PRESELI

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LETTERSTON | HAVERFORDWEST | SA62 5UL

# 3, THE COURTYARD




"A beautiful barn conversion, rich in character and surrounded by the charm of the Pembrokeshire countryside"

OFFERS IN THE REGION OF

£345,000

# A Home with a Story to Tell...

This charming three-bedroom barn conversion offers well-proportioned accommodation within an established courtyard community on the outskirts of Letterston. Converted in 2000 from part of the Llangwarren Estate, the property retains a number of original features reflecting its agricultural origins. The accommodation includes three bedrooms, a generous lounge with log burner, kitchen/diner, bathroom and en-suite, with a private gated driveway, garage and garden adding to its appeal.

Entering the property, the hallway provides a welcoming space, with useful storage for footwear and outerwear. To the left, a generous double bedroom overlooks the rear courtyard, with built-in wardrobes and twin windows drawing in natural light. The family bathroom is positioned ahead, with a bath, shower over, WC and wash hand basin. Continuing along the hallway, a second double bedroom offers good proportions, with a combination of a narrow slit window and Velux bringing natural light to the room.

Continuing through the property, the hallway opens into the generous lounge, creating a comfortable reception space. A slate hearth, decorative mantel and log-burning stove provide a focal point, with built-in shelving either side. There is ample space for a range of seating arrangements, while the large picture window provides a pleasant outlook over the shared courtyard.

Beyond the lounge, the recently updated kitchen/diner continues the property's character and practical appeal. Shaker-style cabinetry is paired with wooden worktops and tiled splashbacks, with an integrated oven and dishwasher, induction hob and space for a washing machine. There is room for a dining table, creating a pleasant setting for everyday dining and entertaining. Finished with the principal suite, comprising of a double bedroom with dual-aspect windows bringing in plenty of natural light, together with an adjoining en-suite shower room. The en-suite features a distinctive exposed brick archway with slate shelf, walk-in shower and glazed screen.







## KEY FEATURES

- Barn conversion
- Three Bedrooms
- En-suite shower room
- Private garden.
- Private driveway for multiple vehicles
- Log burner

## ESSENTIAL INFORMATION

| | |
|---|---|
| EPC rating | E (40) |
| Tenure | Freehold |
| Council tax | F - £2,495.94 |
| Heating | Oil Fired |
| Sewerage | Shared Sewerage plant |

# Walks, Wildlife & Community











The property benefits from its own private, enclosed outdoor space to the front, incorporating a gravel driveway with off-road parking for multiple vehicles, framed by a traditional stone pillar and wooden gate.

The property also benefits from an attached garage, fitted with an electric roller door and power, providing useful storage or workshop potential, with additional storage space above.

A log store offers convenient space for keeping fuel for the wood-burning stove. The adjoining garden provides a good degree of privacy, with paved and stone areas, a grassed section and planted borders, together with a generous patio for outdoor seating and dining. A grass bank and mature trees create a natural backdrop, while the log store adds a practical finishing touch to the outdoor space.

The wider shared courtyard is similarly characterised by grass banks and established tree-lined areas, creating a green setting and attracting an abundance of birds and local wildlife.

## Accommodation

### Ground Floor

| | |
|---|---|
| Entrance Hallway | 30'1'' x 3'3" (9.19m x 1.00m) |
| Bedroom | 12'0" x 15'10" (3.68m x 4.85m) |
| Bathroom | 6'3" x 10'10" (1.92m x 3.32m) |
| Bedroom | 9'2" x 12'0"(2.80m x 3.68m) |
| Lounge | 14'7" x 15'11" (4.45m x 4.85m) |
| Kitchen / Diner | 11'8" x 12'2" (3.57m x 3.72m) |
| Bedroom | 11'7" x 15'11" (3.55m x 4.86m) |
| En-suite | 4'7" x 7'5" (1.42m x 2.27m) |

## Space to relax, Room to grow.

THE LOCATION

# A Rural Setting on the Edge of Letterston

Set along quiet country lanes on the outskirts of Letterston, the property forms part of an established courtyard community, created from the conversion of part of a former dairy in 2000. The courtyard has a genuine sense of community, with neighbours looking out for one another and a shared approach to maintaining the surroundings.

Across the road, a bridleway provides an easy route into the surrounding countryside, ideal for walking and enjoying the rural setting. Despite its peaceful position, Letterston is close at hand, with local schools, shops and post office facilities providing everyday convenience. For a wider choice of shopping, services and amenities, both Fishguard and Haverfordwest are within easy reach, offering the balance of rural living with the essentials comfortably accessible.

## DISTANCES & LOCAL AMENITIES

| | |
|---|---|
| • Letterston Village Store | Approx. 1.3 miles |
| • Letterston Post Office | Approx. 1.4 miles |
| • Ysgol Ger y Llan | Approx. 1.3 miles |
| • Harp Inn | Approx1.7 miles |
| • Fishguard | Approx. 4 miles |
| • Fishguard Harbour | Approx. 5 miles |
| • Abereiddy Beach & Blue Lagoon | Approx. 7 miles |
| • Haverfordwest | Approx. 9–10 miles |
| • Preseli Hills | Approx. 10 miles |
| • Whitesands Bay | Approx. 11 miles |
| • St Davids – historic city, | Approx. 11 miles |

** Whilst every care has been taken to ensure the accuracy of these particulars, they are intended as a general guide only. Measurements and distances are approximate and floor plans are for illustrative purposes. Services, heating systems, appliances and equipment have not been tested by Preseli Property. Prospective purchasers are advised to satisfy themselves as to the condition and suitability of these items and to verify any information of particular importance to them. These particulars are prepared in good faith and do not form part of any offer or contract.







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01348 840 999
sales@preselipropery.co.uk
www.preselipropery.co.uk

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