

Tegfan, St. Davids – SA62 6QP

£495,000 Freehold

- Four-bedroom detached dormer bungalow in a peaceful outskirts location of St Davids
- Built in 1938 with traditional double-skin brick construction and original Welsh slate roof
- Sympathetically extended in the 1970s with extensive internal renovation completed in 2023
- Set on a generous and private plot offering space, seclusion, and exceptional outdoor living
- Private driveway providing ample off-road parking and a welcoming approach
- Stunning panoramic views over the valley and stretching towards the sea
- Large rear garden featuring orchard, vegetable patches, and extensive lawn areas
- Rich natural surroundings with mature trees, shrubs, and colourful seasonal flowers
- Side terrace providing the perfect spot to relax and enjoy the breathtaking scenery
- An idyllic and tranquil setting, offering a rare blend of countryside charm and coastal beauty

Description/Situation

Nestled on the peaceful outskirts of St Davids, this four-bedroom detached dormer bungalow offers a rare opportunity to acquire a characterful home in a truly exceptional setting. Built in 1938 using traditional double-skin brick construction and set beneath its original Welsh slate roof, the property has been sensitively extended in the 1970s and extensively renovated internally in 2023, blending period charm with modern comfort. Set within a generous plot, the property benefits from a private driveway, a stone shed, and a caravan, providing flexibility and additional space. The elevated position affords breathtaking panoramic views across the valley, creating a peaceful and private retreat. Perfectly situated between the sea and open skies, this remarkable home offers a unique lifestyle opportunity in one of Pembrokeshire's most sought-after locations—your own piece of heaven in an area of outstanding natural beauty, ideal for tranquil living.

Entrance Porch

Property accessed via Obscure uPVC door to the fore, tiles to floor, obscure glazed door leading through to dining area.

Lounge

Vintage internal windows and French doors look through to the rear aspect and conservatory. Feature tiled fireplace with Esse stove, radiator, large under stairs cupboard space, doors leading off to:

Conservatory

Wall mounted fitted shelves, radiator, uPVC door to side leading out to rear garden, central light pendant, spotlights, windows to the rear and sides overlooking the sunny garden, valley and sea.

Kitchen

uPVC windows to fore, a range of wooden wall and base units with wood effect work surface over, free standing cooker, stainless steel sink and drainer with mixer tap over, space for countertop fridge, tiles to floor, electric underfloor heating, flowing through to the dining/breakfast area.

Dining/Breakfast Room

uPVC bay window to fore overlooking the beautiful front garden area, fitted cupboard spaces, wall lights, alcove housing electric Rayburn, fitted shelving into alcove, doors through to Pantry/Utility and inner hallway.

Utility/Pantry Space

Wall mounted shelving, base units, space for fridge/freezer, following through to utility area, uPVC

Bedroom 2

uPVC window to rear with stunning valley, garden and sea views, radiator.

Bedroom 3

Currently used as a office, uPVC window to side with beautiful western view over the valley, wall mounted fitted shelving, radiator.

Bedroom 4 (First Floor)

Wooden balustrade, Velux window to side with sea views, storage cupboard space into eaves, spotlights, storage cupboard space over staircase. There is understood to be planning permission granted for a dormer on north side.

Bathroom

Obscure uPVC window to fore, bath with electric shower and glass screen over, wall mounted heated towel rail, low level w.c, bowl wash hand basin vanity unit, wall mounted fitted shelving, wall mounted electric heater.

External Front Garden

The front garden offers a wonderfully private and enclosed setting, creating an immediate sense of arrival. A private driveway provides convenient off-road parking, while a well-maintained lawn is complemented by a beautiful selection of mature shrubs and seasonal flowers. A natural hedgerow border enhances both privacy and charm, framing the garden perfectly. A pathway leads gracefully to the front door, completing the idyllic approach and setting the tone for this attractive and welcoming home.

External Rear Garden

The external grounds are a true highlight of the property, offering a generous rear garden set within an exceptionally peaceful setting. A large lawn stretches out towards breathtaking, uninterrupted views across the valley and down towards the sea, creating a truly heavenly backdrop. To the rear, an established orchard and productive vegetable patches provide both charm and practicality, perfect for those seeking a more self-sufficient lifestyle. Also greenhouse, potting shed and a childrens "tree house" within the orchard. To the side of the property, a terrace offers an ideal space to sit, relax, and take in the stunning scenery beyond. The gardens are rich in natural beauty, with a wide variety of mature trees, shrubs, and an array of flowers coming into bloom throughout the seasons. Surrounded by nature and alive with colour and wildlife, this tranquil outdoor space perfectly complements the serenity of the home.

Storage Room

Window to the fore with uninterrupted views towards the sea, electricity supply.

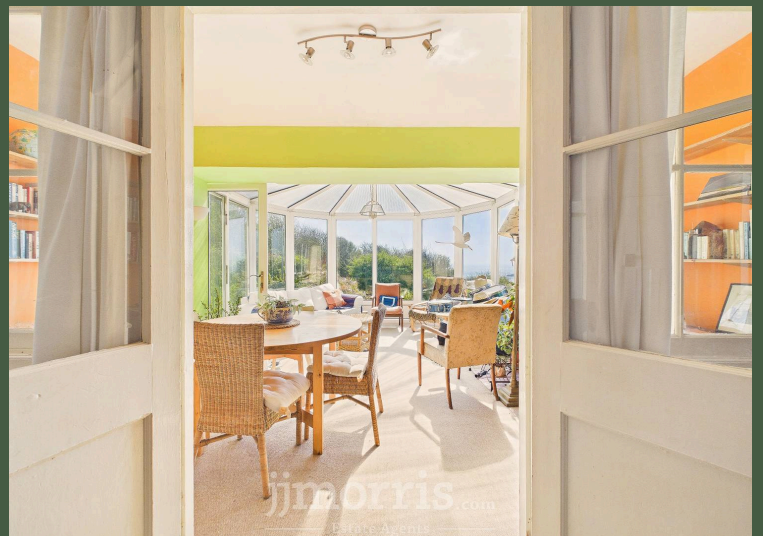
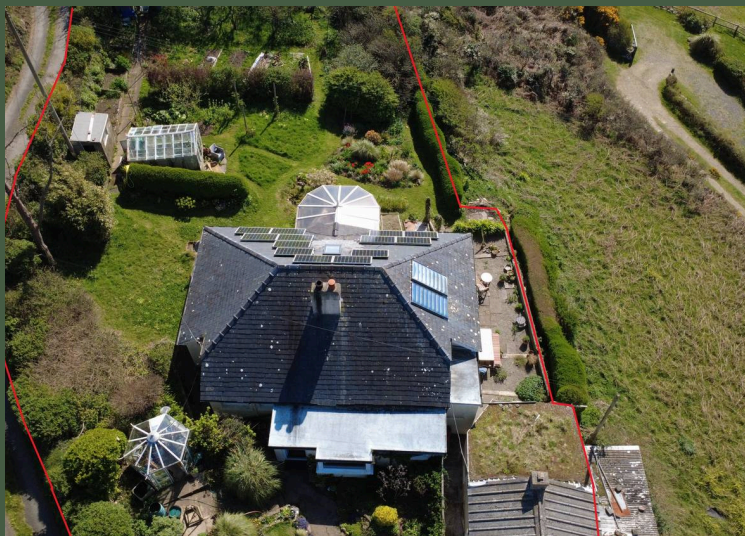
Garage, Caravan & Greenhouses.

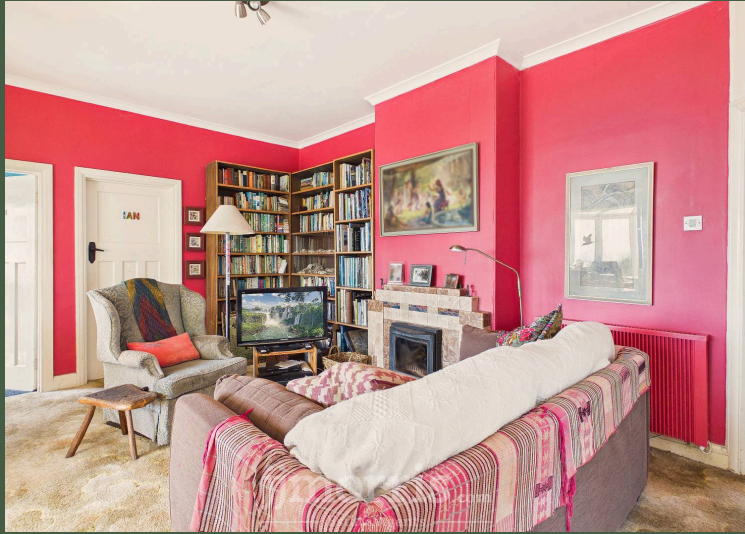
1960's caravan currently used for storage, services connected include electricity, water and sewerage. Brick garage and workshop with services connected.

Greenhouses, services connected include power and water.

Services

The property has mains metered water and private drainage via two cess pits within the boundary, both of which have functioned reliably for over 30 years and require periodic emptying. Heating is provided by a wood-burning stove in the sitting room, electric SunRay radiators, and an electric Rayburn in the kitchen, which also supplies cooking, space heating, and hot water. Hot water comes from a tank with immersion heater, the Rayburn back boiler, and solar thermal panels (installed 2011), meaning supply varies seasonally. Cooking is via calor gas and the electric Rayburn. The property is well insulated, with cavity wall insulation, substantial loft insulation, additional Celotex roof insulation (2023), and spray foam insulation (1998). Solar PV panels (installed 2011) on the south-facing roof generate approximately £1,000 per year in tax-free income.



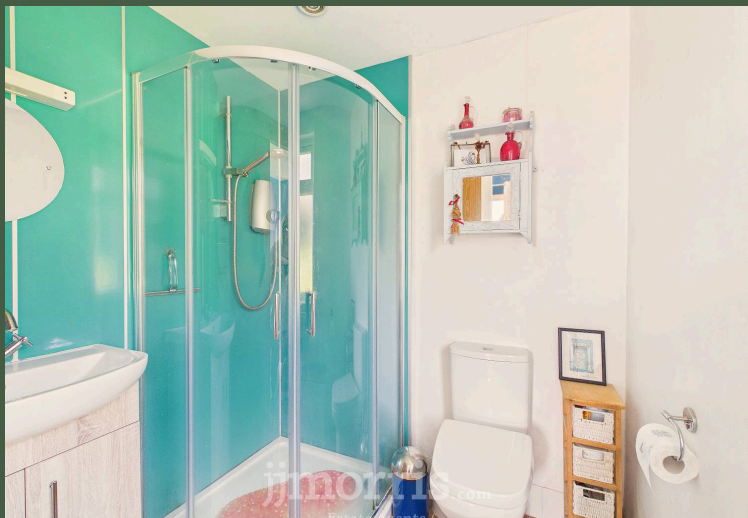




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Council Tax band: E

Tenure: Freehold



Floor 0



Floor 1

