

**Bank House Whitchurch Road, Solva, Pembrokeshire, SA62 6TR**

- Grade II Listed
- Four Bedrooms Three With Ensuite
- Income Potential
- Walking Distance To Solva Harbour
- Oil Central Heating
- Wonderful Character Features
- Three Reception Rooms
- Beautiful Landscaped Gardens
- Distant Sea Views
- EPC Rating: Exempt

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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**We Say...**

A fantastic opportunity to purchase this wonderful Grade II listed property situated in the picturesque village of Solva and within walking distance of the harbour and amenities. This property is full of character and charm, and has been formerly run as a B&B by the current owners which could be continued or would make the perfect family home.

The property is entered via a porch, where there are double doors leading to the dining area with stone fireplace and multi fuel stove, this was used as a guests breakfast area. Slate steps lead to the 30ft lounge, with three windows overlooking the front garden, and an open fire in a feature fireplace . A door opens to the hallway, this leads to a study, a WC, and a useful utility room/store room with access to the rear of the property.

There is further reception room with two windows, exposed beams, room for a dining table, and a sitting area with gas coal effect stove. A door leads to the kitchen, with matching fitted wall and base units, built-in hob and oven, Rayburn, beamed ceiling, two windows overlooking the garden. A stable door gives excess to the side of the property.

The staircase from the lounge leads to the first floor. The master bedroom has double aspect windows, en-suite shower, and a dressing room. There is a further two double bedrooms, also with en-suite shower rooms, a single bedroom, and a family bathroom with bath and separate shower cubicle.

Bank House is nestled in mature, landscaped gardens and can be accessed on either side of the property, giving separate guest access should you wish to continue with bed and breakfast. Both sides offer off road parking. To the front there is a lawned area with a variety of trees and shrubs. To the rear of the property there is a patio area, and a raised lawn with many trees planted within giving privacy within the garden. From here there are distant sea views, and this wonderful garden offers a great space to sit, relax and enjoy your surroundings.

**Location**

The sought-after village of Solva, in the heart of the Pembrokeshire Coast National Park, offers wonderful opportunities for boating or 'bucket and spade' enthusiasts and walkers, as well as restaurants, cafes, public houses, shops, galleries, places of worship, post office, doctor's surgery, and primary school. It is some 12 miles North West of the county town of Haverfordwest and 3 miles from St David's, with its famous Cathedral and ruined Bishops Palace, and is within easy reach of some of Pembrokeshire's most popular sandy surfing beaches, such as Newgale and Whitesands.





**DIRECTIONS**

From our office in Haverfordwest, take the A487 towards St Davids. Drive through Lower Solva and up the hill towards Upper Solva, just before the church on your on your left, turn right signposted to Whitchurch, then immediately turn right again by the chapel, carry on up the road approximately 200 metres, Bank House is on your left hand side.

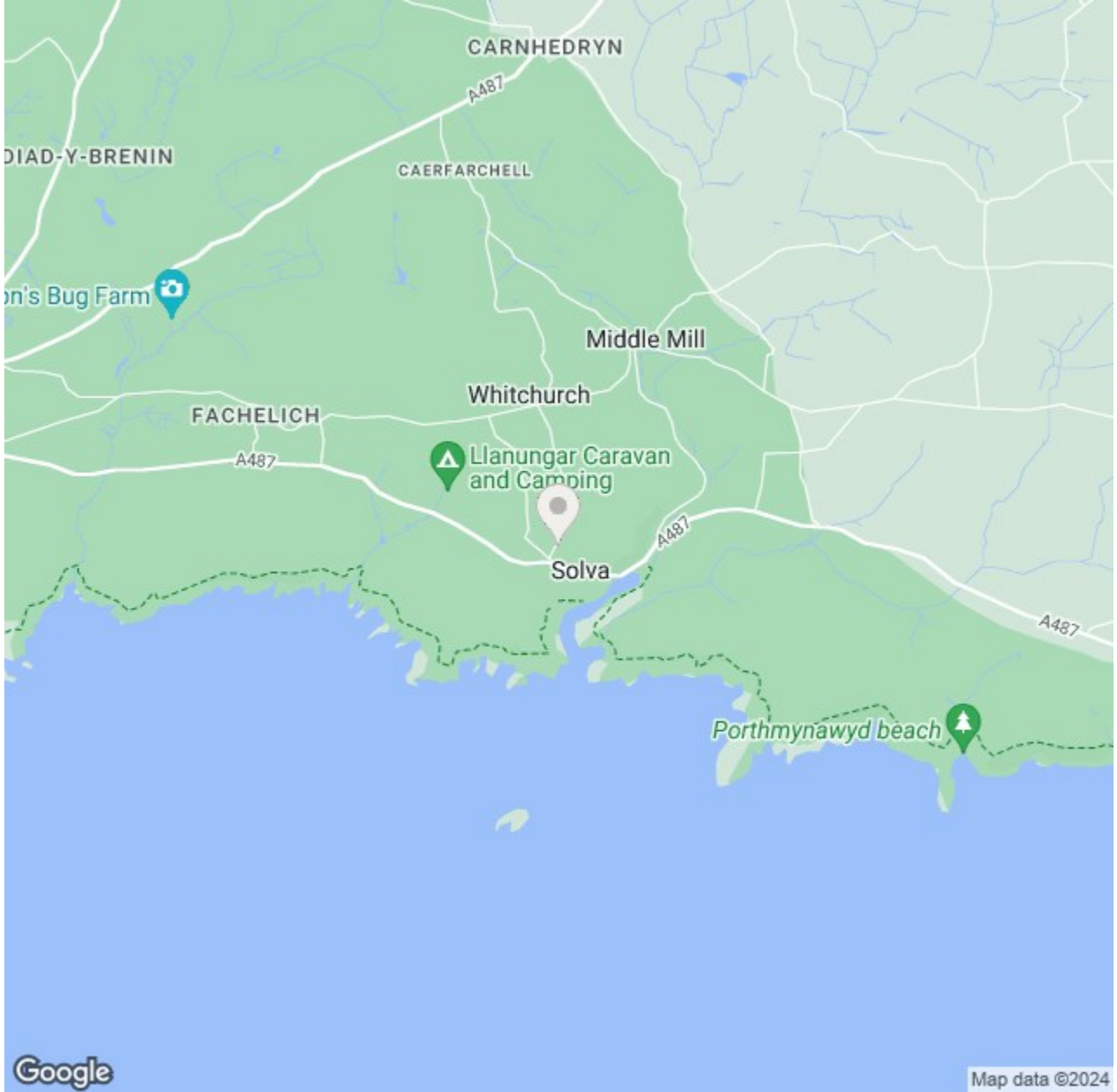
**GENERAL INFORMATION**

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 'G'  
DRAINAGE: We are advised this property is served by private drainage.

ref: LG/AMS/11/23/OK

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**AERIAL VIEW**



- Entrance Porch
- Dining Room
- Lounge
- Sitting/Dining Room
- Kitchen
- Utility Room
- WC
- Bedroom One
- Ensuite
- Dressing Room
- Bedroom Two
- Bedroom Ensuite
- Bedroom Three
- Ensuite
- Bedroom Four
- Bathroom





