bedroom, one with en suite shower room and bathroom to the first floor. Externally the property offers parking for several vehicles in addition to lawned garden and rear courtyard.

## Location

Swallows' Barn sits behind and to the right of Haroldston Hall accessed via a shared driveway, situated in a desirable rural location with peaceful countryside and distant sea views. It is located within easy access to the historic county town of Haverfordwest and all its amenities. Additionally it is approximately a two mile drive from the Pembrokeshire coast and sandy beach at Broad Haven with its local village amenities.

## Directions

From Haverfordwest take the B4341 towards Broad Haven following this road for approximately 4 miles. Take the right hand turn signposted towards Nolton. Continue along this road and as the road bends to the right, take the left hand fork signposted towards Broad Haven. After a short distance the entrance to the property can be found on your right hand side immediately before Haroldston Hall. For GPS purposes the postcode for the property is SA62 3LZ.

The property is approached via a shared driveway leading up to an area of off road parking, a step up and glazed entrance door to

## Entrance Hallway

Partially glazed door to rear external. Windows to vaulted ceiling. Stone floor. Exposed stone walls with exposed brick features and exposed wooden beams to ceiling. Oak staircase with glass balustrade to first floor landing. Door to

## Shower Room

4'11 x 4'6

Stone floor. Tiled walls. Shower, w/c & wash hand basin. Heated towel radiator. Downlights.

## Reception Room

19'10 (max) x 16'2 (max)

Windows and original arrow slit windows to front and rear. Exposed stone fireplace housing multifuel burner with slate hearth. Stone floor. Exposed wooden beams to ceiling. Door to

## Living Room

25'6 (max) x 16'4 (max)

Windows to front and rear. Velux window to rear. French doors to rear external. Impressive log burner with slate hearth. Exposed stone walls and exposed wooden beams to ceiling. Spiral staircase to mezzanine currently used as home office with French doors to side balcony. Downlights.

## Kitchen/Dining Room

36'1 (max) x 16'4 (max)

Windows to front and rear. French doors to rear external. Bespoke hand built wooden painted base units with Teak work surface over base units with work surface over. White enamel sink with granite surround. Electric Aga cooker set in a decorative tiled alcove with wooden frame. hand built wooden kitchen island / breakfast bar with granite top, built in storage cupboards and sink with tap. Exposed stone wall and exposed wooden beams to ceiling. Doors to storage/airing cupboard and to

## Utility Room

9'2 (max) x 8'2 (max)

Arrow slit window to rear. Range of wall and base units with work surface over. Space and plumbing for washing machine. Travertine tile and natural exposed stone walls' and 'travertine' tiled floor. Hot water tank and ground source heating tank.

## First Floor Landing

Windows and Velux window to rear. Sloping ceiling. Exposed stone walls and exposed wooden beams to ceiling. Door to

## Bedroom

16'1 (max) x 13'10 (max)

Window to front and Velux window to rear. Exposed stone walls and exposed wooden beams to ceiling. Sloping ceiling. Spotlights.

## Bedroom

10'8 x 10'1

Window to front. Exposed wooden beams to ceiling. Sloping ceiling.

## Bathroom

10'3 (max) x 6'11 (max)

Window to front. Suite comprising corner bath with shower attachment, separate shower cubicle, w/c and wash hand basin. Heated towel radiator. Partially tiled walls and tiled floor. Exposed stone walls and exposed wooden beams to ceiling. Spotlights.

## Bedroom

11'2 x 9'6

Window to front. Exposed stone wall and exposed wooden beams to ceiling. Sloping ceiling.

## Bedroom

16'4 (max) x 12'6 (max)

Window to front and Velux window to rear. Partially glazed door to side with stone steps leading to front and rear external. Built in storage cupboard. Exposed stone wall and exposed wooden beams to ceiling. Sloping ceiling. Door to

## En Suite Shower Room

8'6 (max) x 5'7 (max)

Velux window to front. Double shower cubicle, w/c and wash hand basin. Travertine tiled walls and floor. Exposed stone wall and exposed wooden beams to ceiling. Sloping ceiling. Heated towel radiator.

## Externally

Surrounded by countryside and approached via a tree-lined shared driveway, the property has parking for several vehicles and steps up to a lawned garden to the front. A pedestrian path leads around the property to the rear courtyard patio area with seating area as well as storage shed (16' x 10'9 ) currently used to store logs, tools, cycles and outdoor activities equipment built into the rear. Stone steps lead up to the first floor sunrise viewing area and down to the front of the property with second smaller storage area underneath. Up to 3 acres of additional land adjacent to the property may be available by separate negotiation.

## Tenure

The property is freehold.

## Services

Mains water and electricity. Private drainage. Underfloor heating throughout via ground source heat pump. Hot water solar panels.

## Viewings

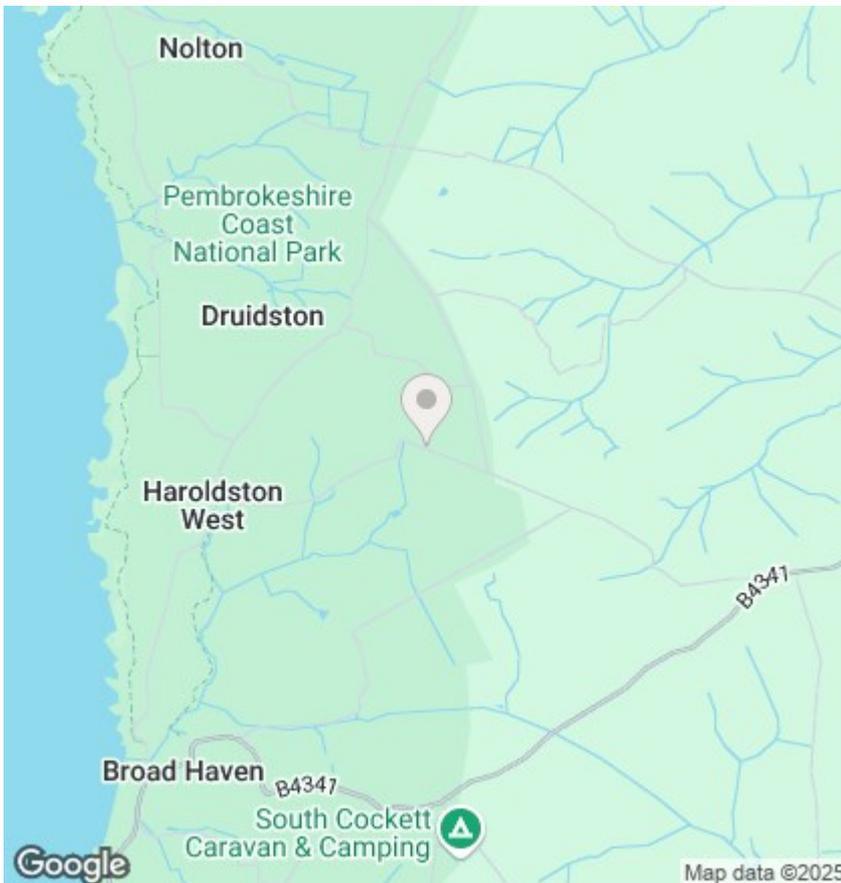
Strictly by appointment through Town, Coast & Country Estates offices please.

## Agent's Notes

Please note that there is a restrictive covenant on the property that prevents the property being used as a holiday let.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**General Information**

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE PROPERTY.