

**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 Drainage, Mains Electric, Mains Water, Mains Gas

**HEATING:** Gas Central Heating

**TAX:** F

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

CFH/AMA/04/24/OK EJL

**FACEBOOK & TWITTER**

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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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## Fossil House, 39 Nun Street, St Davids, Haverfordwest, Pembrokeshire, SA62 6NU

- No Chain
- Four Bedrooms
- Close to Amenities
- Centre Of St Davids
- Gas Central Heating

- Grade 2 Listed Cottage
- Two Reception Rooms
- Attractive Garden
- On Street Parking
- EPC Exempt

**Price £400,000**

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**The Agent that goes the Extra Mile**



#### An Exquisite Grade II Listed Period Residence in the Heart of St Davids

Rich in history and timeless character, this exceptional Grade II listed, lime-washed stone cottage occupies a coveted position in the very heart of the Cathedral City of St Davids — Britain's smallest and one of its most enchanting cities. Dating back to the 19th century, the property once served as a highly regarded private school during the 1870s, run by Miss Jane Appleby of a distinguished Pembrokeshire family of educators.

Deceptively spacious and beautifully presented, the cottage has been comprehensively and sympathetically renovated to an exacting standard, seamlessly blending historic charm with modern comfort. Period features sit effortlessly alongside contemporary finishes, creating a warm and elegant home ideally suited to both refined permanent living and luxury holiday letting.

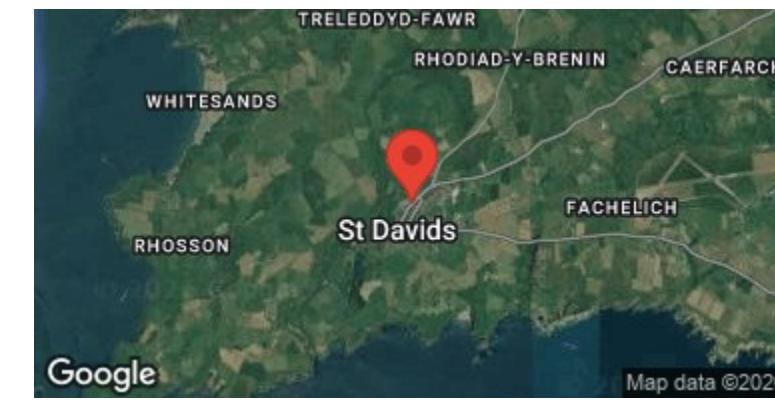
The accommodation is arranged over two floors and comprises an inviting entrance hall, an elegant living room, a formal dining room, and a well-appointed kitchen. To the first floor are four generously proportioned bedrooms and a stylish family bathroom. In addition, the attic space is fully boarded and insulated, offering valuable storage. The property further benefits from gas central heating throughout, ensuring year-round comfort.

Outside, a charming rear courtyard sits immediately off the kitchen, providing a sheltered space for alfresco dining. A substantial block-built potting and storage shed with electrical supply adds further practicality. Beyond, a paved pathway leads to a truly delightful and secluded "secret" garden — a rare and tranquil retreat featuring mature specimen trees and established shrubs, offering both privacy and serenity. This remarkable property presents an outstanding opportunity as a luxurious family home, an elegant coastal retreat, or a premium holiday-let investment in one of Wales' most desirable locations.

#### Location

St Davids is a highly sought-after Cathedral City located on the dramatic north Pembrokeshire coastline, approximately 15 miles north-west of the county town of Haverfordwest. Renowned for its magnificent Cathedral and historic Bishops Palace, the city offers an exceptional range of amenities including primary and secondary schools, independent shops, galleries, restaurants, public houses, hotels, dental surgeries, and a supermarket.

Situated within the Pembrokeshire Coast National Park at the westernmost point of Wales, St Davids is celebrated for its breathtaking, unspoilt coastline, world-famous coastal path, and abundance of wildlife. The city enjoys a vibrant yet refined atmosphere, making it an exceptional location for both full-time living and high-end holiday accommodation.



#### DIRECTIONS

From Haverfordwest exit the town on the St Davids Road and continue on this road for approximately 14 miles. On reaching St Davids follow the one-way system into the centre, round Cross Square, and back out on Nun Street (A487 towards Fishguard). The property will be found after a few hundred yards on the left, on the junction of Quickwell Hill - we suggest parking in Quickwell Hill Car Park and walking back up to Nun Street. What3words: juggled.burying.grinders

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