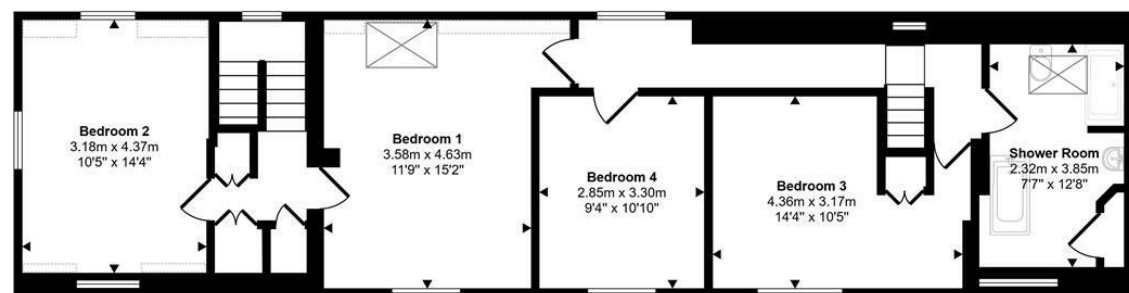


Ground Floor  
Approx 108 sq m / 1166 sq ft



First Floor  
Approx 88 sq m / 952 sq ft

Denotes head height below 1.5m

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.

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.

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

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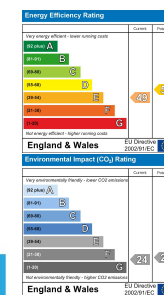


## Lower Summerhill Letterston, Pembrokeshire, SA62 5UE

- Pembrokeshire Long House
- Four Bedrooms
- Peaceful and Tranquil Location
- Situated in Approx. 4.5 Acres
- Ample Driveway Parking
- Character Accommodation
- Three Reception Rooms
- Convenient to Amenities
- Immaculately Kept Grounds
- EPC Rating: E

**Offers In Excess Of £600,000**

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***The Agent that goes the Extra Mile***





We Say...

A Charming Pembrokeshire Long House Set in 4.5 Acres of Beautiful Grounds.  
Nestled in the heart of the Pembrokeshire countryside, Lower Summerhill is a characterful long house set within approximately 4.5 acres of stunningly landscaped gardens, two paddocks, and a striking feature pond — all seamlessly blending with the surrounding nature and wildlife that enhance the property's unique charm.

Approached via a long gravel driveway, this peaceful rural retreat lies on the edge of the village of Letterston, just a short walk or under a mile’s drive to local amenities. Despite its tranquil setting, the property enjoys excellent connectivity, with the A40 less than half a mile away, offering convenient access across Pembrokeshire.

Lovingly maintained, the accommodation offers a perfect fusion of traditional cottage charm with the space and versatility demanded by modern living. The property comprises four bedrooms, three reception rooms, and three WCs — providing ample room for family life, guests, or potential business use. Lower Summerhill lends itself beautifully to multi-generational living, lifestyle businesses, or simply enjoying “the good life” in a picturesque and private setting. Viewing is highly recommended to truly appreciate the charm and scope of this idyllic home.

**Location**  
Set along a quiet country lane with bridleway access into the village, the property benefits from both seclusion and accessibility. The nearby village of Letterston offers shops, restaurants, and public transport links, while just two miles away lies the scenic village of Wolfscastle, home to a two AA Rosette-awarded restaurant and a traditional country inn.

Further afield to the north are the market town and ferry port of Fishguard, and the coastal village of Goodwick — providing ferry connections to Southern Ireland. The historic city of St Davids, famed as Britain’s smallest city, is also within reach, offering a wide range of amenities including schools, chapels, shops, galleri





DIRECTIONS

Take the A40 from Haverfordwest towards Fishguard. Pass through the village of Wolfscastle and proceed for approximately half a mile. Turn left at the staggered crossroads (just after the signpost for Letterston). Follow the road, and the property's entrance will be on the right hand side, just before the black bales of hay. What/Three/Words:

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'E'  
HEATING: Electric

ref: JETH/LLE /LLE/ 25/DRAFT

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LOCATION AERIAL VIEW

