

FOR  
SALE



Hawkesbury Lodge, Spittal, Haverfordwest, Pembrokeshire SA62 5QT

£350,000 - Freehold

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## PROPERTY SUMMARY

Pembrokeshire Properties are delighted to introduce Hawkesbury Lodge to the open market, a wonderful detached home situated in the desirable village of Spittal. Hawkesbury Lodge, a charming lodge by name, purposefully designed to combine character features and a country living lifestyle whilst accommodating modern living. An exciting prospect to reach the market, Hawkesbury Lodge is immaculately presented throughout and enviably positioned within a private location in the heart of the thriving village of Spittal which proudly boasts a wonderful community for residents of all ages. Hawkesbury Lodge would lend itself to being the ideal forever home, family home or multi-generational home due to its spacious and versatile accommodation comprising; 3 to 4 bedrooms, 1 to 2 bedrooms, 2 bathrooms, open plan kitchen dining living room, utility room, ample off road parking and enclosed gardens- we highly recommend viewing.

Entering to the fore you reach the welcoming hallway (with large storage cupboard) which really sets the tone for the rest the property with its light, airy & homely feel. The comfortable lounge area boasts French doors opening out to the fore and effortlessly leads to a modern kitchen dining area with a further door leading to the ever useful utility area. Continuing along the entrance hall you are led to the ground floor family bathroom, a lounge / snug room, and 2 bedrooms which could easily be utilised as office rooms / playrooms if required. The stairs situated in the hallway leading to the landing area provide access to the first floor accommodation comprising; master en suite bedroom and a further 4th double bedroom. The property benefits from uPVC double glazing throughout.

Externally, Hawkesbury Lodge is privately tucked away opposite the popular Spittal village green. A tarmac driveway leads to the gated entrance leading to this beautiful home with ample parking for multiple vehicles. The external grounds continue around the property with fair size lawn areas, patio seating areas and a range of shrubs, trees and bushes.

The village of Spittal boasts a fantastic community with its renowned public house, thriving primary school and wonderful village lifestyle for all ages yet within easy reach of the A40 to easily access larger towns of Haverfordwest, Fishguard, Narberth, Carmarthen and beyond.

Tenure: Freehold

Services: Oil fired central heating, mains water, electricity and drainage.

Local Authority: Pembrokeshire County Council.

Council Tax: Band E

EPC Rating: D



## POINTS OF INTEREST

- No Onward Chain
- Detached Family Home
- 3 to 4 Bedrooms, 1 to 2 Reception Rooms, 2 Bathrooms
- Modern Kitchen & Utility Room
- Large Driveway & Private Garden
- Desirable Village Location With Fantastic Amenities
- Ideal Family Home / Forever Home / Multi-Generational Home



## ROOM DESCRIPTIONS

### Hallway

### Kitchen Dining Living Room

7.9m x 4.66m (25' 11" x 15' 3")

### Utility Room

3.61m x 1.86m (11' 10" x 6' 1")

### Lounge / Reception Room

5.07m x 3.34m (16' 8" x 10' 11")

### Bedroom 3

3.39m x 2.62m (11' 1" x 8' 7")

### Office / Bedroom 4

2.64m x 2.48m (8' 8" x 8' 2")

### Bathroom

2.48m x 2.45m (8' 2" x 8' 0")

### First Floor Landing

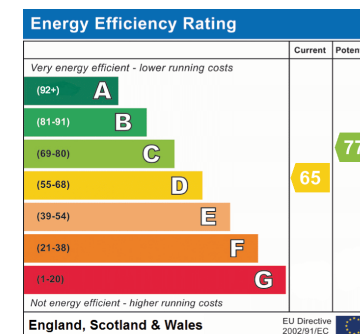
### Bedroom 1

5.37m x 5.19m (17' 7" x 17' 0")

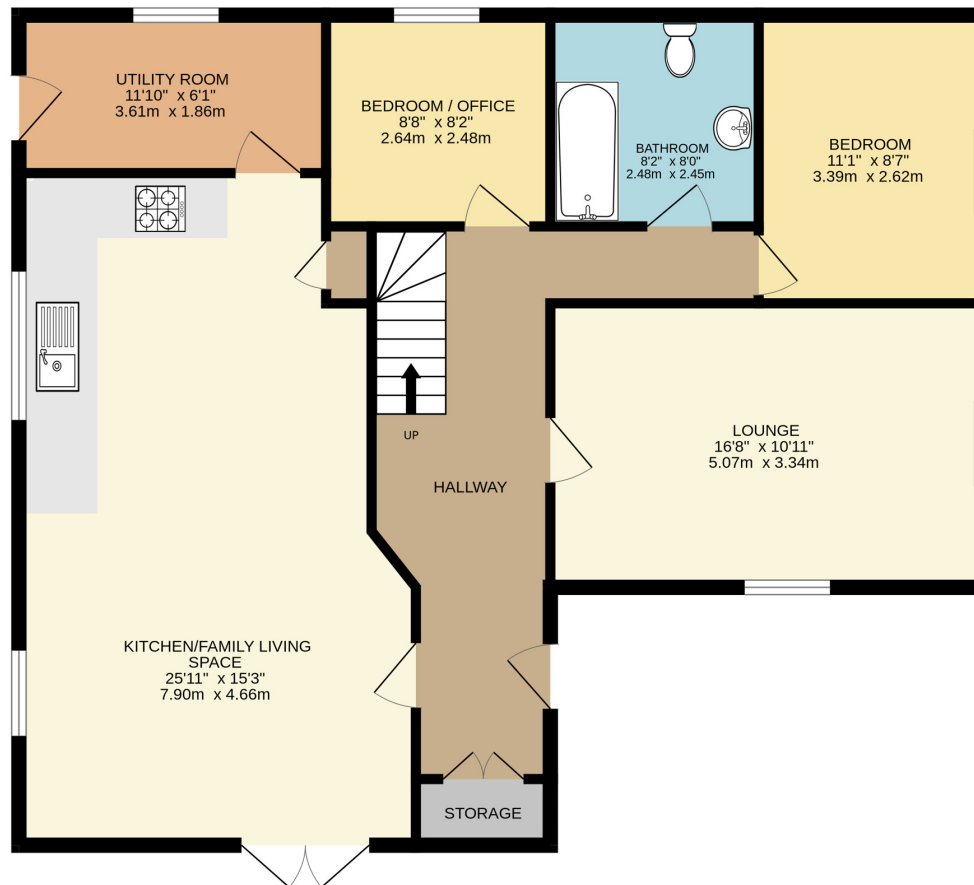
### En Suite

### Bedroom 2

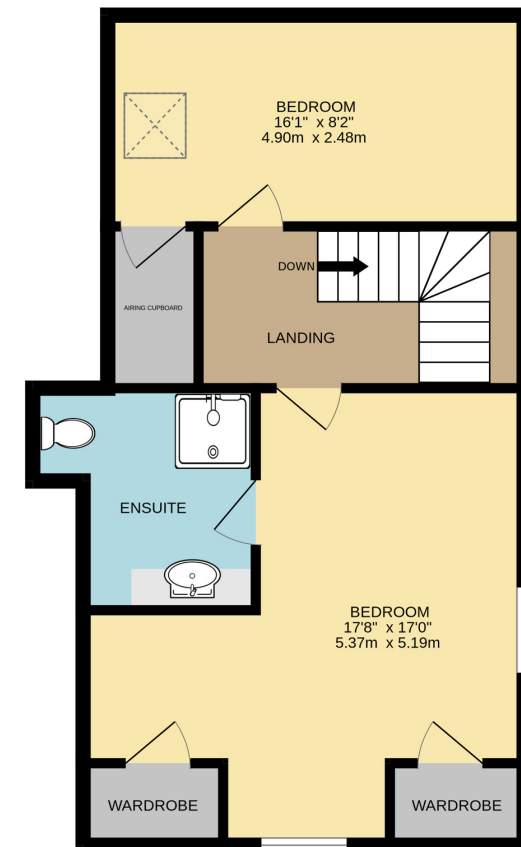
4.9m x 2.48m (16' 1" x 8' 2")



GROUND FLOOR  
1023 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1561 sq.ft. (145.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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