



## Sutton Fold Cottage Sutton, Haverfordwest, Pembrokeshire, SA62 3LP

£395,000

- 4 Bedroom Detached Cottage
- Off Road Parking & Garage
- Idyllic Countryside Views
- Sought After Rural Village Location
- Front & Rear Gardens
- EPC Rating D



# Sutton Fold Cottage Sutton, Haverfordwest

## SA62 3LP

Situated in the rural village of Sutton, Haverfordwest, this delightful detached cottage offers a perfect blend of comfort and countryside living. With well-proportioned bedrooms over both floors, as well as inviting reception rooms, this property is ideal for families or those seeking a peaceful retreat.

In addition to the area of off-road parking, there is also a garage for additional storage or vehicle protection. The wrap-around garden is a true gem, offering a serene outdoor space to enjoy the picturesque countryside views that surround the home.

In a sought-after village location, this bungalow is perfect for those who appreciate the tranquillity of rural life while still being within easy reach of local amenities. With no onward chain, this property presents a seamless opportunity for prospective buyers to move in without delay.

Whether you are looking for a family home or a peaceful retreat, this detached cottage in Sutton is a must-see.



Council Tax Band: E





## Property

Sutton Fold Cottage is a 4 bedroom detached cottage situated in the sought after village of Sutton benefitting from idyllic countryside views. The spacious accommodation briefly comprises: entrance porch, entrance hallway, cloakroom, bedroom with en suite shower room, bedroom/office, living room, dining room, kitchen and utility room to the ground floor with two further bedrooms and bathroom to the first floor. Externally the property offers off road parking, semi-detached garage and gardens to the front and rear laid mostly to lawn with patio area.

## Location

The rural village of Sutton is situated approximately 3 miles from the county town of Haverfordwest with its local amenities including supermarkets, cafes, restaurants, public houses, leisure centre, library, college, primary and secondary schools. The beautiful Pembrokeshire coast is approximately 4 miles away at the long sandy beach of Broad Haven and the famous surfing beach of Newgale is approximately 7 miles away.

## Directions

From Haverfordwest take the Haven Road/B4341 towards Broad Haven. In Portfield Gate take the right hand fork signposted towards Sutton. Continue along this road into the village turning left at the crossroads signposted towards Broad Haven followed by an immediate right hand turn. The entrance to Sutton Fold Cottage can be found on your right hand side with the property at the end of the shared driveway. For GPS purposes the postcode is SA62 3LP.

The property is approached via a gated shared driveway to an area of off road parking with steps up and paved path to partially glazed entrance door into

## Entrance Porch

5'10 x 3'3

Windows to front and side. Tiled floor. Partially glazed door to

## Entrance Hallway

Stairs to first floor landing. Radiator. Door to

## Living Room

19'5 (max) x 13'3 (max)

Window to front. Patio doors to rear external. Decorative stone fireplace housing crated fire with hearth and wooden mantelpiece. Radiator.

## Dining Room

13'1 x 11'

French doors to side. Door to utility room. Radiator. Archway to

## Kitchen

10'12 x 10'2

Window to rear overlooking countryside views. Range of wall and base units with work surface over. Integrated dishwasher, electric oven and hob with extractor over. Acrylic 1 1/2 bowl sink and drainer with retractable mixer tap. Tiled floor.

## Utility Room

10'9 x 10'2

Window to rear. Door to side external. Space and plumbing for washing machine and tumble dryer. Worcester oil boiler.

## Bedroom/Office

10'2 x 9'5

Window to front. Radiator.

## Cloakroom

6'6 (max) x 2'7 (max)

W/C. Vanity unit with build in wash hand basin. Tiled floor. Radiator.

## Bedroom

19'5 x 10'4

Windows to front and rear. Radiator. Door to

## En Suite Shower Room

6'4 (max) x 3'7 (max)

Obscure glazed window to rear. Wash hand basin. W/C. Shower. Tiled floor.

## First Floor Landing

Velux window to rear. Under eaves storage. Storage cupboards. Door to

## Bedroom

13'7 (max) x 13'6 (max)

Velux to front and rear. Under eaves storage. Sloping ceiling. Loft access. Radiator.

### **Bathroom**

8'11 (max) x 7'5 (max)

Velux window to front. Suite comprising wash hand basin, W/C, bath with shower attachment. Airing cupboard. Sloping ceiling. Partially tiled walls. Radiator.

### **Bedroom**

13'6 (max) x 13'6 (max)

Velux windows to front and rear. Windows to side overlooking countryside views. Sloping ceiling. Radiator.

### **Externally**

Steps up and a paved pathway lead to a wrap-around garden bordered by stone wall, mature trees and shrubs. The garden is laid mainly to lawn with patio areas that are ideal for entertaining or for taking advantage of the peaceful countryside views to the side and rear of the cottage.

### **Garage**

16'1 x 10'4

Up and over door to the front. Electricity.

### **Tenure**

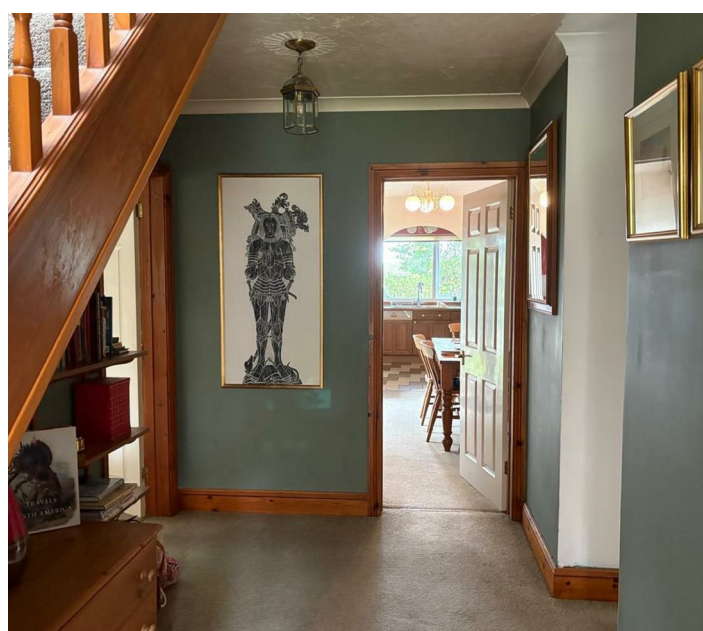
We are advised the property is freehold.

### **Services**

Mains electricity, water and private drainage. Oil central heating.

### **Viewings**

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

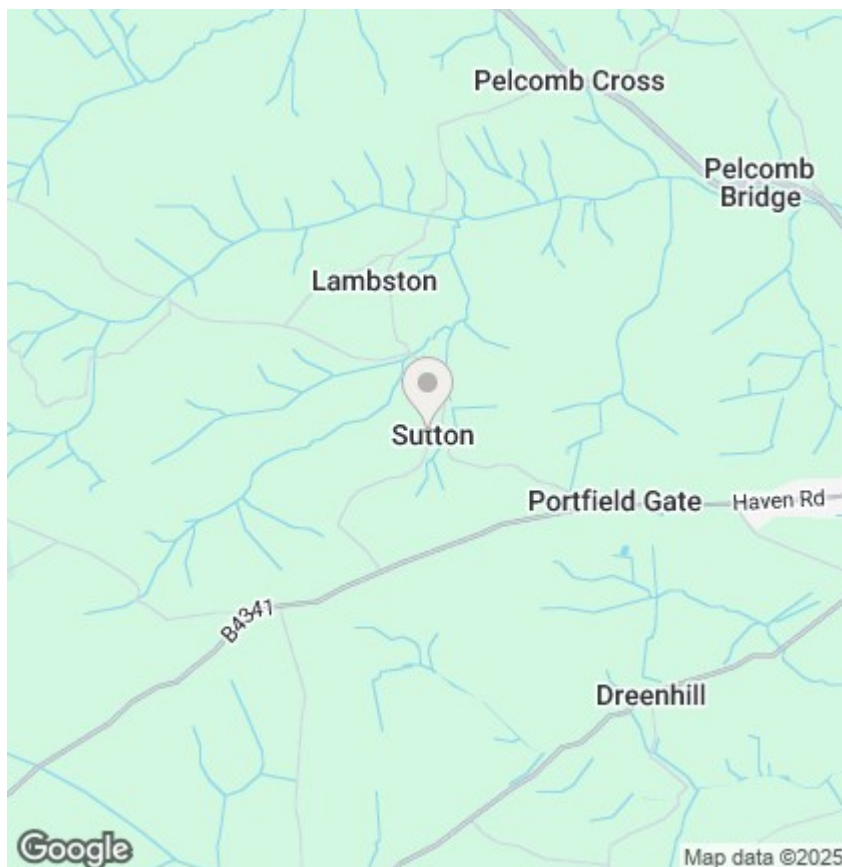
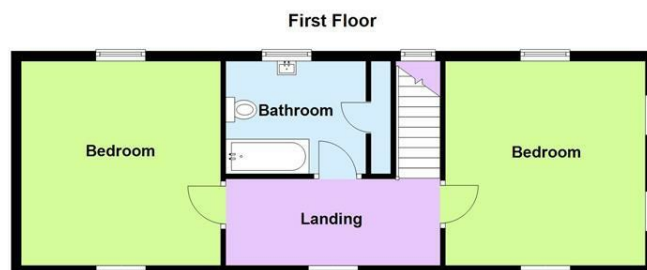






Sutton Fold Cottage





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
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.