



The Lodge, Scotchwell, Narberth Road, Haverfordwest

£250,000 Freehold

Charming former cottage (used as a hair salon), set on 0.6 acres with landscaped gardens. Retains cottage appeal and offers potential for residential conversion (subject to consents).



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The Lodge offers a rare opportunity to acquire a characterful former cottage, most recently utilised as a successful commercial hair salon. Presented to a high standard both inside and out, the property combines charm and practicality with versatile accommodation and attractive landscaped grounds.

Set within a plot of approximately 0.6 acres, The Lodge enjoys an established garden setting with lawns, mature trees and planting.

Whilst being sold as a commercial premises, the property retains the appearance and proportions of a cottage-style dwelling and, subject to the necessary consents, has strong potential for conversion back into a residential property.

CONVERSION BACK TO RESIDENTIAL

Scotchwell Lodge is currently used as a hairdressing salon. Subject to the necessary consents, the property with its large grounds would easily convert back into a 3 or 4 bedroom residential property. Interested parties would need to make their own enquiries.

Accommodation

The interior is arranged to suit its current commercial use, but remains sympathetic to the building's cottage origins. It offers flexible, well-proportioned rooms with character features, making it suitable for continued business use or adaptation to other purposes. The accommodation briefly comprises:

Entrance Hall

Dimensions: 3.50m x 1.60m (11'6" x 5'3"). With glazed timber entrance door, commercial grade flooring

Salon

Dimensions: 3.50m x 2.80m (11'6" x 9'2"). uPVC double glazed window to front, commercial grade flooring

Shop

Dimensions: 3.50m x 3.10m (11'6" x 10'2"). Dual aspect uPVC double glazed windows, feature beams, commercial grade flooring

Salon

Dimensions: 2.40m x 3.20m (7'10" x 10'6"). uPVC double glazed window to side, commercial grade flooring

Salon

Dimensions: 2.40m x 2.30m (7'10" x 7'7"). uPVC double glazed window to rear, commercial grade flooring

WC

Hand basin, close coupled lavatory, storage area

Reception Room

Dimensions: 3.50m x 7.70m (11'6" x 25'3"). Stairs lead down to a Reception Room comprising dual aspect uPVC double glazed windows, fireplace with oak mantle and slate hearth, laminate flooring

Rear Porch

uPVC double glazed entrance door, vinyl flooring

Kitchen

Dimensions: 2.40m x 3.30m (7'10" x 10'10"). Matching base and wall units with contrasting work surface, single drainer ceramic sink, Creda double oven and hob, integrated extractor, tiled splash back, feature beams, dual aspect uPVC double glazed windows, vinyl flooring

Utility

Dimensions: 2.40m x 3.20m (7'10" x 10'6"). Feature beams, uPVC double glazed window to rear, commercial grade flooring

WC

Close coupled lavatory, commercial grade flooring

Loft Room

Dimensions: 3.50m x 4.80m (11'6" x 15'9"). Stairs lead from the entrance hall to a loft room providing excellent storage space with feature window to front and skylight

Outside

A particular feature of The Lodge is its generous grounds. Extending to approximately 0.6 acres, the plot includes lawned areas, established trees and shrubs, and space for further landscaping or development (subject to planning).

General Notes

Services: Mains electricity, water and drainage services are connected along with oil fired central heating
Tenure: Freehold Local Authority: Pembrokeshire County Council Business Rates: £2,300 (April 2023 to present)
Broadband: Ultrafast broadband available* Mobile coverage: Available from a range of providers* *For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.

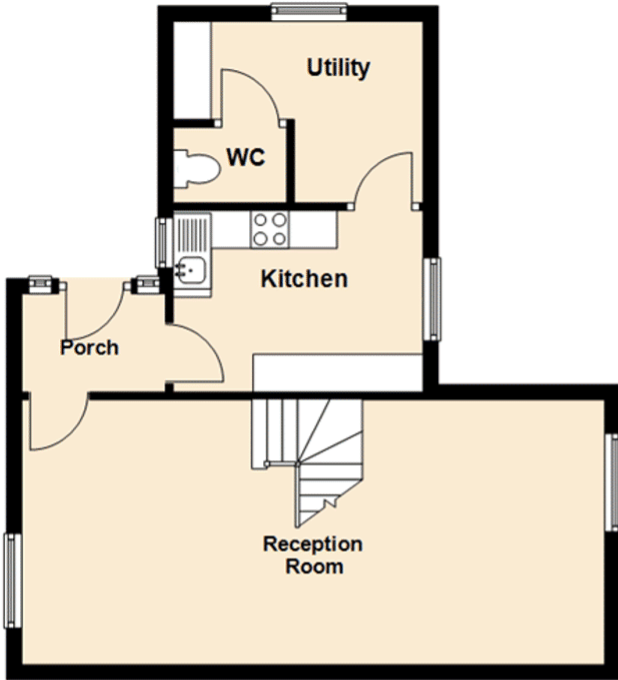


GARDEN

A particular feature of The Lodge is its generous grounds. Extending to approximately 0.6 acres, the plot includes lawned areas, established trees and shrubs, and space for further landscaping or development (subject to planning).

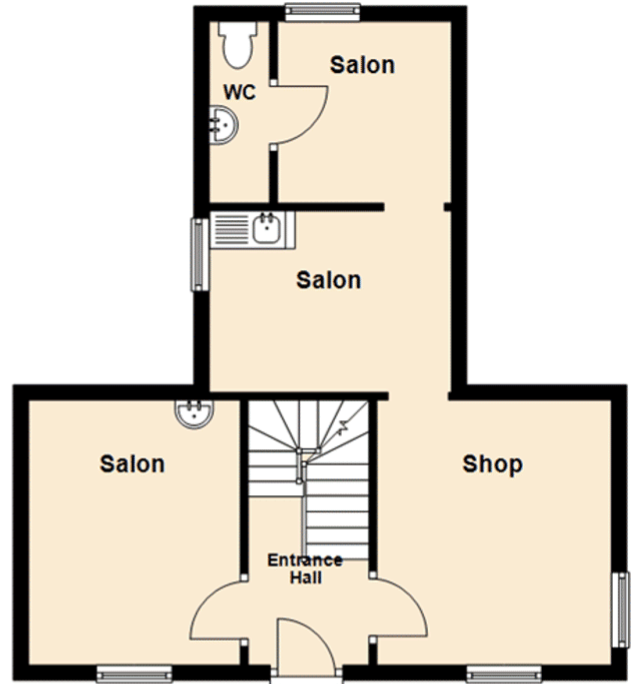
Basement

Approx. 46.0 sq. metres (495.2 sq. feet)



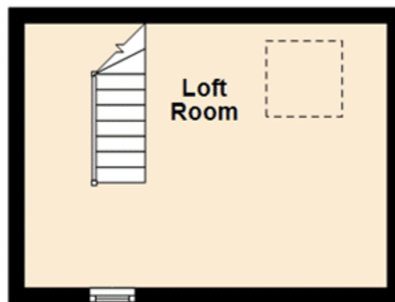
Ground Floor

Approx. 43.0 sq. metres (462.3 sq. feet)



First Floor

Approx. 16.8 sq. metres (180.8 sq. feet)



Total area: approx. 105.8 sq. metres (1138.4 sq. feet)

For illustration purposes, do not scale.
Plan produced using PlanUp.

The Lodge, Haverfordwest

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