

Floorplan

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: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
Private drainage  
COUNCIL TAX: Band C  
HEATING: Oil

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

SSG/CPS/0125/OK

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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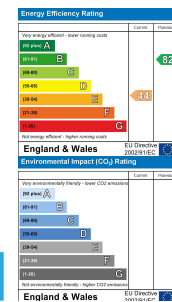
## Veronica Cottage St Annes Head, Dale, Haverfordwest, Pembrokeshire, SA62

2 DT

- Grade II Listed Cottage
- Two Bedrooms
- Driveway & Garage
- Walking Distance to Coast
- Located in the National Park
- Coastal Location
- Character Features & Log Burner
- Enclosed Rear Garden with Stone Outbuilding
- Ideal Investment / Holiday Home
- EPC Rating: Exempt

**Offers Over £350,000**

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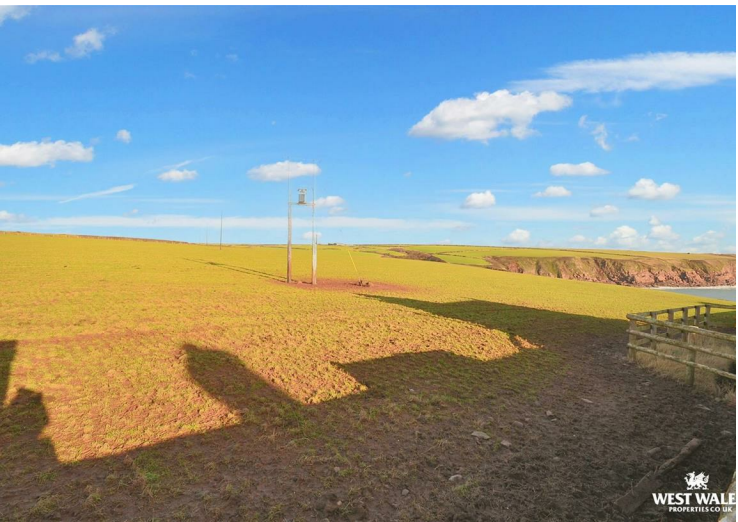
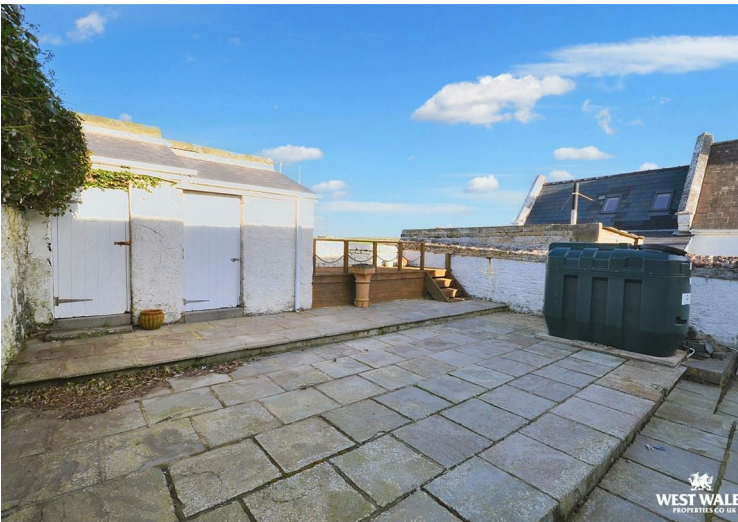


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**The Agent that goes the Extra Mile**







Situated at St Anne's Head in the coastal village of Dale, this delightful Grade II listed detached cottage offers a unique blend of character and charm. With two inviting bedrooms and a well-appointed bathroom, this property is perfect for those seeking a romantic getaway or a peaceful retreat from the hustle and bustle of everyday life. The driveway & garage offer parking for 3-4 vehicles - perfect for guests or multi-vehicle households.

As you step inside, you will be greeted by the cottage's enchanting character features, which add a touch of warmth and history to the home. The reception room with its double-height ceiling and log burner provides a cosy space for relaxation, making it an ideal setting for intimate gatherings or quiet evenings.

The cottage is conveniently situated within walking distance of the stunning coastline, allowing you to enjoy strolls along the beach or invigorating walks in the surrounding countryside and Coastal Path. The enclosed rear garden offers a low-maintenance outdoor space, perfect for enjoying the fresh air and relaxing with the evening sun. Additionally, the stone outbuilding provides extra storage for bikes, wetsuits or watersports equipment. A driveway offers parking for up to 3 vehicles, and there is also a useful garage for storage or additional secure parking.

This property presents an excellent investment opportunity, whether you are looking to make it your permanent residence or a holiday rental. With its idyllic setting and characterful charm, this cottage is sure to capture the hearts of those who appreciate the beauty of coastal living. Don't miss the chance to own a piece of history in this picturesque location.



**DIRECTIONS**

From our Milford Haven office, take the road signposted for Dale passing through Herbrandston. Upon reaching the coastal village of Dale follow the sign for St Annes Head, up the hill, and proceed along for approximately two miles. On reaching St Anne's Head, take the left-hand lane signposted 'private', the property can be found on your left-hand side. WhatThreeWords: consented.task.ships

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