



- Lighthouse Cottage with 3 Double Bedrooms
- Outstanding Location and Sea Views
- Perfect Holiday Rental Opportunity
- Planning Permission for Extension

Offers In Region Of £375,000

EPC Rating 'E'





The Property

No 5 Lighthouse Cottages dates back to circa 1970's and was originally built as the Lighthouse Keepers' dwelling and has outstanding sea views. The property is currently being used as a very popular and successful holiday let, so would make a superb investment as well as a family home. The cottage has 3 double bedrooms, a modern bathroom, a very good sized lounge/dining room with open fire as well as a well equipped kitchen with some integral appliances. It is an end terraced house with garden and off road parking. It also has a terrace of four garages and benefits from planning permission for a disabled extension with carer's accommodation (planning reference NP/17/0233/FUL). The property has been updated over the years and now offers a beautiful home with the modern facilities which we have all become accustomed to. The property has outstanding panoramic sea views overlooking the entrance to Milford Haven waterway which is one of Britain's deep water harbours. The working lighthouse is still a prominent feature of St Ann's Head. Do not miss the opportunity of owning such a delightful property positioned in such a spectacular location!

Location

St Ann's Lighthouse Cottages are situated on the Dale Peninsula. The Pembrokeshire Coast National Park is a very desirable area for its stunning coastline and attractive rural landscape and provides a wealth of coastal and rural pursuits including windsurfing, sailing, kayaking, diving, fishing, angling, surfing, riding and mountain biking. The village of Dale is just 3 miles away and a popular location for holiday and water sports. There are a number of

sporting groups based in the village along with a café, public house and restaurant. The County town of Haverfordwest is 15 miles away and provides a variety of shopping, services, restaurants and public houses, sports and leisure opportunities. Haverfordwest is on the Arriva Trains West Wales line with services south of the town to Milford Haven and east to Swansea and Cardiff. Skomer Island can be found to the west of St Ann's Head and is home to thousands of puffins, manx shearwaters, guillemots and many other inhabiting birds. It is surrounded by a Marine Nature Reserve.

Directions

From Haverfordwest take the B4327 and follow this road until reaching a left hand turn signposted Dale. Continue on the B4327 following the signs for Dale. Drive through the village of Dale looking for a sign post on your left (signposted St Ann's Head), then continue along this road for approximately 1.5 miles. Take a left hand turn onto the Pembrokeshire Coast Path (the sign states no turning point), follow this road until you reach the Lighthouse Cottages. For GPS purposes the post code of this property is SA62 3RS.

The property is approached via a gravelled lane with a pathway leading to the entrance door and into the

Entrance Hall 11' 8 x 6' 1 (3.56m x 1.85m)

Laminate flooring. Stairs leading to first floor. Doors to lounge/dining room, kitchen and

Cloakroom

Laminate flooring. Low level w/c. Pedestal wash hand basin.

Lounge/Dining Room 22' 5 x 13' 8 (6.83m x 4.17m)

Laminate flooring. Feature fireplace with slate hearth and open fireplace. Windows to front and rear. Door to

Kitchen 11' 7 max x 8' 10 (3.53m x 2.69m)

Range of modern high gloss kitchen units with work surface over. Integral fridge, freezer, washing machine and oven. Zanussi induction electric hob. One and a half bowl sink with drainer unit and mixer tap. Tiled splash back. Walk-in storage cupboard.

Rear Hall 5' 1 x 3' 2 (1.55m x 0.97m)

Part glazed door opening to rear garden. Storage cupboard.

FIRST FLOOR

Landing with window to side. Doors to

Bedroom 1 15' 10 max x 9' 7 (4.83m x 2.92m)

Window to rear with spectacular sea views.

Bedroom 2 15' 10 max x 12' 5 (4.83m x 3.78m)

Window to front.

Bedroom 3 9' 2 x 8' 8 (2.79m x 2.64m)

Window to front. Fitted wardrobe.

Family Bathroom 8' 9 x 5' 9 (2.67m x 1.75m)

Low level dual flush w/c and pedestal wash hand basin.

Bath with mixer tap and hand held shower attachment. Shower screen. Obscure glazed window to rear. Chrome heated towel rail. Extractor fan. Tiled walls. Airing cupboard housing Worcester boiler.

EXTERNALLY

To the rear of the property is an enclosed garden mainly laid to lawn. Outstanding panoramic sea views stretch as far as the eye can see! To the side of the house is a terrace of four garages which could be used for additional storage or parking. No 5 offers the largest outside space along the terrace.

Interesting Facts

There has been a lighthouse on site since 1712 to warn seafarers of the dangerous jagged rocks jutting in the Irish sea, but the existing tower dates from 1844. The lighthouse was electrified in 1958 and automated in 1998.

Tenure

We are advised that this is a leasehold property with 996 years remaining (in 2018).

Services

Mains electricity and water. Private drainage. LPG gas.

Viewings

Strictly by appointment through Town Coast and Country Estates please.

AGENT'S NOTE

Please contact Town Coast and Country for additional information prior to viewing.





Tenure

Leasehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

26 High Street

Haverfordwest

SA61 2DA

www.tcestates.com

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General Information

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.

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.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THIS PROPERTY.