



## Hill Gate Dale Road, Haverfordwest

£350,000 Freehold

Detached Bungalow With Outbuildings & Land • 3 Bedrooms, Lounge, Kitchen, Bathroom & Wc • Approximately 10 Acres Of Land • Detached Cottage - Prime For Restoration • Garage Detached Garage, Large Shed & Dutch Barn • Prime Location In Desirable Area • Option For Further 26 Acres of Land By Separate Negotiation • Restrictions Applu - Ask Agent For Further Details • No Onward Chain







Blackbear are delighted to introduce Hill Gate to the open market, a former working farm enviable located on the Dale Road just outside of Haverfordwest and within close proximity to the glorious Pembrokeshire Coastline. Hill Gate provides an exciting opportunity with untold potential to reach the market with its 3 bedroom detached bungalow, detached garage, large shed, detached cottage, barn and approximately 10 acres of good land. The property requires renovation works and for the right purchaser would be the ideal opportunity to create your dream home in a stunning location.

The Bungalow - a Woolaway constructed property which offers hallway, lounge, kitchen, rear porch, bathroom, Wc and 3 doubled bedrooms. Accessed via a gated entrance onto its generous gardens wrapping around the property and boasting glorious Countryside views

Cottage - A Grade II Listed cottage - the original residence to the grounds, currently in derelict condition and requires renovations subject to permissions and planning requirements.







The Shed - Currently split into 2 with a smaller storage shed and large open shed.

Detached Garage

Dutch Barn

Approximately 10 acres of good land split into 5 paddocks and Woodland. There is the option to purchase a further 26 acres of agricultural land adjoining the property by separate negotiation.

Situated in Denant on the Dale Road, a sought after desirable location situated 3 miles from the County town of Haverfordwest with all its amenities and 6 miles from the popular marina town of Milford Haven. The beautiful coastal village of Little Haven is less than 5 miles away and 9 miles from the popular coastal village of Dale.

Tenure: Freehold

Services: Mains water and electricity connected. Solid fuel heating and private drainage.

Local Authority: Pembrokeshire County Council

Council Tax: Band D

EPC Rating: TBC







#### Hallway

#### Lounge

17' 0" x 9' 2" (5.17m x 2.79m)

#### Kitchen

17' 0" x 8' 10" (5.18m x 2.68m)

#### Rear Porch

5' 6" x 4' 6" (1.67m x 1.37m)

#### Bathroom

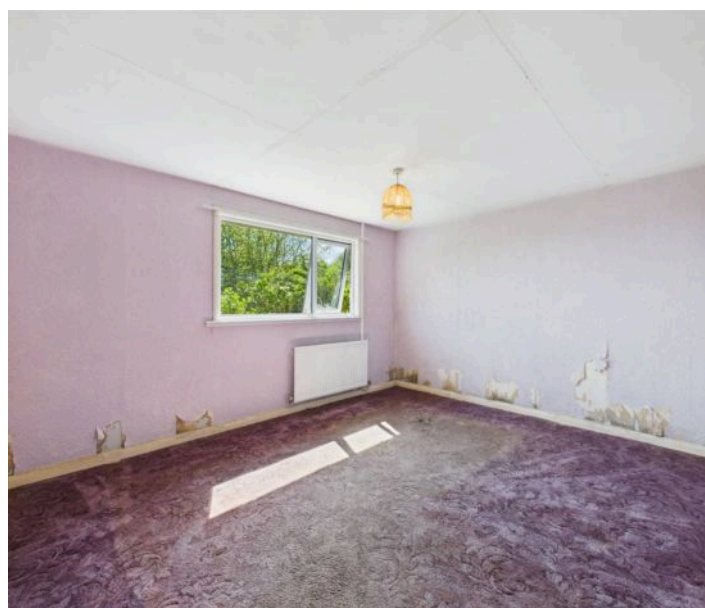
6' 0" x 5' 6" (1.83m x 1.67m)

#### Wc

5' 6" x 2' 8" (1.68m x 0.81m)

#### Bedroom 1

12' 11" x 10' 8" (3.94m x 3.26m)







### Bedroom 2

12' 4" x 9' 1" (3.75m x 2.78m)

### Bedroom 3

10' 8" x 9' 9" (3.25m x 2.97m)

### Garage

15' 5" x 12' 10" (4.71m x 3.90m)

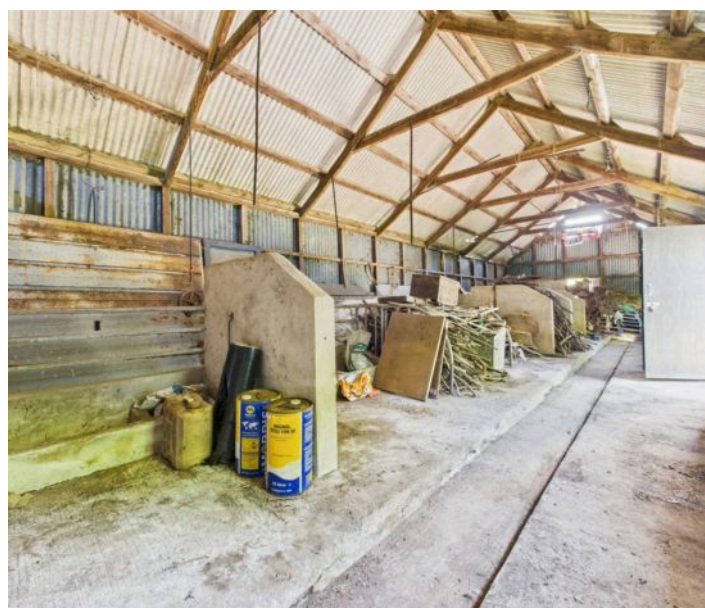
### Shed

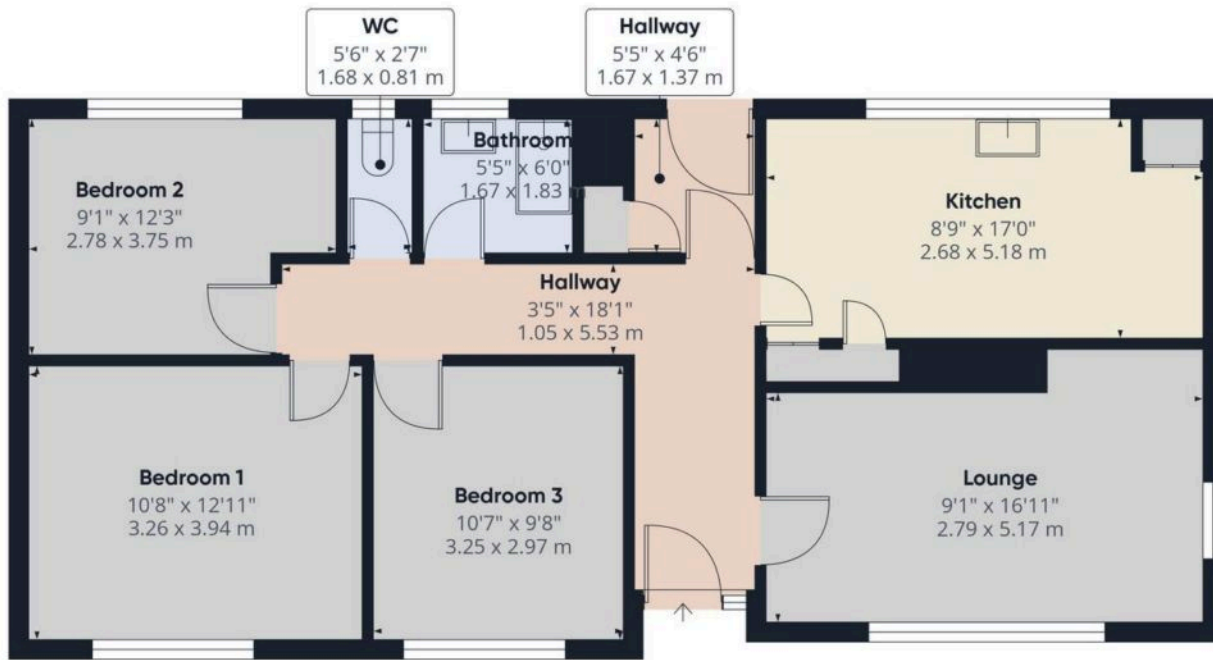
54' 9" x 17' 0" (16.69m x 5.19m)

### Cottage

21' 5" x 13' 1" (6.52m x 4.00m)

### Barn





**Approximate total area<sup>m</sup>**  
855 ft<sup>2</sup>  
79.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0 Building 1



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