Approx Gross Internal Area
94 sq m / 1013 sq ft



Ground Floor
Approx 60 sq m / 649 sq ft

First Floor
Approx 34 sq m / 364 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Private Drainage
HEATING: Oil
COUNCIL TAX BAND : D

We would respectfully ask you to call our office before you view this property internally or externally

HC/CC/10/26/OK

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

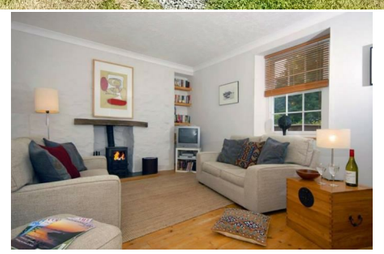
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk
TELEPHONE: 01646 680006

01646 680006
www.westwalesproperties.co.uk



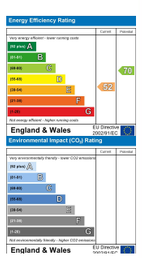






Leyland House Stackpole, Pembroke, Pembrokeshire, SA71 5DB

- Semi-Detached House
- Living Room with Log Burner
- Separate Dining Room
- Separate Detached Garden
- Oil Central Heating
- Two Double Bedrooms
- Kitchen with Utility
- Sheltered Decked Courtyard
- Permanent Residence or Investment Opportunity
- EPC E

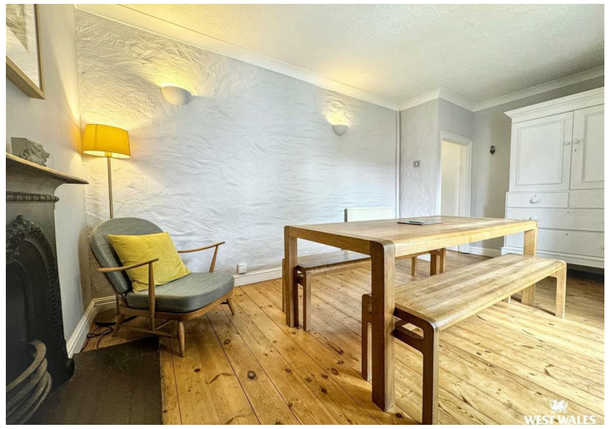


Offers In Excess Of £300,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

The Agent that goes the Extra Mile













Nestled on the edge of the picturesque village of Stackpole, this beautifully presented semi-detached property enjoys a delightful setting alongside a wooded area, with views overlooking the magnificent National Trust Stackpole Estate. Spanning approximately 2,000 acres, the estate offers an abundance of scenic walking paths, tranquil lakes, mature woodland and breathtaking coastline, providing an idyllic setting for lovers of nature and the great outdoors.

The accommodation briefly comprises an entrance hall leading to a welcoming living room, complete with a wood-burning stove, creating a cosy and inviting atmosphere. Upstairs, there are two well-proportioned bedrooms, offering comfortable accommodation for residents and guests alike.

The dining room features an attractive cast-iron fireplace and French doors opening onto a decked courtyard, providing the perfect setting for relaxed alfresco dining on warm summer evenings. The kitchen is complemented by a useful store room and separate utility room, while the bathroom completes the accommodation.





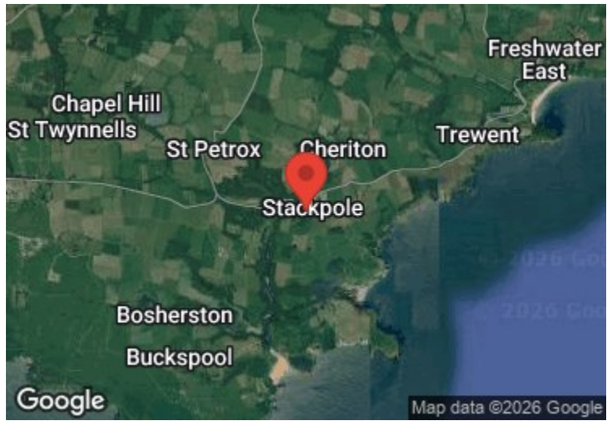
Throughout, the property retains its traditional character while incorporating modern touches, creating a warm and appealing home with a distinctive cottage feel.

A private lane provides access to the garden, offering a further outdoor space in which to relax and enjoy the peaceful surroundings.

Whether you are seeking a permanent residence, a charming coastal retreat or an investment opportunity, this appealing property offers considerable versatility. Currently operating as a holiday let, it presents an exciting opportunity to acquire a property in one of Pembrokeshire's most sought-after coastal locations. Ideally situated close to the Pembrokeshire Coast Path and within easy reach of the beautiful beaches of Barafundle Bay, Broadhaven South and Freshwater West, the property is perfectly placed for enjoying the area's outstanding natural beauty. The popular Stackpole Inn is just a three-minute walk away.







DIRECTIONS

Leave the office heading south-west along Main Street through Pembroke town centre. At the roundabout, take the B4319 signposted Stackpole / Bosherston. Stay on the B4319 for approx. 4 miles — you will pass through the village of Merrion. Continue straight into Stackpole village. As you enter the village, you will see the Stackpole Inn on your left. Leyland House is just past the inn — set back slightly on your left, beside a wooded area. What3Words: ///opposites.detonated.rebounder

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.