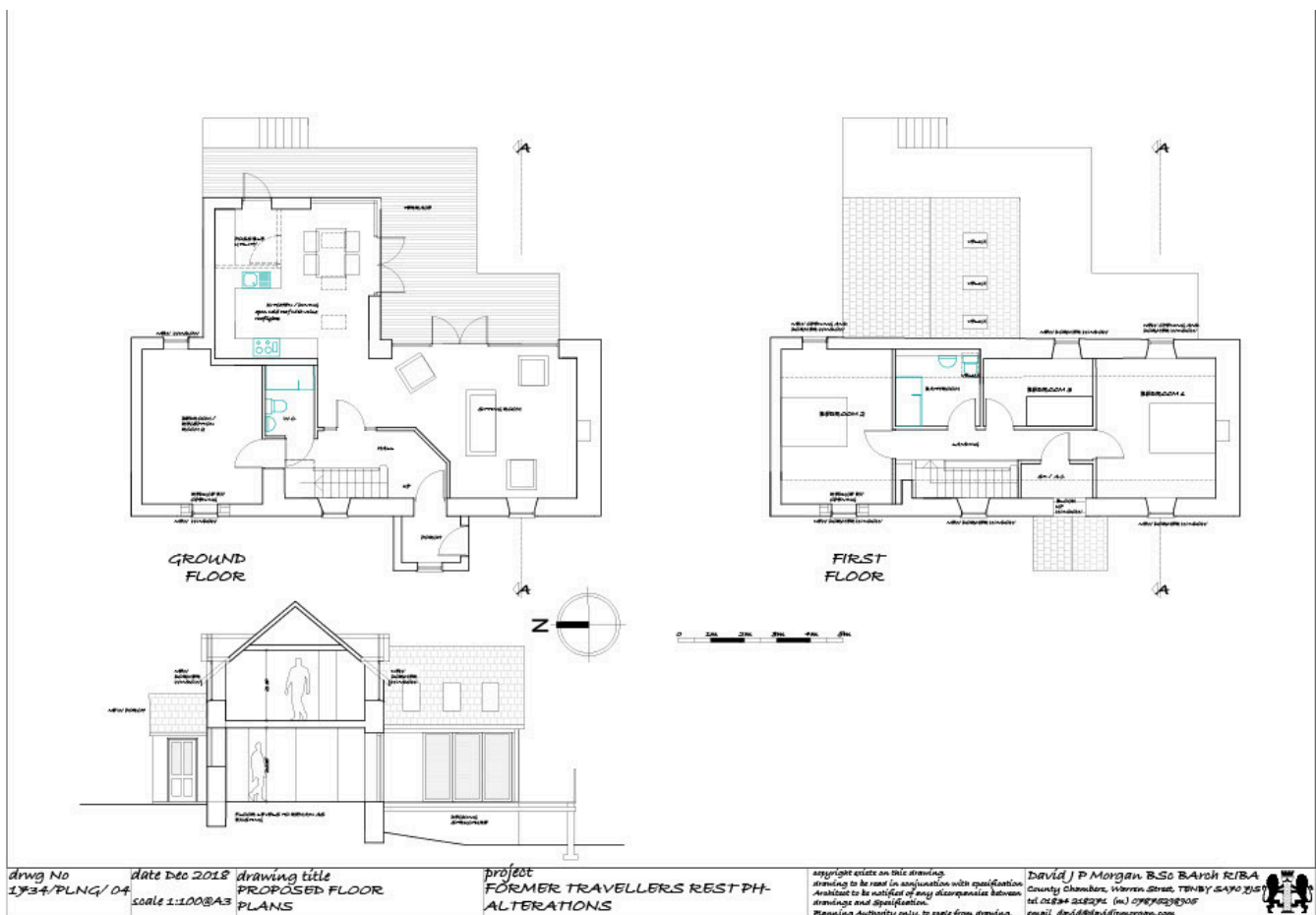




## The Tiddly

Lower Freystrop, Haverfordwest, SA62 4LD

Guide Price: £165,000 | Freehold



Offered to the market is a unique opportunity to acquire a former public house with strong residential development potential, set within the sought-after rural village of Freystrop. The property was previously granted conditional planning consent (Application No. 19/0672/PA) for conversion to a substantial four-bedroom detached dwelling. While that permission has since lapsed (23<sup>rd</sup> January 2025), the approved architectural plans remain available and outline an impressive contemporary home with generous internal living space, private parking, and landscaped gardens with a defined patio area.

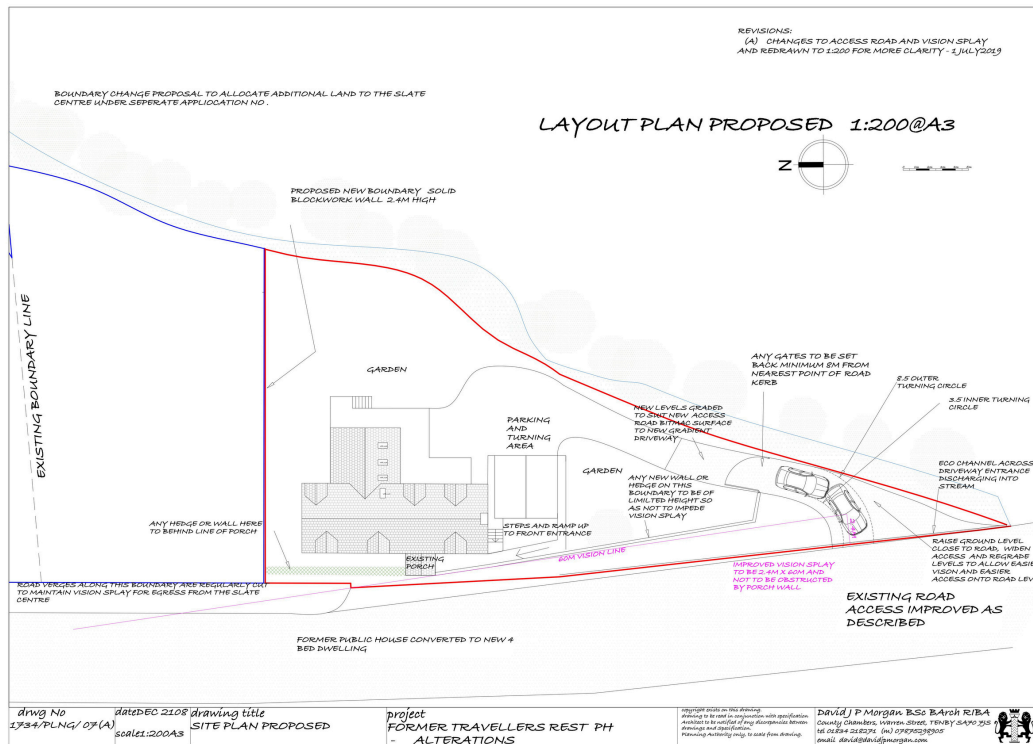
Set within the heart of Pembrokeshire's unspoilt countryside, Freystrop enjoys close proximity to the scenic Cleddau River and easy access to the nearby towns of Haverfordwest, Milford Haven, and Pembroke. Just a mile away, the neighbouring village of Hook offers a strong community atmosphere, a well-regarded primary school, and a variety of local activities, all nestled within the Western Cleddau—a landscape of national park designation and ecological importance. The area benefits from excellent transport links, with convenient road and rail connections to Carmarthen, Swansea, Cardiff, Fishguard, and Cardigan.

**Additional Information:**

We are advised that mains services are currently connected to the property. Prospective purchasers are encouraged to review the original planning documentation and consult with the local authority regarding any future application.

Application No: **19/0672/PA**





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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BRYCE & CO ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.