

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.

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LONDON



Mount Pleasant High Street, Solva, Pembrokeshire, SA62 6TF

- Detached Period Residence In An Exceptional Location
- Two Shower Rooms And A Family Bathroom
- Panoramic Views of St Brides Bay
- Potential For Self-Contained Letting Or Treatment Room
- Lawned Garden With Seating Areas And Balcony
- Five Double Bedrooms
- Beautifully Presented
- Open Plan Living With Defined Spaces And Log Burner
- Parking For Two Cars
- EPC Rating: E

£625,000



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Summary

A rare opportunity to combine coastal living in a truly exceptional setting with income potential!

Set within the breathtaking surroundings of the Pembrokeshire National Park, this beautifully presented home enjoys uninterrupted panoramic views across St Bride's Bay—offering a perfect balance of coastal elegance and relaxed living.

The property has been thoughtfully designed to make the most of its remarkable setting. Floor-to-ceiling windows frame the stunning outlook, while a glass balcony provides the perfect space to sit and take in the ever-changing sea views. The open-plan living area is cleverly arranged into defined spaces, creating a home that feels both sociable and private.

At the heart of the property is a stylish, modern kitchen with a breakfast bar, flowing seamlessly into the dining and living areas. A log burner adds a warm and cosy focal point—ideal for unwinding on cooler evenings.

The home offers five double bedrooms, along with two shower rooms and a well-appointed family bathroom, making it perfectly suited for family life or hosting guests. Additional benefits include double glazing and oil-fired central heating, ensuring year-round comfort.

Outside, the beautifully tended garden provides a tranquil retreat, with generous space and multiple patio seating areas positioned to enjoy both sunshine and the spectacular views.

The property also offers excellent versatility, including potential for a self-contained letting space or a treatment room within the conservatory—ideal for those seeking additional income or a work-from-home opportunity. An attic and cellar rooms provide valuable additional storage.

Combining stunning scenery, flexible living space, and a welcoming atmosphere, this is a truly special coastal home in one of the UK's most sought-after locations.

Location

The sought after village of Solva, in the heart of the Pembrokeshire Coast National Park, offers wonderful opportunities for boating or 'bucket and spade' enthusiasts and walkers, as well as 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 ruined 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 Fishguard office, take the A487 to St Davids, passing through Square and Compass and Carnhedryn. Shortly after Carnhedryn, turn left by a bus shelter, where a brown sign points to the Woollen Mill and Studio Pottery. Continue through village, and you will arrive at lower Solva. Turn right at the Cabrian Inn and continue up the hill, and the property will be on your left, just before the car park which you can see would be on your right in a few yards. What3Words ///ballparks.dares.octagon

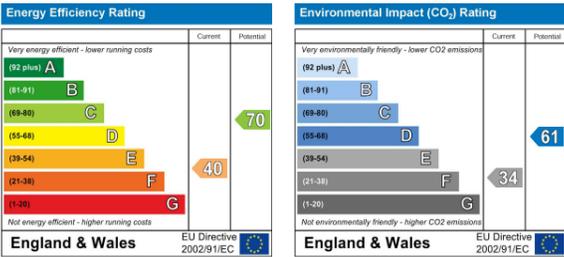
GENERAL INFORMATION

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 Electric, Mains Water, Mains Drainage, Mains Gas
 HEATING: Oil
 TAX: Band F

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

JETH/ESL/03/26/DRAFT

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AERIAL VIEW



