

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.
Property has Mains Drainage, Mains Electric, Mains Water, MAins Gas
HEATING: Gas Central Heating
TAX: G

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

CFH/ESL/06/25/OK EJL

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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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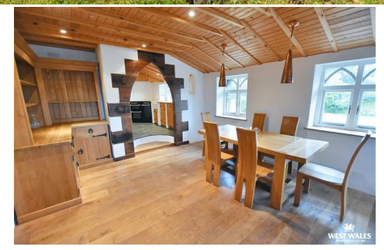
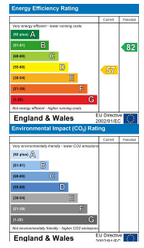




Bwthyn-Y-Twr 17 The Pebbles, St. Davids, Haverfordwest, Pembrokeshire, SA62 6RD

- **Character Property with many original Features**
- **Kitchen / Dining Room, Utility, Boot Room, Store**
- **Study & Craft Room**
- **Elevated Private Garden Area**
- **No Onward Chain**
- **Views of St Davids Cathedral & Countryside**
- **5 Bedrooms & 3 Reception Rooms**
- **Family Bathroom & Shower Room**
- **Private Off Road Parking And Store Room**
- **EPC Rating D**



Price £625,000

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A substantial stone five-bedroom house with totally uninterrupted and breathtaking elevated views of St Davids Cathedral and Carn Llidi rugged hilltop. Tucked away within the historic back lane called The Pebbles. This impressive home is situated in one of the most prestigious spots in this tiny city. Bwthyn Y Twr, translated to Tower View and was believed to be built to accommodate the overflow of the clergy when visiting the adjacent Cathedral.

The layout comprises : A wooden front door leads to a spacious entrance hallway with beamed ceiling and exposed stone walls with slate steps leading to: a lounge which is an inviting space that oozes charm, with wooden floor, decorative windows and characterful exposed stone walls and beam ceiling. A wood burner with slate hearth, stairs lead up to the first floor landing. A craft/boot room with fitted work surface and sash windows and cupboard.

The sitting room boasts triple-aspect windows with window seat where you can enjoy spectacular views of St Davids Cathedral and a log burner, exposed stone walls and beams a cosy space to relax. A study has wood flooring and features a stained-glass window and a Cathedral view as you work. The utility room offers ample storage. The kitchen with a range of shaker style units and wooden work surface and dining room are also joined via a distinctive archway. On the first floor there is a split landing, five bedrooms which are all doubles with cathedral design-inspired windows, plus there's a family bathroom and a bonus shower room.

Externally, there is gated parking, an integral store room, and the garden with the fabulous views. The elevated garden has two levels creating more visual interest with the main access via French doors in the hallway. A must see!







DIRECTIONS

From the Haverfordwest office take the A487 and follow for 16 miles until you reach St Davids. Follow the road to the centre of the city, and at the square, take the left hand turn onto The Pebbles. The property will be found on the left hand fork, immediately in front of the Cathedral. What3Words:///handbook.modem.larger

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.