



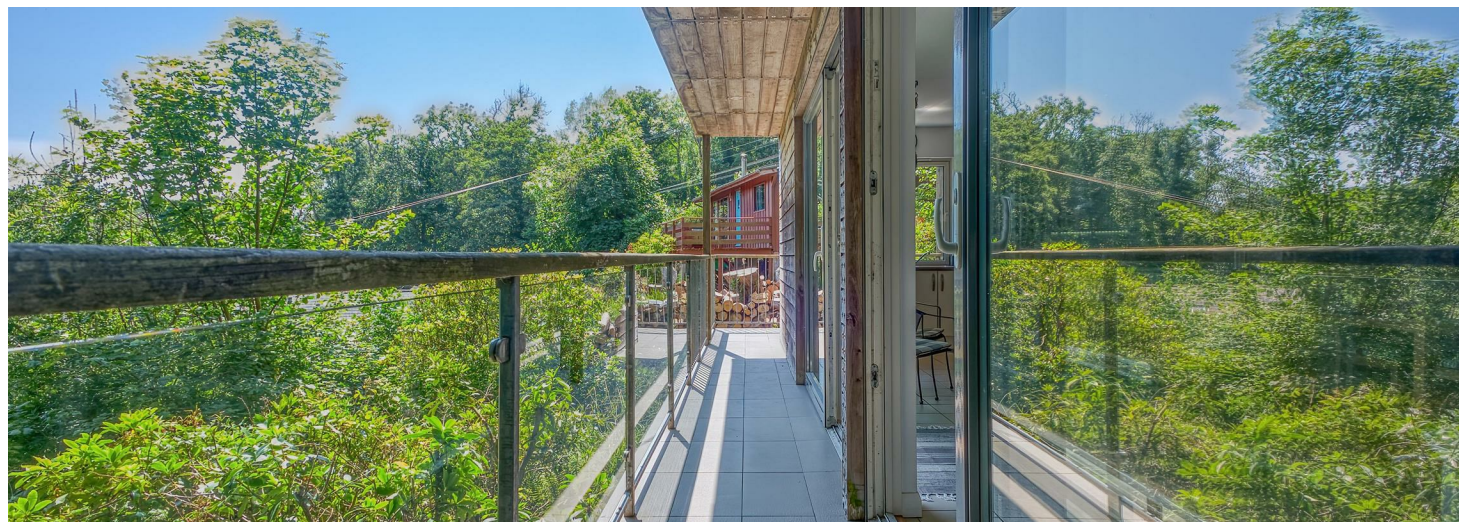
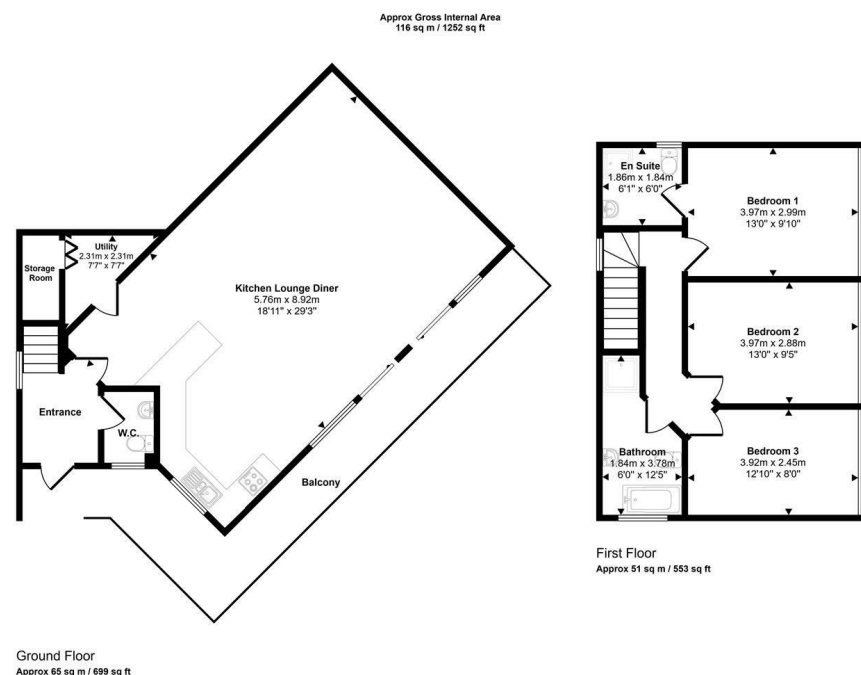
0345 094 3006

finest@westwalesproperties.co.uk

westwalesfinestproperties.co.uk



THE AGENT WITH THE
LONDON CONNECTION



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.

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LONDON



"Summerhaven" Strawberry Hill, Little Haven, Haverfordwest, Pembrokeshire,
SA62 3UT

- Architect Designed Eco-house
- Two Bathrooms
- Successful Holiday Let
- Elevated Position Amongst Nature
- Electric Heating
- Three Bedroom Detached House
- 0.3 Miles (Approx.) to Little Haven Village And Beach
- Off Road Parking
- Beautifully Presented
- EPC Rating: D

No Onward Chain £650,000



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



Summary

Tucked away in a peaceful hillside setting just 0.3 miles (approximately) from the centre of the picturesque harbour village of Little Haven, Pembrokeshire, Summerhaven is a striking architect-designed eco-house that perfectly balances modern living with natural surroundings. Completed in 2013, the property sits on a plot measuring approximately 0.14 acres and is approached via 40 steps through a wooded garden.

The home opens up to reveal breath-taking countryside views, enjoyed best from the glass-walled living/kitchen area and balcony overlooking a serene, wooded valley. On the ground floor, there is an entrance hall, downstairs WC, utility room and storage room. The first floor offers three double bedrooms (the master with en-suite shower room) and a contemporary bathroom. The property is served by electric heating and is built to a modern timber framed construction with chestnut cladding and a grass roof, allowing it to blend seamlessly into the landscape.

Externally ample off-road parking provides added convenience. Summerhaven is just a five-minute stroll from the cafes, beaches, and charm of Little Haven, making it a truly special place to live or escape to.

Built to high eco-standards, the house is warm, inviting, and truly unique, making it an ideal retreat in all seasons. The property would make a wonderful family home or continued as a successful holiday let with its proven track record adding to its appeal.

Little Haven, historically a fishing village, boasts three pubs, beach and stunning views of St. Brides Bay. There are superb stretches of sandy beach nearby, particularly neighbouring Broad Haven, which also has a junior school, Post Office, local supermarket, village shop, a surgery, places of worship and several pubs and restaurants. The market town of Haverfordwest is approximately 9 miles away with school further education college, government agencies, health centre, hospital, leisure facilities, places of worship and comprehensive shopping facilities including Tesco and Morrisons.



DIRECTIONS

From Haverfordwest continue up the high street and right into Albert Street. Go straight ahead into Portfield, passing Tesco's and follow the B4341 for approx 5 miles. In Broadway take the left fork signposted to Little Haven. Through Walton West, take the second left and follow the road down the hill into Little Haven. Continue past the seafront and up Strawberry Hill, passing Haven Court and then take the left hand fork down a private lane. The parking area will be found on your left, with the steps leading to the property on the right. What3Words:///scouted.eased.rockets

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 Drainage, Mains Electric, Mains Water
HEATING: Electric
TAX: B

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

IRK/ESL/06/25/DRAFT

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AERIAL VIEW

