



## 3 Picton Home Barns

The Rhos, Haverfordwest, Pembrokeshire, SA62 4AS

Guide Price Of £725,000 | Freehold | EPC: C





"We have always loved Pembrokeshire and when searching for a home for our retirement, we were fortunate to discover "The Barns". At the time, the development was undergoing a careful and considered renovation by well-known local builders PBAS of Llandeilo, a process that began in 2012. Formerly the farm and outbuildings serving Picton Castle, significant care and expertise were required to secure planning permission and sensitively restore the buildings.

The stone exterior and the craftsmanship involved in reinstating the original arches are exceptional. Our barn was originally the coach house to the castle, with the hayloft above—reflected in the slatted detailing to some of the windows—while the sun lounge and boot room formed part of the original sawmill. Having such character externally, paired with the benefits of a modern, well-insulated interior, has been a real pleasure. The house feels warm, light and airy, yet equally cosy and ideal for family gatherings. We have introduced our own distinctive interior design throughout, including upgraded bathroom and en-suite accommodation, resulting in a modern and inviting finish that we hope future owners will appreciate as much as we have.

Our barn was among the last to be completed and occupies a west-facing position within the development, enjoying long hours of sunshine and memorable sunsets. We purchased the property in 2015 but, due to ongoing work and family commitments, were not initially able to move in full time. Instead, we chose to operate the barn as a holiday let, which proved extremely successful for six years, with many guests returning year after year, drawn by both the location and the quality of the accommodation.

The grounds extend to almost two acres, largely comprising paddock and woodland. When we first took ownership, this land had been untouched for many years and was heavily overgrown. With limited time between holiday seasons, and working closely with the Tree Preservation Officer, we gradually restored the paddock and woodland, bringing them back to life and creating a space we could truly enjoy. Since moving here permanently, we have thoroughly enjoyed living in the barn.



The Rhos is a small hamlet with a strong sense of community. Over the past two years, we have hosted Easter egg hunts across the woodland and paddock, something that has become particularly special as more young families have moved into the area. Last year, seventeen children took part, and it was wonderful to see them enjoying the space so freely.

The village hall is very active, with a range of regular groups including TRADA (The Rhos and District Association), bowls, WI, knit & natter and quilting, alongside well-supported annual events such as the marmalade show, horticultural show and christmas carols.

It has been a privilege to live in this beautiful barn and to be part of such a welcoming and vibrant local community. We will be genuinely sad to leave."

#### Agents Comments

"Without doubt, this is the finest home within Picton Home Barns and we are proud to present it as part of *The Exclusive Collection by Bryce & Co*. The property is distinguished by the quality of its restoration and an exceptional standard of finish throughout, matched by striking interior design that elevates every principal space. The kitchen is a particular highlight, finished to an outstanding specification with bespoke cabinetry and a substantial central island, flowing seamlessly into generous living accommodation that is equally suited to everyday living and larger gatherings."

The bathroom and en-suite accommodation reflect the calibre of the home, finished with Italian porcelain and bespoke vanity units to create a hotel-quality feel. Set within almost two acres of paddock and woodland, the property enjoys a rare sense of space and privacy while remaining part of this highly regarded setting, representing a truly exceptional home within the Picton Home Barn development."

#### What3Words

///strictly.tempting.chainsaw





### Sun Lounge / Family Room

5.84m x 3.47m (19'1" x 11'4")

A light-filled and versatile reception space, accessed via a bespoke stable door to the front. The room features engineered oak flooring and impressive apex-height glazing, fitted with shutters and incorporating a door opening onto the courtyard. Additional windows to the front enhance natural light, while wall lights and statement pendant lighting create a warm, atmospheric setting. Television connections are available. Steps rise gently to the kitchen and dining area.

### Utility Room

2.69m x 3.47m (8'9" x 11'4")

Finished with tiled flooring, the utility room is fitted with matching eye- and base-level cabinetry topped with solid oak work surfaces, complemented by tiled splash backs and upstands. Practical features include a double belfast sink, space for a stacked washing machine and tumble dryer, and an under-counter fridge. A corner pantry with automatic lighting provides excellent storage, alongside down lights, extractor fan, a window to the front aspect with fitted shutters, loft hatch access, and the boiler neatly housed within.

### Kitchen / Dining Room

2.80m x 5.53m (9'2" x 17'5") / 4.05m x 5.33m (13'3" x 17'5")

The kitchen and dining area forms a central hub of the home, finished with chevron-pattern karndeian oak-effect flooring and exposed oak beams with integrated downlighting. A comprehensive range of matching units is complemented by granite work surfaces, tiled splash backs and upstands, with an under-mounted 1.5 stainless steel sink featuring boiling and sparkling water taps. Integrated appliances include an AEG dishwasher, Bosch microwave and AEG wine fridge, alongside a Rangemaster induction cooker with five-ring hob, twin ovens and grill, and a Samsung extractor above. A substantial 2.4m central island provides breakfast bar seating for three, incorporating drawer storage and a dedicated waste section, with pendant lighting overhead. The dining area comfortably accommodates a large table beneath a feature Neptune pendant light, with television connections, arched windows and a doorway opening directly to the rear courtyard.

### Hallway

3.08m x 5.33m (10'1" x 17'5")

The hallway is finished with engineered oak flooring and benefits from arched windows to the rear overlooking the courtyard and communal orchard. Exposed oak beam adds character, while the staircase with tongue-and-groove panelling rises to the upper level.







### **Cloakroom**

**1.35m x 1.90m (4'5" x 6'2")**

A well-presented cloakroom fitted with tiled flooring and tongue-and-groove panelling. The suite comprises a concealed cistern WC and a floating wash hand basin with decorative tiled splash back, complemented by an exposed oak beam and extractor fan.

### **Living Room**

**8.63m x 5.25m (28'3" x 17'2")**

A generously proportioned principal reception room with engineered oak flooring, exposed oak beams throughout and wall lighting. A freestanding log burner sits on a slate hearth, complemented by a full-height built-in log and kindling store. Dual windows to the front with fitted shutters are balanced by a striking set of triple arched windows to the rear, with a central door leading out to the courtyard. A tucked-away section provides space for a home office area or sideboard, with television and internet connections available.

### **First Floor**

#### **Landing**

**9.07m x 1.26m (29'8" x 4'1")**

Carpeted throughout, the landing enjoys excellent natural light from triple rear-facing windows fitted with wooden shutters. Doors lead to the bathroom and bedroom accommodations.

### **Principal Bedroom**

**3.86m x 5.40m (12'7" x 17'8")**

A spacious double bedroom finished with Westex royal velvet carpet, featuring built-in wardrobes, wall panelling and dado rails. Dual-aspect windows with fitted wooden shutters allow for plenty of natural light, while the room comfortably accommodates a king-size bed and additional furniture. Television connections are available.

### **En-Suite Shower Room**

**2.19m x 3.18m (7'2" x 10'5")**

Elegantly finished with Mandarin stone tiled floors and walls, the en-suite comprises a concealed cistern WC and a Parker Howley designer vanity unit topped with a quartz work surface, incorporating freestanding his-and-hers wash basins. A heated mirror with colour-adjustable lighting sits above, with a walk-in shower featuring a gold fluted shower screen, rainfall head and shower attachment. Recessed shelving, a heated towel rail, extractor fan and window to the front with fitted shutters and quartz sill complete the room. A discreet storage cupboard is concealed behind the full length mirror, with the towel rail connected to both mains and electric supply.





### Bedroom Two

**3.47m x 3.98m (11'4" x 13'0")**

A well-proportioned double bedroom with carpet underfoot, fitted wardrobes incorporating a built-in cloak cupboard, and wall panelling. A front-facing window with fitted wooden shutters provides natural light, with television connections available.

### Bedroom Three

**3.71m x 3.98m (12'2" x 13'0")**

Another comfortable double bedroom, currently utilised as a home office, with carpeted flooring and fitted mirrored wardrobes. Front-facing windows with wooden shutters allow in good levels of natural light, with ample space for bedroom furniture and television connections available.

### Bedroom Four

**4.61m x 3.19m (15'1" x 10'5")**

A further double bedroom finished with carpet underfoot. The room includes fitted mirrored wardrobes, wall panelling, a front-facing window with fitted shutters and television connections, with ample space for additional furniture.

### Bathroom

**3.34m x 2.06m (10'11" x 6'8")**

Finished with oak-effect tiled flooring and Italian porcelain wall tiling, the bathroom features a concealed cistern WC and a freestanding bath with charcoal tap. A walk-in shower with glass enclosure includes a rainfall head and recessed soap shelving. The floating fluted oak vanity unit is topped with a composite work surface and freestanding wash basins, with a soft-close drawer below and charcoal taps. A circular bluetooth heated mirror with colour-adjustable lighting is positioned above, alongside a heated towel rail, extractor fan and front-facing window with fitted wooden shutters and oak sill.

### Services & Additional Information

The property is freehold and Grade II listed. Tree preservation orders affect trees to the right-hand side of the land with further details available upon request. Drainage is via a sewerage treatment plant, with associated costs included within the management fee, which also covers communal road maintenance and grass and hedge cutting at approximately £65 per month. The management company is run in-house and managed by residents of Picton Home Barns. Heating is oil-fired, with the tank located to the front of the property behind the external storage shed. Underfloor heating serves the lower level, with traditional radiators to the upper level. Mains electricity and water are connected.

















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## Enquire



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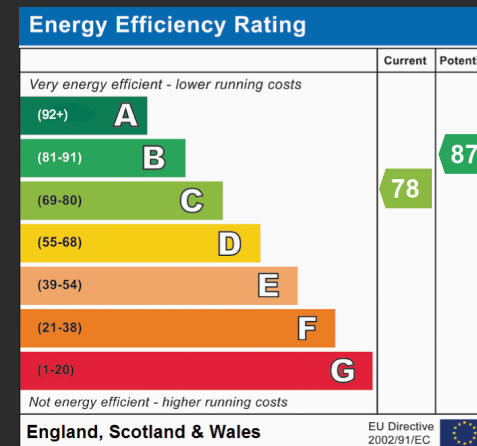
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## Energy Performance Rating



## Council Tax Band

Band F (£2,386.18)

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