



## Scotchwell Lodge Narberth Road, Haverfordwest

£250,000 Freehold

Charming former cottage (used as a hair salon), set on 0.6 acres with landscaped gardens. Retains cottage appeal and offers potential for residential conversion (subject to consents).



Council Tax band: TBD

Tenure: Freehold

- Attractive former residential cottage, currently trading as a hair salon
- Scope for alternative uses (STP)
- Convenient roadside position on the outskirts of Haverfordwest
- Well-presented interior with character features
- Generous plot extending to approximately 0.6 acres
- Mature landscaped gardens

## **Accommodation**

The interior is arranged to suit its current commercial use, but remains sympathetic to the building's cottage origins. It offers flexible, well-proportioned rooms with character features, making it suitable for continued business use or adaptation to other purposes. The accommodation briefly comprises:

### **Entrance Hall**

Dimensions: 3.50m x 1.60m (11'6" x 5'3"). With glazed timber entrance door, commercial grade flooring

### **Salon**

Dimensions: 3.50m x 2.80m (11'6" x 9'2"). uPVC double glazed window to front, commercial grade flooring

### **Shop**

Dimensions: 3.50m x 3.10m (11'6" x 10'2"). Dual aspect uPVC double glazed windows, feature beams, commercial grade flooring

### **Salon**

Dimensions: 2.40m x 3.20m (7'10" x 10'6"). uPVC double glazed window to side, commercial grade flooring

### **Salon**

Dimensions: 2.40m x 2.30m (7'10" x 7'7"). uPVC double glazed window to rear, commercial grade flooring

### **WC**

Hand basin, close coupled lavatory, storage area

## **Reception Room**

Dimensions: 3.50m x 7.70m (11'6" x 25'3"). Stairs lead down to a Reception Room comprising dual aspect uPVC double glazed windows, fireplace with oak mantle and slate hearth, laminate flooring

### **Rear Porch**

uPVC double glazed entrance door, vinyl flooring

### **Kitchen**

Dimensions: 2.40m x 3.30m (7'10" x 10'10"). Matching base and wall units with contrasting work surface, single drainer ceramic sink, Creda double oven and hob, integrated extractor, tiled splash back, feature beams, dual aspect uPVC double glazed windows, vinyl flooring

### **Utility**

Dimensions: 2.40m x 3.20m (7'10" x 10'6"). Feature beams, uPVC double glazed window to rear, commercial grade flooring

### **WC**

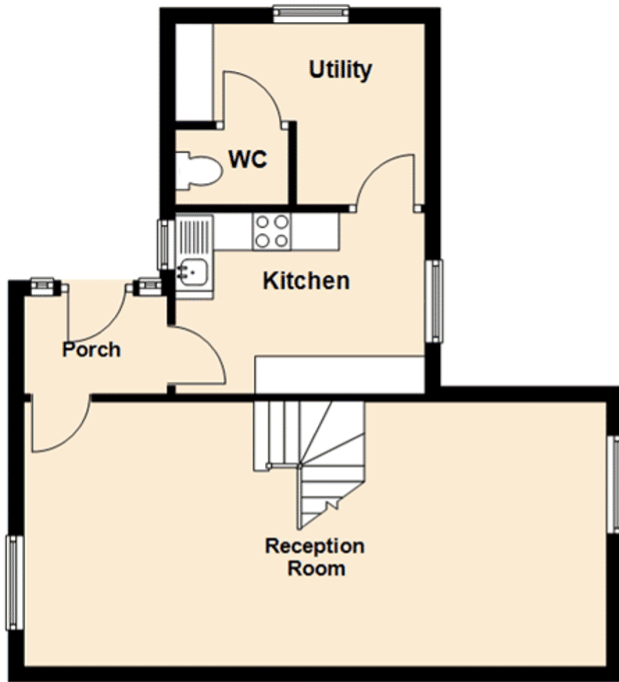
Close coupled lavatory, commercial grade flooring

### **Loft Room**

Dimensions: 3.50m x 4.80m (11'6" x 15'9"). Stairs lead from the entrance hall to a loft room providing excellent storage space with feature window to front and skylight

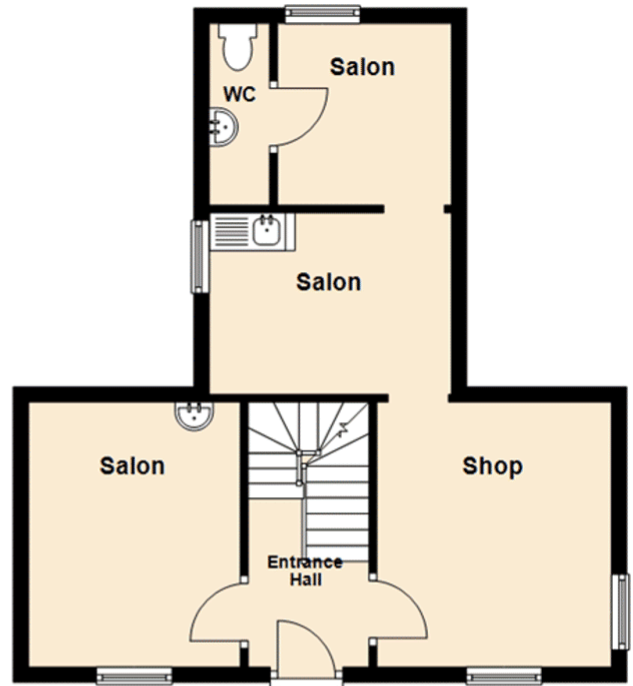
### Basement

Approx. 46.0 sq. metres (495.2 sq. feet)



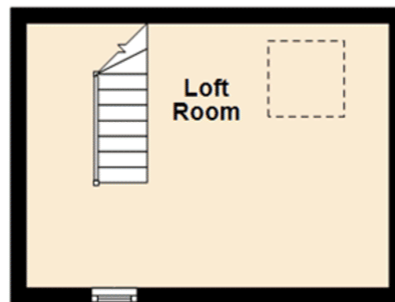
### Ground Floor

Approx. 43.0 sq. metres (462.3 sq. feet)



### First Floor

Approx. 16.8 sq. metres (180.8 sq. feet)



Total area: approx. 105.8 sq. metres (1138.4 sq. feet)

For illustration purposes, do not scale.  
Plan produced using PlanUp.

**The Lodge, Haverfordwest**

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