



## Wallis Woollen Mill

Wallis | Haverfordwest | SA62 5RA

OIRO: £599,950 | Freehold | EPC: F



Nestled within a secluded and rural one-acre plot, this beautifully presented four-bedroom cottage with attached former mill brims with charm and character, offering a unique opportunity to own one of Pembrokeshire's hidden countryside gems. The property features outbuildings primed for further conversion, making it an ideal investment for those seeking additional development potential.

Upon entering the main house, you are welcomed by a hallway that leads to a characterful snug, complete with an exposed stone fireplace, log burner, oak beams, and period features that exude charm. The well-equipped kitchen boasts a rangemaster cooker, ample worktop space, a functional utility room, and a convenient cloakroom. The spacious lounge, perfect for entertaining, showcases quartzite flooring and french doors that open onto beautifully manicured garden areas. The main house includes four bedrooms, with one located on the ground floor and three upstairs. Each bedroom is spacious, bright, and airy, featuring sash windows that allows abundant natural light to flow throughout. The characterful family bathroom is fitted with a roll-top bath and shower, providing modern convenience.

The former mill is connected to the main house via an office and a large workshop. It includes additional ground and first-floor storage areas, presenting prime opportunities for conversion into an annexe or self-contained holiday lets, subject to the necessary planning consents.

Externally, the property boasts a large driveway accessed via a private lane, ensuring seclusion and privacy. The estate is surrounded by beautifully manicured gardens and woodlands teeming with wildlife. The variety of trees and wildflowers, including apple trees, bluebells, and wild garlic, make it a nature lover's paradise. The walled garden and courtyard feature a potting shed, log store, and additional planting space. The wooden bridge and stream offer idyllic seating areas, perfect for soaking in the serene countryside lifestyle, complemented by a sun terrace ideal for alfresco dining.



### **Sitting Room / Bedroom Four**

3.79m x 4.12m (12'5" x 13'6")

Featuring solid oak flooring, sash windows to the front and side aspects, a bookcase with shelving, and exposed ceiling beams.

### **Snug**

3.86m x 7.15m (12'8" x 23'5")

Featuring solid oak flooring, exposed ceiling beams, windows to the front, rear and side aspects, a velux window, and an under-stairs storage cupboard. It also includes a multi-fuel stove set upon a slate hearth with exposed stone work and an oak mantel above.

### **Kitchen**

4.51m x 3.56m (14'10" x 11'8")

A well-appointed kitchen with solid oak flooring, a range of matching eye and base level units with granite worktops and tiled splash-backs. It features a Belfast sink, a range cooker, an integrated fridge, a window to the rear aspect, a feature exposed stone doorway, and a UPVC stable door leading to the front aspect.

### **Utility Room / WC**

2.92m x 2.31m (9'7" x 7'7")

Practical utility room with tiled flooring, a sink with units below and tiled splash-backs, plumbing for a washing machine and dryer, a private cloakroom, windows to rear and side aspects and a door leading to the garden.

### **Lounge**

6.70m x 7.73m (22'0" x 25'4")

A grand and spacious lounge with quartzite flooring, exposed A-frames, wooden wall panelling, French doors leading to the front and rear aspects, a side aspect window with a UPVC door leading to the courtyard, and a hidden panelled door leading into the mill.

### **Wet Room**

2.48m x 2.23m (8'2" x 7'4")

Plumbing installed for wet room amenities to be added.

### **Bedroom One**

4.32m x 3.39m (14'2" x 11'1")

A comfortable double bedroom with carpet underfoot, windows to the front and side aspects, and a picture rail.

### **Bedroom Two**

4.28m x 3.56m (14'1" x 11'8")

Spacious and bright with carpet underfoot, windows to the front and side aspects and a picture rail surround.

### **Bedroom Three / Dressing Room**

3.11m x 3.26m (10'2" x 10'8")

Currently used as a dressing room, this versatile space includes carpet underfoot, a window to the front, and built-in wardrobes with hanger rails.

### **Bathroom**

3.33m x 2.63m (10'11" x 8'8")

A characterful family bathroom with solid oak flooring, oak panelling, a roll-top bath, a sink, a WC, a shower with a folding glass screen and tiled surround, an extractor fan, a window to the front, and a loft access hatch.

### **The Mill**

#### **Workshop**

17.44m x 4.97m (57'3" x 16'4")

This expansive space includes solid concrete floors, a sloping ceiling with skylights, windows to the front aspect, a double garage door, and a wooden door to the front. It is ideal for use as a workshop or for car storage, with electricity and lighting connected.

#### **Office**

4.15m x 4.61m (13'7" x 15'1")

Carpeted with exposed stonework, skylights, and boiler.

#### **Storage Rooms / Former Mill**

Exposed stone walls, carpet underfoot, ceiling beams, and a staircase leading to the first floor. Sash windows and a door to the front aspect. Upstairs features vinyl tiled flooring with windows to the front and side aspects, exposed A-frames with skylights and vaulted ceilings.

#### **Externally**

Externally, the property features a large driveway accessed via a private lane and gated entrance. The estate is surrounded by manicured tiered gardens and wildlife-rich woodlands with a stream that runs directly through the grounds. The walled garden and courtyard include a potting shed and log store. A sun terrace and patio area offer ideal entertaining spaces.

#### **Additional Information**

The main house features LPG central heating, while the former mill is equipped with oil central heating. Water supply is sourced from a natural spring and processed through a UV system. Waste is managed via a cesspit.

#### **Council Tax Band**

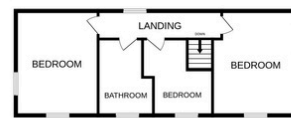
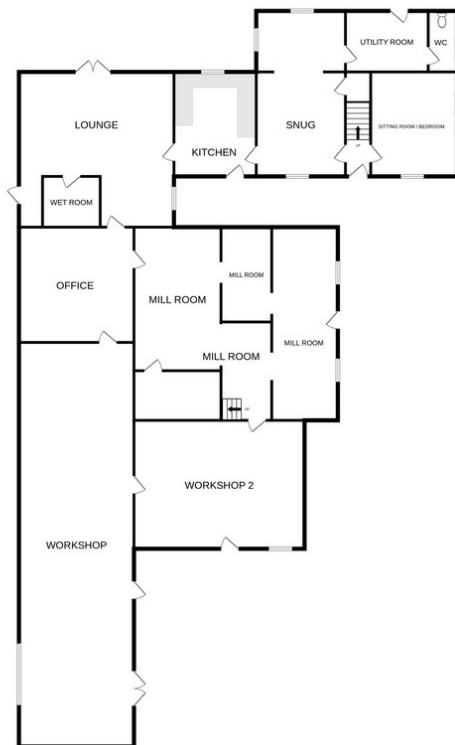
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GROUND FLOOR  
3759 sq.ft. (349.2 sq.m.) approx.

1ST FLOOR  
1031 sq.ft. (95.8 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		34	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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