



Glenhaven, Cosheston
£1,250,000

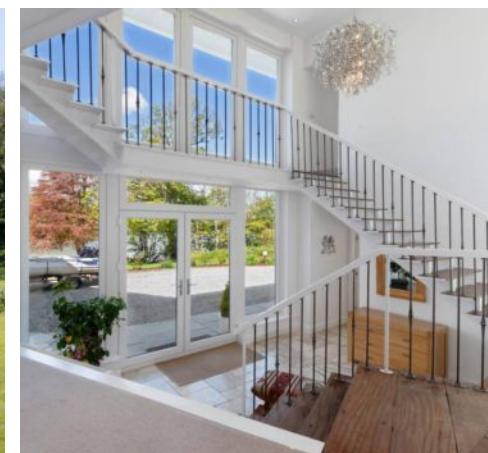
Glenhaven

Cosheston, Pembroke Dock

Glenhaven isn't just a home; it's a retreat crafted from dreams. As you approach, you're greeted by an impressive driveway leading to a substantial boathouse and extensive off-road parking—a prelude to the grandeur that awaits. Enter a realm where each room narrates a tale of elegance and comfort, with five spacious bedrooms and four exquisite bathrooms designed to cater to the discerning needs of modern living.

The heart of Glenhaven pulses in its grand living room, where a stately wood burner crackles and the windows frame captivating waterfront views that change with the seasons. Imagine winter evenings spent by the fire, watching the river gently flow, or stepping out onto the expansive balcony or patio during a summer's eve, the air filled with the scent of blooming flowers from the garden.

The property itself is a masterwork of nature and design. Every inch of the outdoor space invites exploration—from the gentle slopes dotted with ancient trees to the pristine shores that beckon for morning strolls. Recent enhancements, including sophisticated landscaping and the addition of power and lighting to the boathouse, elevate the outdoor experience, blending functionality with aesthetic pleasure.





Glenhaven

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Uniquely, Glenhaven offers direct access to the river, perfect for launching a small boat. This rare feature enhances the allure of this waterfront location, providing an ideal opportunity for boating enthusiasts to indulge in their passion with ease.

The home comes with approved planning permissions, promising a future as bright as its past. Envision transforming the boathouse into an enchanting guest house or adding a grand terrace at the front to host lavish gatherings under the stars.

Modern living is assured with top-tier services and utilities. The home is served by Mains Water and Electric, ensuring all aspects of daily comfort are met efficiently. The heating system is oil fired, complementing the cosy ambiance of the wood burner. Connectivity is seamless, with Starlink broadband catering to all digital needs, from work to entertainment.

Glenhaven is offered as a freehold property, there are no known structural or planning issues, allowing for a seamless transition to new ownership. This home represents not only a place of residence but a legacy—a place where memories will be made and cherished.

The village of Cosheston offers more than just scenic beauty; it's a community with heart. The local pub, primary school, and community events enrich the lives of its residents, creating a welcoming atmosphere that complements the privacy and exclusivity of Glenhaven.

We invite discerning buyers to seize this rare opportunity to own a part of paradise. Glenhaven must be seen to be believed. Viewing is strictly by appointment only via Personal Agent, Rhys Jordan at Nested Pembrokeshire.

Glenhaven is more than just a property; it's a sanctuary where every day feels like a holiday, and every view a painting come to life. It is here that the story of your life can unfold in peace, elegance, and splendour. Discover Glenhaven—your dream home awaits.

Tenure: Freehold EPC

Energy Efficiency Rating: D`



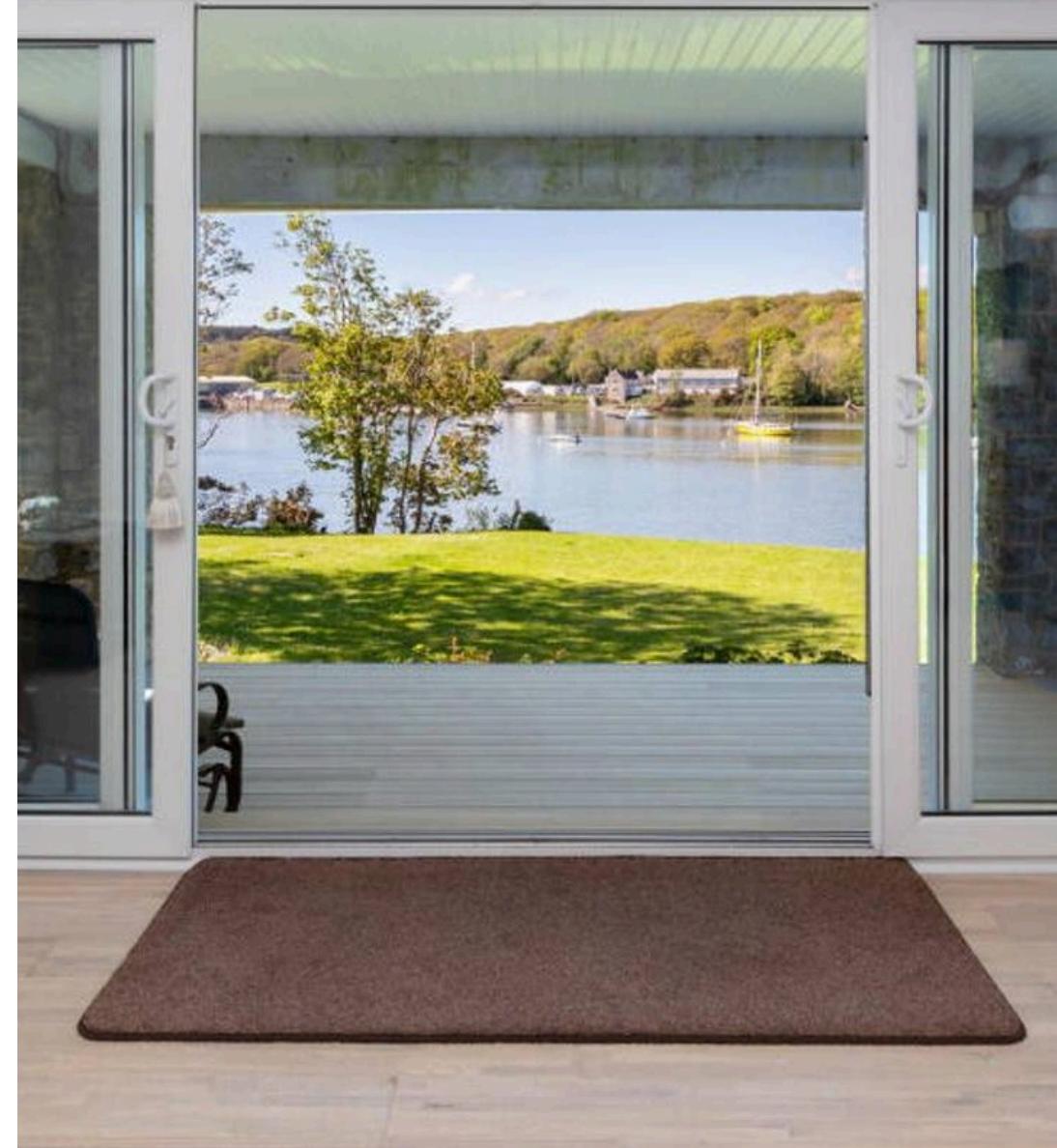
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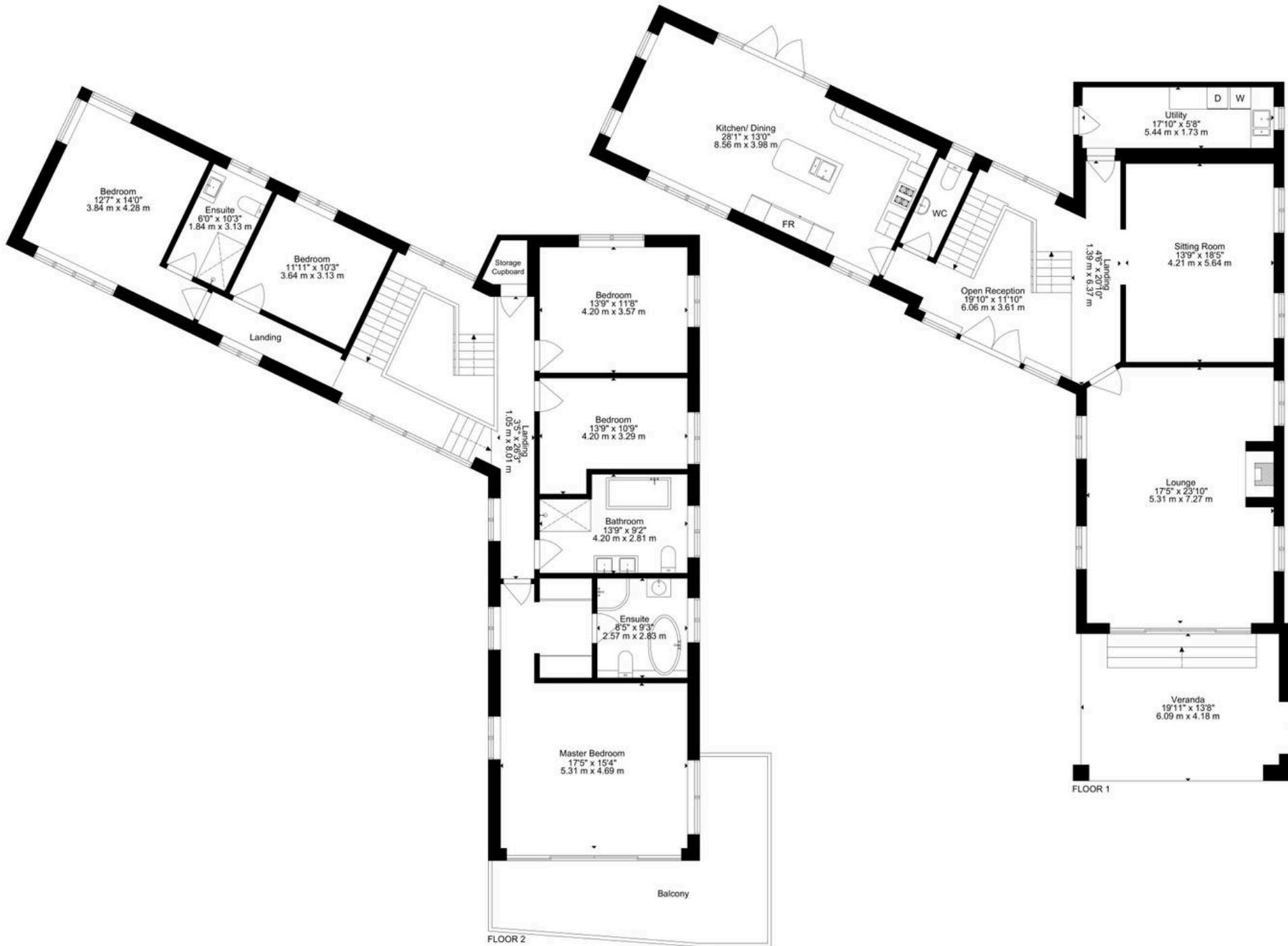


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- Waterfront Luxury Reimagined: Detached home majestically positioned on 140 metres of private Cleddau river shoreline, offering direct access for launching small boats.
- Outdoor Lifestyle: Boathouse with power and lighting provides ample storage and the potential for conversion, nestled within extensive landscaped grounds.
- Planning Permission Advantage: Existing approvals for significant enhancements, including converting the boathouse and adding a large front terrace, offering extensive scope and added value.
- Entertainer's Paradise: Features a large balcony and patio area ideal for hosting gatherings, complemented by stunning views of the river.
- Expansive Living Spaces: Five spacious bedrooms and four modern bathrooms ensure comfort and privacy for family and guests alike.
- Secluded Yet Connected: Situated on the edge of the charming village of Cosheston, with its community spirit and amenities, yet within easy commute to Pembroke Dock and historic Pembroke.
- Architectural Grandeur: Extensively rebuilt in 2018, this home combines modern design with timeless elegance, nestled within 3 acres of picturesque lawns and woodlands.
- Bespoke Interior Details: Luxuriously appointed with a living room fireplace, fitted wardrobes, and sophisticated landscaping that harmoniously blends indoor and outdoor living.





GROSS INTERNAL AREA
 FLOOR 1: 1550 SQ FT, 144 m², FLOOR 2: 1496 SQ FT, 139 m²
 EXCLUDED AREAS: BALCONY: 182 SQ FT
 TOTAL: 3046 SQ FT, 283 m²
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

