



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Snappy 360.

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"Bank House" Whitchurch Road, Solva, Pembrokeshire, SA62 6TR

- Grade II Listed
- Wonderful Character Features
- Four Bedrooms Three With Ensuite
- Three Reception Rooms
- Approx 1.87 Acres
- Beautiful Landscaped Gardens
- Walking Distance To Solva Harbour
- Distant Sea Views
- Oil Central Heating
- EPC Rating: Exempt

Offers Over £625,000



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MAYFAIR
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We Say...

A fantastic opportunity to purchase this wonderful Grade II listed property sitting in approx 1.87 acres in the village of Solva; within walking distance of the harbour and amenities. This property is full of character and charm, and has been formerly run as a B&B by the current owners which could be continued or would make the perfect family home.

The property is entered via a porch, where there are double doors leading to the dining area with stone fireplace and multi fuel stove, this was used as a guests breakfast area. Slate steps lead to the 30ft lounge, with three windows overlooking the front garden, and an open fire in a feature fireplace . A door opens to the hallway, this leads to a study, a WC, and a useful utility room/store room with access to the rear of the property.

There is further reception room with two windows, exposed beams, room for a dining table, and a sitting area with gas coal effect stove. A door leads to the kitchen, with matching fitted wall and base units, built-in hob and oven, Rayburn, beamed ceiling, two windows overlooking the garden. A stable door gives excess to the side of the property.

The staircase from the lounge leads to the first floor. The master bedroom has double aspect windows, en-suite shower, and a dressing room. There is a further two double bedrooms, also with en-suite shower rooms, a single bedroom, and a family bathroom with bath and separate shower cubicle.

Bank House is nestled in mature, landscaped gardens and can be accessed on either side of the property, giving separate guest access should you wish to continue with bed and breakfast. Both sides offer off road parking. To the front there is a lawned area with a variety of trees and shrubs. To the rear of the property there is a patio area, and a raised lawn with many trees planted within giving privacy within the garden. From here there are distant sea views, and this wonderful garden offers a great space to sit, relax and enjoy your surroundings.

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, doctor's 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 office in Haverfordwest, take the A487 towards St Davids. Drive through Lower Solva and up the hill towards Upper Solva, just before the church on your left, turn right signposted to Whitchurch, then immediately turn right again by the chapel, carry on up the road approximately 200 metres, Bank House is on your left hand side.

GENERAL INFORMATION

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.

COUNCIL TAX: Band 'G'

DRAINAGE: We are advised this property is served by private drainage.

ref: LG/AMS/11/23/OK

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AERIAL VIEW



