



**17 Nun St, St Davids, SA62 6NS**

**Offers Over £560,000**

- \*19th Century Stone Cottage with rich historical significance, originally built in the second half of the century
- \*Iconic St Davids Cathedral views, offering a rare and sought-after vantage point in the heart of the city
- \*Spacious rear garden with panoramic views of the cathedral, stunning sunsets, and the distant profile of Carn Llidi
- \*Formerly a market garden, retaining original greenhouse base walls now used as raised vegetable beds
- \*Mature fruit trees and bushes including apple, fig, raspberries, strawberries, gooseberries, and redcurrants. Also Established flowerbeds and mature shrubs providing year-round colour and texture
- \*Wildlife haven, including foxes, badgers, toads, grass snakes, and a wide variety of birds (including buzzards and red kites)
- \*Approximately a 10-minute drive (or a short walk depending on your route) to the nearest beach, Whitesands Bay
- \*Breathtaking coastline with access to the Pembrokeshire Coast National Park
- \*Well-connected, with transport links to nearby towns, including Fishguard and Haverfordwest
- \*No Chain Sale

## Description/Situation

Nestled in the heart of St Davids—the UK's smallest city—17 Nun Street is a captivating 19th-century stone cottage that seamlessly blends historical charm with modern comforts. This unique property offers a rich tapestry of history, having served various roles from a luggage depot for holidaymakers in the 1930s to a beloved tearoom and museum known as The Sampler until 2015.

The cottage boasts two inviting reception rooms, three well-appointed bedrooms, and two additional loft rooms, ideal for guest quarters, home offices, or creative studios. A functional cellar houses a utility area and a two separate toilets, enhancing practicality.

One of the property's standout features is its expansive garden—one of the largest private plots within St Davids city centre. This beautifully maintained space offers breathtaking views of the iconic St Davids Cathedral and extends to the distant Carn Llidi, a prominent hill in the Preseli Hills known for its stunning vistas and historical significance. The garden features mature flower beds, shrubs, and fruit-bearing trees including apple and fig. Raised vegetable beds utilize the original greenhouse base walls, reflecting the property's market garden heritage. A small pond fed by a historic spring adds to the garden's tranquil ambiance. A summer house and hot tub are positioned to capture stunning sunsets and the panoramic views. Additional features include a greenhouse and cold frame for nurturing plants, catering to gardening enthusiasts.

Convenient rear access leads to private off-road parking, a valuable asset in the city centre.

St Davids is a city steeped in history and natural beauty, home to the magnificent 12th-century St Davids Cathedral and lying within the Pembrokeshire Coast National Park. The community is vibrant, with independent shops, art galleries, and eateries contributing to its unique charm. Residents enjoy a peaceful lifestyle amidst rich cultural heritage and stunning natural surroundings.

17 Nun Street presents a rare chance to own a piece of St Davids' rich history. Its blend of historical significance, versatile living spaces, and a garden that offers both beauty and productivity makes it a truly special home. Whether you're seeking a permanent residence or a charming retreat, this property offers an unparalleled lifestyle in one of Wales' most picturesque settings.

## Reception 1



Property entered via double wooden doors, windows to fore with fitted shutters, slate tiled floor, radiators, fitted shelving, fitted cupboard space, decorative stained glass window, beautiful feature fireplace to include a cast iron open fire sat on a slate hearth with decorative tiled surround and wooden mantle over, step down into hallway.

## Reception 2



Double glazed window to rear with spectacular views, Slate tiles to the floor, radiator, fitted shelving, large fitted cupboard space, feature light, feature fireplace to include open fire sat on a slate hearth with decorative tile surround and wooden mantle over, free standing upright fridge, wall lights.

## Hallway



Stairs leading to first floor landing, stairs leading down to cellar, slate tiles to floor, large fitted cupboard space, door to reception 2, opening up into the kitchen.

## Kitchen



Double glazed window to rear, Slate tiles to floor, a range of shaker style wall and base units with work surface over, free standing electric oven and hob, stainless steel sink and drainer with mixer tap over, tiled splash back, free standing under counter Beko fridge and Leco freezer, Free standing Siemens dishwasher fitted shelving, radiator, space for white goods, door through to back porch.

### Back Porch

Pvc door to rear leading out to garden space, obscure window above door, tiles to floor.

### First Floor Landing



Wooden effect flooring stairs leading to loft rooms, fitted cupboard space housing mains gas boiler, radiator, skylight with Velux window, doors leading off to:

### Bedroom 1



Previously 2 bedrooms but now one large master, Double glazed windows to rear with views overlooking the rear garden and across to St David's Cathedral and Carn Llidi, including sea views with Ramsey Islands and the Bishops Rock, radiators, fitted wardrobe space, wash hand basin with pebble splash back, fitted shelf, feature open fireplace on tiled hearth, wall mounted shelving.

### Bedroom 2



Currently being used as a lounge, double glazed window to fore, radiator, feature fireplace with gas log effect fire insert, decorative tile surround sat on a tiled hearth with wooden mantle over.

### Bedroom 3



Double glazed window to fore, radiator.

### Bathroom



double glazed window to side, half height wall paneling, low level w.c, wash hand basin, bath with power shower and glass screen over, pvc wall shower panels, chrome wall mounted heated towel rail.

Loft Room 1



Double glazed window to side, exposed ceiling beams.

Loft Room 2



Velux window to rear, Velux window to fore overlooking skylight on landing.

Cellar



A staircase with handrail leads to a generously sized hallway with branches off to a utility and pantry area, featuring plumbing for a washing machine and ample space for additional white goods. The cellar space also includes fitted storage cupboard and two separate cloakrooms, each housing a low-level WC, Beko washing machine included also.

Externally



The rear garden of this property is a truly exceptional space — beautifully established, historically rich, and offering some of the most outstanding views in St Davids.

One of its most remarkable features is the undisputed, panoramic outlook over the iconic St Davids Cathedral, a rare and highly sought-after vantage point in the heart of Britain’s smallest city. Whether bathed in the golden light of morning or silhouetted against the setting sun, the cathedral stands as a timeless centrepiece in the landscape.

To the west, the garden and summer house provide uninterrupted views of spectacular sunsets, which shift along the horizon as the seasons change — a daily natural spectacle of colour and calm. In the distance, the dramatic profile of Carn Llidi rises above the surrounding landscape, anchoring the view with the rugged beauty of the Pembrokeshire coast.

Formerly part of a market garden, the grounds retain the base walls of original greenhouses, now cleverly reused as raised beds for vegetables. A wide variety of established fruit trees and bushes — including apple, fig, raspberries, strawberries, gooseberries, and redcurrants — grow alongside vibrant flowerbeds and mature shrubs, creating both productivity and visual appeal.

A spring-fed pond adds a tranquil focal point, with its overflow gently draining beneath the traditional Pembrokeshire bank. The garden is also well equipped with a greenhouse, cold frame, and nine water butts for eco-friendly irrigation — ideal for keen gardeners.

Wildlife thrives here, with frequent visits from pollinators, songbirds, and woodland creatures including toads, grass snakes, foxes, and badgers — and no rabbits to disturb the planting! Bird lovers will enjoy regular sightings of robins, goldfinches, blackbirds, redwings, bullfinches, swifts, woodpeckers, owls, and even buzzards and red kites soaring above.

The garden also includes numerous powered outbuildings, offering exceptional functionality for storage, hobbies, or creative projects. These include:

An insulated blue shed with power, lighting, and external socket, currently housing two chest freezers and a tumble dryer.

A wood shed with its own fuse box, lighting, and power.

A large brick shed, wooden workshop, and green shed — all with power and lighting.

A garage with internal and external sockets.

A summer house with power, perfectly positioned to enjoy the views.

A separate power supply for the hot tub, ideal for relaxing

and enjoying the surroundings in all seasons.

A greenhouse with mains power, supporting year-round cultivation.

This extraordinary garden offers a rare combination of natural beauty, historical interest, and practical utility, making it a true highlight of the property and an exceptional space for outdoor living, gardening, and peaceful enjoyment.

### Garage

Power, lighting and external power sockets.

### Garden Outbuildings



The property benefits from a range of versatile outbuildings throughout the garden, all equipped with power, providing excellent potential for storage, hobbies, or workspace use. Power to the outdoor buildings is managed via a dedicated external fuse box located in the cellar.

**Blue Shed** (near the house) – Insulated, with power and lighting. Contains two chest freezers and a tumble dryer (all currently in working condition). Includes a power breaker and an external socket.

**Wood Shed** – Fitted with electric lighting, power supply, and its own fuse box.

**Brick Shed** – Spacious, with electric lighting and power sockets.

**Wooden Workshop** – Equipped with both power and lighting, ideal for DIY or craft activities.

**Summer House** – Supplied with electrical power, offering potential for a home office or relaxation space.

**Garage** – Provides full electrics including lighting and power sockets, plus external power outlets.

**Greenhouse** – Fitted with electrical power, ideal for heated propagation or lighting.

**Green Shed** – Supplied with mains power.

**Hot Tub** – Wired in on a separate electrical circuit for safety and reliability.

This extensive range of powered outbuildings offers

excellent flexibility and functional space for a variety of uses, appealing to hobbyists, gardeners, and those seeking additional storage or work areas.

### Parking & Access



Accessed via The Pebbles, the driveway extends to a spacious area where the garden opens out in front of the garage. This area, leased from the Friends of the Cathedral on a 10-year agreement, has been associated with the property for around 100 years.

Right of way access though the lane to the side of number 15 to the rear garden of number 17.

### Utilities & Services

Heating Source: Gas

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Broadband/Wireless: Connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Council Tax: Band E

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

