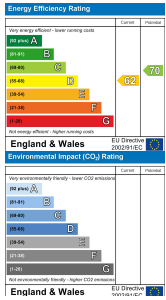


## "Lion Rock" Broad Haven, Haverfordwest, Pembrokeshire, SA62 3JP

- Detached Coastal Residence
- Holiday Let Annexe
- Spectacular Sea Views
- 1 Acre grounds (Approx)
- EPC Rating: D
- Up To Six Bedrooms
- Extensive accommodation
- Detached Garage
- Fantastic Development Potential
- No Chain

**Offers In Excess Of £1,000,000**

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



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**The Agent that goes the Extra Mile**







FIRST TIME ON THE MARKET IN OVER 30 YEARS The Lion Rock and annexed cottage property offers a unique opportunity to purchase 2 properties situated in extensive grounds standing in an elevated position overlooking the coastal village of Broad Haven and St Brides Bay. Internal viewing can only appreciate the location and the stunning uninterrupted panoramic views.

Lion Rock could also be redesigned and developed to offer a substantial WOW factor GRAND DESIGN 6 bedroomed home what could be considered the best location in Pembrokeshire.

Set in extensive grounds of approximately 1 acre

The cottage has been run as a successful holiday let, or would lend itself well to independent living for a family member. The property is served by double glazing and oil fired central heating, and has the added benefits of no onward chain.

Externally a driveway to the front provides ample off road parking and access to a detached garage with overhead storage space. Wraparound gardens are laid to lawn with low level boundaries to provide un-interrupted views from most angles.

The village of Broad Haven is set within the beautiful Pembrokeshire Coast National Park, a designated area of outstanding natural beauty. The long sandy beach is particularly popular with 'bucket and spade' and boating enthusiasts, whilst walkers and bird-watchers appreciate the coastal path, which gives access to some spectacular scenery. The village has local facilities such as a post office, shops, pubs and restaurants



## DIRECTIONS

From our Haverfordwest office proceed up the High Street, into Dew Street following the one way system round to the right. Take the Broad Haven road straight ahead, passing Tesco Stores and continuing on out of Haverfordwest. On entering Broad Haven follow the road towards the seafront, and then take the right hand-turn in the direction of Nolton Haven. Cross the bridge, and the property will be found on the 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.