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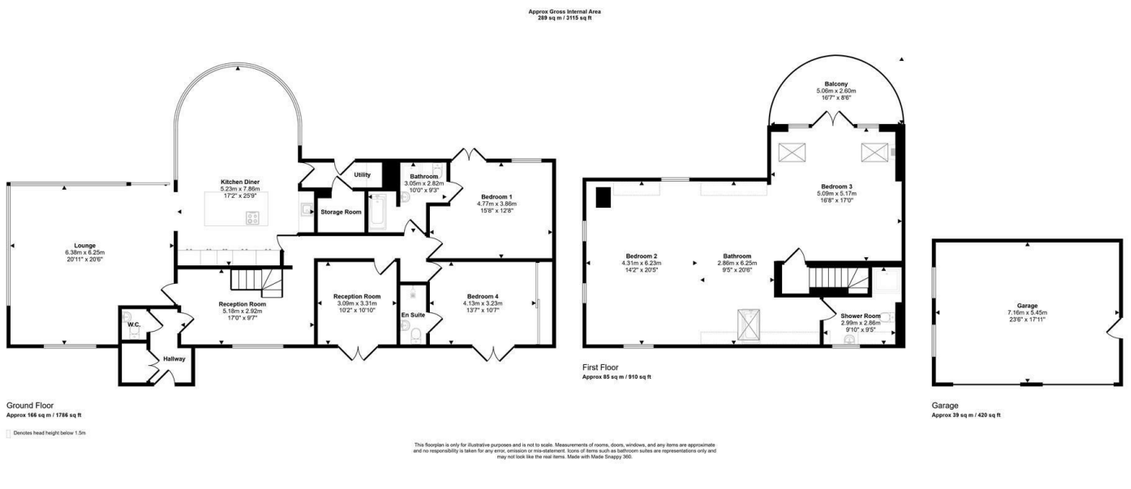
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WEST WALES FINEST PROPERTIES

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WEST WALES FINEST PROPERTIES

*THE AGENT WITH THE LONDON CONNECTION*






## St Catherines Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JP





- **Unrivalled Coastal Views**
- **Master Suite with Balcony & En-Suite**
- **Two further Bath/Shower Rooms**
- **Approximately 17 Acres Of Land**
- **Double Garage & Boat Store**
- **Supreme Detached Residence**
- **Three Further Double Bedrooms**
- **Landscaped Infinity Gardens**
- **Former Kitchen Garden**
- **EPC Rating B**

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.

**£1,300,000**

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
Email: haverfordwest@westwalesproperties.co.uk
Telephone: 01437 762626

MAYFAIR OFFICE GROUP

## Summary

Occupying one of Pembrokeshire's most coveted coastal positions, this exceptional coastal residence commands an awe-inspiring setting above the golden sands of Broad Haven, with uninterrupted panoramic views across the magnificent sweep of St Bride's Bay. Stretching from the islands of Skomer and Grassholm to the headlands of St Davids and Ramsey Island, the ever-changing seascape is nothing short of extraordinary.

Extensively rebuilt in 2012, expansive glazing across the principal elevation maximises natural light while creating a seamless connection with the breath-taking coastal landscape beyond.

Set within just under 17 acres of beautifully landscaped gardens and coastal pasture, the residence enjoys an exceptional sense of privacy and tranquillity. The remarkable ‘infinity lawn’, embracing the ancient Harold Stone, appears to merge effortlessly with the horizon, creating an unforgettable visual connection with the sea beyond. In addition to a cedar hot tub and pizza oven, the property includes a substantial double garage and boat shed.

Rarely does a coastal residence combine such , exceptional privacy and breath-taking natural beauty. This is a truly outstanding home, offering an unrivalled lifestyle in one of Pembrokeshire's most prestigious and sought-after coastal locations. Viewing is a must to be truly appreciated.

## Location

The village of Broad Haven is set within the beautiful Pembrokeshire Coast National Park, a designated area of outstanding natural beauty. The long sandy beach is particularly popular with 'bucket and spade' and boating enthusiasts, whilst walkers and bird-watchers appreciate the coastal path, which gives access to some spectacular scenery. The village has local facilities such as a post office, shops, pubs and restaurants.

The county town of Haverfordwest lies 6 miles to the east, and provides a wide range of amenities, including mainline train station, hospital, supermarkets, new leisure centre and swimming pool, cinema, sixth form college, retail parks, shops etc.











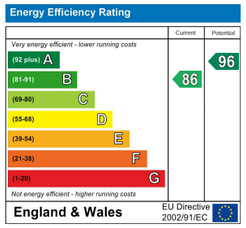


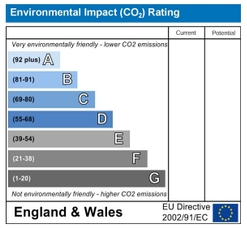
## DIRECTIONS

From our office in Haverfordwest continue up High Street into Dew Street, and turn right at the lights into Albert Street. Continue straight ahead into Portfield following signs to Broad Haven, and continue on B4341 out of town, through Portfield Gate and Broadway to Broad Haven. Follow the road down the hill to the sea front, and turn right onto Haroldstone Hill. Continue up the hill for just under half a mile, and the property will be found on the left hand side What3Words: ///dilute.accompany.yappy

## GENERAL INFORMATION

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, Mains Drainage
Heating: Oil
COUNCIL TAX: Band F




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

IRK/ESL/07/26

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https://www.facebook.com/westwalesproperties/

