



## Norchard Barns

Boulston, Haverfordwest, SA62 4AH

Offers In The Region Of £875,000 | Freehold | EPC: C





### Historic Elegance and Superior Craftsmanship at Norchard Barns

Originally built in the early 1900s as part of the historic Boulston Manor Estate, these stunning outbuildings have been masterfully transformed by the current owners into one of Pembrokeshire's most impressive barn conversions. Meticulously renovated, the property offers a superior standard of finish and high-quality construction throughout.

The accommodation is arranged into two distinct living spaces: the main house, featuring three bedrooms, three bathrooms, and generous living areas, alongside an adjoining three-bedroom annexe, ideal for multi-generational living or guest accommodation. Highlights include a handcrafted kitchen by Ratford Bridge, exposed stonework, a ceiling-height chimney breast with a multi-fuel stove, and French oak detailing leading to a bespoke staircase and mezzanine landing. Thoughtfully designed to preserve its original features while incorporating practical upgrades, the home benefits from zoned underfloor heating on the ground floor and hardwood windows that flood the interiors with natural light.



## Exquisite Countryside Vistas

Externally, the property is equally impressive. Accessed via gated entry with stone pillars, a large gravelled driveway provides ample parking, complemented by a cladded carport for two vehicles and an integral workshop. Steps lead from the patio to an expansive, well-maintained garden, bordered by mature trees and vibrant planting. A decking area offers a perfect space for alfresco dining, with additional features including a log store, BBQ area, raised planters, and a potting shed.

## Tranquil Secluded Setting

Located on the edge of the Pembrokeshire Coast National Park, Norchard Barns offers a tranquil countryside setting with the Cleddau Estuary and scenic waterside walks just moments away. Despite its peaceful surroundings, the property is only three miles from Haverfordwest, providing convenient access to supermarkets, medical facilities, leisure centres, and a full range of amenities. The renowned Pembrokeshire coastline, with its stunning beaches at Broad Haven and Little Haven, lies just seven miles to the southwest, offering endless opportunities for coastal walks and seaside escapes.





### Entrance Hallway

4.95m x 3.56m (16'2" x 11'8")

A bright and spacious entrance with limestone flooring and a hardwood front door. A stone archway leads to the lounge, with a door leading into the kitchen and staircase to the first floor.

### Lounge

5.38m x 7.13m (17'7" x 23'4")

Featuring oak flooring, vaulted ceilings with oak A-frames, and exposed stone walls. A multi-fuel stove sits on a slate hearth with a chimney breast reaching roof height. French doors open to the front patio and rear garden, with a bespoke oak staircase leading to the mezzanine.

### Utility Room

2.02m x 3.27m (6'7" x 10'8")

Featuring tiled flooring, base units with worktops, sink with drainer, plumbing for a washing machine and dryer, and a hardwood stable door to the rear patio. The boiler is housed here.

### Shower Room

1.87m x 2.84m (6'1" x 9'3")

Offering tiled flooring and walls, a walk-in shower with rainfall head and glass screen, WC, sink with worktop and oak vanity unit below and mirror above, heated towel rail, and an extractor fan for ventilation.

### Mezzanine / Office

1.90m x 4.31m (6'2" x 14'1")

Overlooking the lounge, this versatile space offers oak flooring, built-in shelving, a velux window, and oak A-frames. This area offers ample space for a desk and further storage, making it ideal for office use.

### Bedroom One

3.53m x 3.50m (11'6" x 11'5")

A double bedroom with oak flooring, exposed A-frame, two velux windows, and a walk-in wardrobe for added convenience.







### **En-suite**

**1.73m x 1.92m (5'8" x 6'3")**

Featuring oak flooring, WC, a beautiful welsh black oak hand basin, heated towel rail, exposed ceiling beams, and a velux window for added ventilation and light.

### **Kitchen / Family Room**

**14.49m x 4.96m (47'6" x 16'3")**

The kitchen features bespoke Ratford Bridge cabinetry with limestone flooring and zoned underfloor heating. Features include hardwood cabinets with glass-fronted units and lighting, a combination of granite and solid oak worktops, a breakfast bar, and integrated appliances: NEFF steam oven, microwave, warming drawer, Britannia double oven with seven-ring gas stove, NEFF extractor, wine fridge, and space for an American fridge/freezer. A belfast sink with a Franke boiling water tap, exposed beams, slate sills, a feature stone wall, and a corner multi-fuel stove complete the space. There is ample room for a large dining table and seating making it an excellent entertaining space.



### **Bathroom**

**3.95m x 2.92m (12'11" x 9'6")**

Featuring oak flooring, partially tiled walls, bath, corner shower with sliding screen, WC, sink with mirror and tiled shelving, heated towel rail, extractor fan, exposed A-frame and a window to the fore aspect.

### **Bedroom Two**

**6.13m x 5.03m (20'1" x 16'6")**

A spacious bedroom with oak flooring, exposed stone wall, oak A-frames, fitted wardrobes, and hardwood windows to the front, rear, and side aspects.

### **Bedroom Three**

**4.02m x 3.96m (13'2" x 12'11")**

A double bedroom with oak flooring, exposed A-frames, a hardwood front-facing window, and fitted wardrobes.



## **Annexe**

### **Lounge**

**5.38m x 5.03m (17'7" x 16'6")**

The reception room features tiled flooring, exposed stone walls, ceiling beams, a multi-fuel stove on a slate hearth with oak mantel, recessed shelving, oak pillars, and hardwood windows to the front and rear.

### **Kitchen**

**5.38m x 3.86m (17'7" x 12'7")**

Featuring tiled flooring, exposed beams, matching base and eye-level units with worktops over and tiled splash backs, double sink with drainer, double oven with four-ring electric stove and extractor, plumbing for dishwasher, and front and rear-facing windows. A utility space offers plumbing for a washing machine, worktop with splash back, drying racks, WC, Worcester boiler, and a rear aspect window.

### **Bedroom One**

**3.04m x 3.69m (9'11" x 12'1")**

This double bedroom features oak flooring, stone walls and oak beams, a velux window, rear aspect window with shutters, and integrated storage.

### **Bedroom Two**

**3.45m x 3.48m (11'3" x 11'5")**

Another double bedroom offering oak flooring, stone walls and oak beams, a velux window and rear aspect window with shutters and integrated storage.

### **Bedroom Three**

**2.19m x 2.72m (7'2" x 8'11")**

A single bedroom offering oak flooring, and a velux window with slate sill.

### **Bathroom**

**1.79m x 2.68m (5'10" x 8'9")**

Hardwood flooring, tiled walls, bath with shower and glass screen, WC, sink, heated towel rail, extractor fan, slate shelving, and window sills.









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## Enquire



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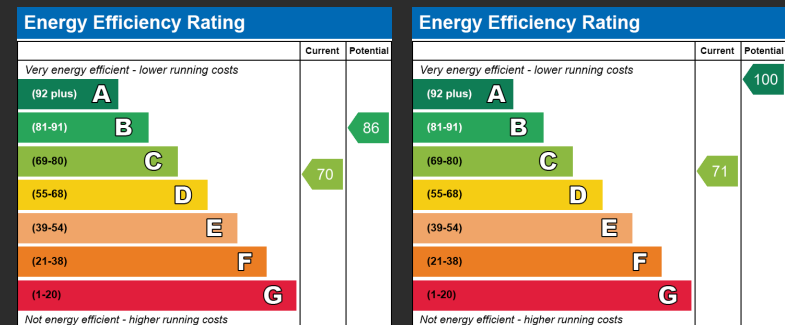
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## Energy Performance Certificate



## Additional Information

We are advised that mains electricity and water is connected. Oil fired central heating. Private drainage via a septic tank. Ultrafast broadband installed.

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 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. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 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.

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