

**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.

**TAX:** Band D

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

JETH/ESL/12/25/DRAFT

**FACEBOOK & TWITTER**

Be sure to follow us on Twitter: @VWVProps

<https://www.facebook.com/westwalesproperties/>

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**

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

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TELEPHONE: 01437 762626

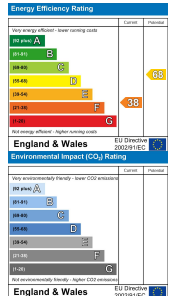


## Bridge View Cottage, Solva, Haverfordwest, Pembrokeshire, SA62 6XD

- Detached Cottage
- Pretty Hamlet Location
- Close To Solva
- LPG Gas Heating
- Three Bedrooms
- Overlooking Middle Mill Valley
- Character Features
- Landscaped Garden And Patio Seating Area
- EPC Rating: F
- Fantastic Holiday Let/Second Home

**£495,000**

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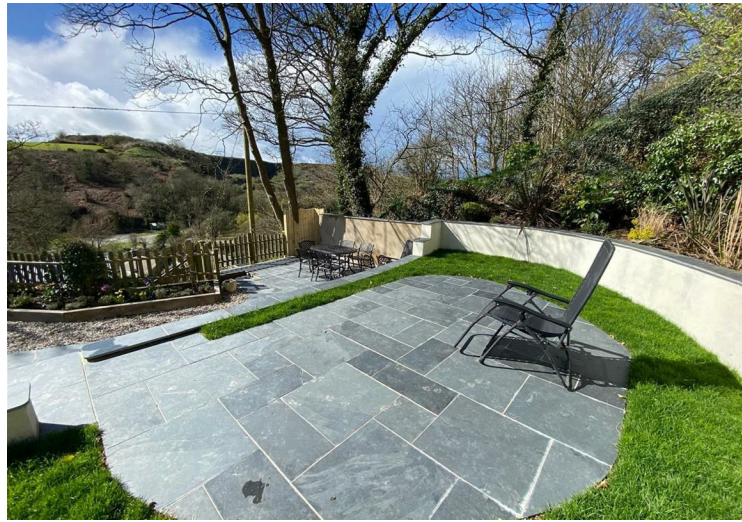


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**The Agent that goes the Extra Mile**





Bridge View Cottage is a three-bedroom cottage set in a secluded position above the hamlet of Middle Mill in the Solva Valley, boasting beautiful country views. Currently a successful holiday let generating around £25,000 per annum, the property offers characterful features and professionally landscaped grounds. Just a stone's throw from Solva yet a peaceful haven away from the crowds, it combines convenience with tranquillity.

An entrance porch leads into a comfortable sitting room with beamed ceilings, stripped wooden flooring, and a wood-burning stove set into a pretty white-washed stone hearth. Beyond this is a dining room and a fitted pine kitchen with electric cooker and hob, and a range of wall and base units. The ground-floor bathroom provides a full suite with an over-bath shower.

Stairs lead to the first floor, comprising three cosy bedrooms with sloped ceilings, exposed beams, and leaded windows. The master bedroom also benefits from an en-suite WC. The property is served by LPG gas heating and double glazing throughout.

Externally, the cottage is located along a single-track lane and enjoys delightful views over the Solva Valley. A terrace seating area offers the perfect spot to take in the countryside scenery. To the side of the property is an elevated, professionally landscaped lawned garden with its own access point, while the land behind the cottage rises to an additional lawned area. A private driveway provides parking for three cars.

With no onward chain, viewings on this lovely cottage are highly recommended. There is also approved planning for extending the cottage: NP/24/0262/FUL

The sought after village of Solva offers wonderful opportunities for boating enthusiasts and walkers, as well as having plenty of restaurants, cafes, public houses, shops, galleries, places of worship, post office, doctors' 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 ruins of 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 Haverfordwest office take the A487 towards St Davids. Enter the village of Solva, over the bridge, and turn right at the Cambrian Inn. Continue on this road for approximately 1 mile. Turn right over the bridge at Middle Mill, bear right and go up the hill, the turning for Bridge view will be on the corner on your left hand side. What3Words: [///vlla.online.condition](http://vlla.online.condition)

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.