

This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

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.

TAX: Band ' Non Domestic'

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

LG/5/22/CLM/OK/12/5/22

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

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

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**

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626

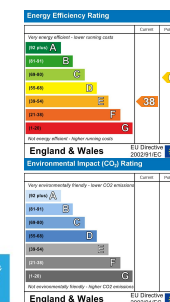


## Bridge View Cottage, Solva, Haverfordwest, Pembrokeshire, SA62 6XD

- DETACHED COTTAGE
- RURAL HAMLET LOCATION
- CLOSE TO SOLVA
- GAS (LPG) CENTRAL HEATING
- IDEAL HOME OR INVESTMENT
- THREE BEDROOM
- COUNTRYSIDE VIEWS
- CHARACTER FEATURES
- ENCLOSED GARDEN AND TERRACE
- EPC RATING: F

**Offers In Excess Of £400,000**

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



12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk) TELEPHONE: 01437 762626

**The Agent that goes the Extra Mile**







Bridge View Cottage is a three bedroom characterful cottage set in a secluded position above the hamlet of Middle Mill in the Solva Valley and enjoys beautiful country views. The property is in close proximity to many of Pembrokeshire's stunning sandy beaches, and is ideal for exploring the St Davids Peninsula.

An entrance porchway leads into the comfortable sitting room with beamed ceilings, stripped wooden flooring, and a wood burning stove set into a pretty white washed stone hearth, dining room, fitted pine kitchen with electric cooker and hob, and a range of wall and base units. The bathroom on the ground floor has a full suite and over bath shower. Stairs lead up to the first floor which comprises; Three cosy bedrooms with sloped ceilings, exposed beams and leaded windows. The master bedroom benefits from an en suite WC. The property is currently holiday let, and the contents will be available by separate negotiation.

Externally, the property has a secluded feel and delightful views to the Solva Valley. The property benefits from a pretty, enclosed garden, partly laid to lawn with a terrace area, where you can sit and enjoy the lovely countryside views. To the side of the property there is another laid to lawn garden area. To the rear of the cottage the land extends upwards, and this could be cleared to extend the garden. The property is accessed by a country lane and has parking space for two cars.

The excellent village shop, Bay View Stores, in nearby Upper Solva, has a post office and off-licence, sells groceries, papers, angling supplies and offers a delivery service within the Solva area. A century old working woollen mill and tea room is 200 yards away. The property is a 4 minute drive to coastal village of Solva with shops, galleries & restaurants.



### Entrance Porch

### Lounge

12'7max x 21'4 max (3.84mmax x 6.50m max)

### Kitchen

8'4 x 15'2 (2.54m x 4.62m)

### Bathroom

4'9 x 12'1 (1.45m x 3.68m)

### Dining Room

12'4 x 9'10 (3.76m x 3.00m)

### Bedroom One

9'7 max x 13'1 max (2.92m max x 3.99m max)

### Bedroom Two

9'9 max x 10'2 max (2.97m max x 3.10m max)

### Bedroom Three

12' x 12'3 max (3.66m x 3.73m max)

### En-Suite WC

3'9 x 5'7 (1.14m x 1.70m)



### DIRECTIONS

From our Haverfordwest office take the A487 towards St Davids. Enter the village of Solva, over the bridge, and turn right at the Cambrian Inn. Continue on this road for approximately 1 mile. Turn right over the bridge at Middle Mill, bear right and go up the hill, the turning for Bridge view will be on the corner on your left hand side.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.