

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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:

TAX: Band F

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

NME/ESL/12/24/DRAFT

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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"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

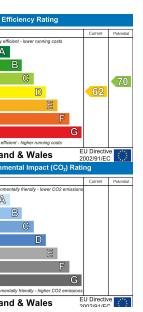
Offers In Excess Of £1,000,000

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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 bedoomed 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 in our TV channel to view our location videos about the area.