



2 Settlands Hill, Haverfordwest, SA62 3LA Offers in excess of £650,000

** GREAT INVESTMENT OPPORTUNITY IN A STUNNING LOCATION **

Are you looking for a detached property that is not only a fantastic home but also has the scope for development into a B & B/Hotel. With breathtaking views over the pretty coastal village of Little Haven and set on Settlands hill this home is not one to be missed, and we strongly suggest an early visit.

This home, priced competitively and set in a prime location, features a spacious, welcoming hallway with doors leading to a dining room and double doors into the sitting room. Two further reception rooms, one currently a piano room with a bay fronted window. The kitchen is fitted with a selection of base and wall units along with preparation surfaces, and a separate utility completes the ground-floor living space. With two staircases on this floor, both lead to the first floor, with two double bedrooms, both with en-suite shower/bathroom, three further double bedrooms, two bathrooms and an additional shower room. Stairs then lead to the second floor, with two areas which can be separate living accommodation, one with a bedroom/lounge leading to a kitchen and a shower room. A further open planned kitchenette and lounge lead to a further bedroom and bathroom.

Outside you can explore the tiered gardens that have lawn, shrubs, green house and fruit trees.

There is a chamber built into the hillside, immediately to the rear of the property, which was the original spring-fed water supply to the house. Now used for garden etc. There is also an "annexe" which requires renovation to the



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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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