



Norchard Barns & Cottage

Boulston, Haverfordwest, SA62 4AH

Offers In The Region Of £850,000 | 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. This property showcases meticulous renovation and attention to detail, ensuring a superior and quality build.

The residence is divided into the main farmhouse, offering three bedrooms, three bathrooms, and expansive living space, along with an adjoining three-bedroom cottage, perfect for multi-generational living. Highlights include a bespoke handcrafted kitchen by Ratford Bridge, striking exposed stone walls, a ceiling-height chimney breast with multi-fuel stove, and a French oak staircase leading to a stunning mezzanine landing. The home is designed for both beauty and practicality, featuring zoned underfloor heating throughout the ground floor and hardwood windows that flood the space with natural light, creating a warm and inviting atmosphere.

Exquisite Countryside Vistas

The exterior exudes charm and kerb appeal. Entering through gated access flanked by stone pillars, you find a large gravelled driveway with ample parking. The driveway includes a cladded carport for two cars and an integrated workshop. Steps lead from the patio to a spacious garden, perfect for gatherings and relaxation. The well-maintained lawn, with vibrant tree and flower borders, offers picturesque countryside views. A decking area with seating is ideal for alfresco dining. Features include a log store, BBQ area, and raised planters with a potting shed.

Tranquil Secluded Setting

Nestled in Pembrokeshire's scenic landscapes, Norchard Barns offers the tranquility of Boulston and its surrounding countryside and estuary. Positioned within three miles of Haverfordwest, the property provides convenient access to a wide range of amenities such as supermarkets and surgeries. This location blends town convenience with the scenic beauty of Wales' picturesque coastal landscapes.



Entrance Hallway

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

This grand entrance is graced with luxurious limestone flooring and zoned underfloor heating. A distinguished hardwood front door opens into this bright space, accentuated by windows that bathe the area in natural light. The hallway features a staircase leading to the first floor and an exposed stone archway that seamlessly transitions into the lounge. Wall lighting adds a touch of sophistication.

Lounge

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

This expansive lounge is a haven of comfort and elegance, showcasing French oak flooring with zoned underfloor heating. The vaulted ceilings with oak A-frames and striking exposed stone walls create a rustic yet refined ambiance. A feature multi-fuel stove set upon a raised slate hearth with a roof-height chimney breast adds to the room's charm. Natural light floods in through windows to the front and rear aspects, and hardwood doors lead to the front patio and rear garden. A bespoke handcrafted oak staircase provides a stunning focal point, leading to the first floor.

Utility Room

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

Featuring tiled flooring and matching base level units with worktops over. It includes a sink with a draining board, plumbing for a washing machine and dryer, and a hardwood stable door leading to the rear patio and garden area.





Shower Room

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

This elegant shower room boasts tiled flooring with underfloor heating and tiled walls. It features a wash hand basin with an oak vanity unit below, WC, and a walk-in shower with a rainfall head attachment and glass screen. Additional amenities include a heated towel rail and an extractor fan.

Mezzanine / Office

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

A versatile space overlooking the lounge, this mezzanine office features French oak flooring, built-in book shelving, a velux window to the side aspect, and beautiful oak A-frames, combining functionality with style.



Bedroom

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

A cosy double room featuring French oak flooring, exposed oak A-frame, two velux windows, and a walk-in wardrobe.

En-suite

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

The en-suite bathroom combines rustic charm with modern luxury, featuring French oak flooring, a Welsh black oak hand basin with shelving below, WC, heated towel rail, exposed ceiling beams, and a velux window for additional ventilation.

Kitchen / Family Room

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

The heart of the home, this kitchen and family room blends luxury and functionality. Featuring limestone flooring with zoned underfloor heating, the space is fitted with bespoke eye and base level hardwood units, courtesy of the renowned local joiners at Ratford Bridge, complete with glass-fronted cabinets and down lights. The granite and solid wood worktops, along with a breakfast bar seating four, offer both style and practicality. High-end appliances include a NEFF steam oven, microwave, warming drawer, Britannia electric double oven with a seven-ring gas stove, and NEFF extractor hood. A Belfast sink with a Frankie boiling water tap and granite draining board, wine fridge, and American fridge freezer with water dispenser enhance the kitchen's appeal. Exposed ceiling beams, hardwood windows with slate sills, and an exposed feature stone wall with a corner multi-fuel stove set on a raised slate hearth with a log store below complete this exceptional space.

Master Bedroom

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

The master bedroom is a spacious and serene retreat, featuring French oak flooring, a stunning exposed stone wall with oak A-frames, and hardwood windows to the front, rear, and side aspects. Fitted wardrobes and a velux window add to the room's functionality and charm.





Bedroom

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

This bedroom offers French oak flooring, exposed oak A-frames, a hardwood window to the front aspect, and fitted wardrobes, creating a warm and inviting space.

Bathroom

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

The family bathroom is both stylish and functional, featuring French oak flooring, partial tiled walls, a sink with mirror above and tiled shelving, WC, bath, corner shower with sliding glass screen, hardwood window to the front aspect, exposed A-frame, extractor fan, and heated towel rail.

Norchard Cottage

Entrance Hallway / Boot Room

4.73m x 2.53m (15'6" x 8'3")

This practical space features a hardwood front door and window to the front aspect, tiled flooring and a fitted seat with hooks for hats, coats, and boot storage.

Lounge

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

A charming lounge with tiled flooring, exposed stone walls, and ceiling beams. Hardwood windows to the front and rear aspects allow natural light to flood in. The multi-fuel stove on a slate hearth with an oak mantel above, recessed shelving, and oak pillars beneath the staircase create a cosy and inviting atmosphere.



Kitchen

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

This kitchen features tiled flooring and exposed ceiling beams. A range of matching eye and base level units with worktops and tiled splash backs, double sink with draining board, Indesit double electric oven with four-ring electric stove and Indesit extractor hood, plumbing for dishwasher, and space for a fridge make it both practical and stylish. Windows to the front and rear aspects complete the space.



Utility Room / WC

The utility room features tiled flooring, space for a washing machine with work surface over and tiled splash backs. A door leads to the cloakroom that houses the WC and Worcester boiler, additional worktop space is available with drying racks above and a glazed window to the rear aspect

Bedroom

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

A charming bedroom with hardwood flooring, exposed stone walls and ceiling beams, a velux window, and hardwood windows with shutters to the rear aspect. Integrated storage adds to the room's functionality.

Bedroom

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

This bedroom features hardwood flooring, exposed stone walls and ceiling beams, a velux window, hardwood window with shutters to the rear aspect, and integrated storage.





Bedroom

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

A cosy bedroom with hardwood flooring, exposed stone walls and ceiling beams, and a velux window with slate sills.

Bathroom

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

The bathroom includes hardwood floors, tiled walls and panelling, a bath with glass screen and shower over, sink, WC, heated towel rail, slate sills and shelving, and an extractor fan.

Externally

Entering through the impressive gated access, flanked by stone pillars, you are welcomed into the large gravelled driveway with room for multiple vehicles. The driveway features a cladded carport with space for two cars and an integrated workshop area, ensuring both style and practicality from the outset. The property boasts a patio with steps gracefully leading up to an expansive garden, ideal for outdoor gatherings and relaxation. The well-manicured lawn, adorned with vibrant tree and flower borders, offers picturesque countryside views. Nestled in one corner, a decking area with comfortable seating creates the perfect spot for alfresco dining or simply enjoying the serene surroundings. Additional features include a log store, a BBQ area complete with a bench, and raised flower planters alongside a potting shed catering to gardening enthusiasts, completing this exquisite outdoor setting.





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Enquire



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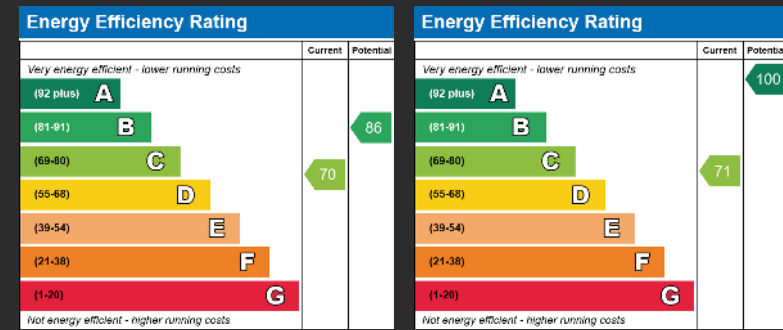
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Additional Information

Oil fired central heating. Septic tanks.

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