

Skyview, 32 Port Lion, SA62 4JT



**Offers In Excess Of £465,000**



Set in an outstanding location within the Pembrokeshire Coast National Park, Sky View occupies one of the finest elevated sites in the area with unrivalled panoramic views of the Preseli Hills and the middle reaches of the River Cleddau. The property is accessed via its own private roadway and the grounds extend to just over 1/2 acre of naturally contoured and terraced gardens with an extensive, enclosed, south facing rear garden that is a glorious private sun trap. The accommodation is a flexible space, currently including an annexe offering further income potential but also offers significant home-working opportunity which is so relevant these days.

Port Lion is set in a small hamlet on a river estuary in an area of outstanding natural beauty, approximately 7 miles south of Haverfordwest and 4 miles north of the towns of Pembroke and Pembroke Dock. The area is renowned for its unspoilt location together with fine rambling and natural history opportunities. The estuary village of Llangwm is one mile away.



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#### Ground Floor

**Hall**  
Entrance door into wide hallway, built-in storage cupboard, stairs to first floor landing

**Bedroom 1 11'2" x 10'6" (3.40m x 3.20m)**  
Front facing double bedroom with uPVC double glazed window

**Bedroom 2 9'10" x 13'9" (3.00m x 4.20m)**  
Rear facing double bedroom with uPVC double glazed window

**Bathroom**  
P-shaped bath with shower over, close coupled lavatory, pedestal hand basin, frosted uPVC double glazed window to rear

**Bedroom 3 12'2" x 9'10" (3.70m x 3.00m)**  
Rear facing double bedroom with uPVC double glazed window. This room has the option of being utilised as a bedroom for the main house, or separated to be used as a bedroom for a self contained unit.

**Lounge 16'9" x 9'10" (5.10m x 3.00m)**  
uPVC double glazed sliding doors to front, 3 x built-in storage cupboards, uPVC double glazed window to side

**Kitchen 10'2" x 7'7" (3.10m x 2.30m)**  
Matching base and wall units, single drainer sink, uPVC double glazed window to side, rear entrance door

**Shower Room 10'2" x 5'7" (3.10m x 1.70m)**  
Close coupled lavatory, pedestal hand basin, shower in cubicle

#### First Floor

**Landing 6'3" x 12'2" (1.90m x 3.70m)**  
uPVC double glazed window to front

**Living Room/Dining room 21'8" x 13'9" (6.60m x 4.20m)**  
Large uPVC double glazed window to front and rear

**Kitchen 9'10" x 10'6" (3.00m x 3.20m)**  
Matching base and wall units, 1.5 bowl single drainer sink, integrated hob, built-in storage cupboard

**Main Bedroom 12'6" x 9'10" (3.80m x 3.00m)**  
Double bedroom with dual aspect uPVC double glazed windows

**Shower Room**  
Shower in cubicle, pedestal hand basin, close coupled lavatory, frosted uPVC double glazed window to side

**WC**  
Close coupled lavatory, corner hand basin

**Utility 6'11" x 7'7" (2.10m x 2.30m)**  
Base units, single drainer sink

#### Outside

The sweeping drive ascends to the front of the property where there is plenty of parking available in addition to the attached garage (5.11m x 4.72m).

To the rear is a large garden with seating areas for both the main house and annexe, tiered areas of lawns and shrubs and serviced workshop/study to the far corner.

#### Additional Information

Mains Water, electricity and drainage connected. LPG Central heating.  
Tax Band: F  
Pembrokeshire County Council  
Viewings: Strictly by appointment and subject to Covid regulations.





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Total area: approx. 183.7 sq. metres (1977.2 sq. feet)  
 For illustration purposes, do not scale.  
 Plan produced using PlanUp.

From our Haverfordwest Office take High Street, Dew Street and Milford Road, then take the third exit off the roundabout down Merlins Hill. At the next roundabout take the second exit on the Pembroke Road and continue on this road until you reach Hill Mountain. Take a left onto Ashdale Lane. Before you start descending into Llangwm, take a right onto a dead end road signposted for Port Lion. After a couple of hundred metres turn right onto a private road. No. 32 is the second property from the top of the lane.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>74</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>33</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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