

TOWN COAST and COUNTRY ESTATES

Incorporating Coast & Country Estates Office Haverfordwest



Leading Light | Great Castle Head | Sandy Haven | Haverfordwest | SA62 3DN

Leading Light, is a spectacular cliff-top property comprising of two, three bed-roomed former lighthouse keepers' cottages with panoramic sea views. Grade II listing built circa 1870 and retaining many of the original features in 9 acres (or thereabouts) of land and footpath leading to a half tide jetty. This property would make a unique family home or holiday investment.

Price On Application

- Two 3 Bedroom Lighthouse Keepers' Cottages
- Uninterrupted Panoramic Sea Views
- Stunning Location
- Flexible Accommodation
- 9 Acres of Land or Thereabouts



The Property

Set on a rocky peninsula within the boundary of Pembrokeshire Coast National Park, you will be delighted to find this quite spectacular Grade II listed property known as 'Leading Light'. The property was built circa 1870 and is made up of two 3 bedroom former lighthouse keepers' cottages. The adjoining plant room houses the lighthouse beacon, which is now automated and is owned by Milford Haven Port Authority.

The 'west' and 'east' sections of the accommodation are connected by an inner hall, but could equally be used as one 6 bedroom larger dwelling. Many of the original features have been retained, such as flagstone flooring, fireplaces, fitted dressers and cupboards, as well as stripped pine internal doors. The current owners have added double/secondary glazing to some rooms, as well as central heating, providing the comfort to which many modern families have become accustomed.

The cliff top location offers spectacular panoramic sea views stretching from Gelliswick Bay right out to St Ann's Head and beyond. The coastal footpath runs alongside the grounds of the lighthouse, which extend to 9 acres (or thereabouts). On the north east side of the peninsular there is access to a half tide jetty, for those who enjoy boating. This is a very substantial Victorian structure (in need of some renovation).

Location

This truly is an extraordinary opportunity to purchase a unique property. Leading Light is positioned on sandstone cliffs on the north side of Milford Haven waterway, south facing and offering spectacular panoramic views. Located midway between the town of Milford Haven and Dale, the closest village is St Ishmaels which has a public house. The Lighthouse is within the Pembrokeshire Coast National Park and has direct access to coastal footpath walks. To reach the sandy beach of Lindsway, takes about 15 mins

walk along the coastal footpath and down steps cut into the cliff. Leading Light offers the privacy of being fairly remote but is by no means isolated.

COTTAGE 1 (WEST WING)

Reception 8'8 x 5'6 (2.64m x 1.68m)

Slate floor, storage cupboard, door to

Kitchen - Diner 19'1 x 9'4 (5.82m x 2.84m)

Double glazed windows to rear x 3, double glazed windows to side x 2, radiator, range of wall and base units with complementary work surface, twin bowl stainless steel sink unit with mixer tap, a second 1 1/2 bowl stainless steel sink unit with mixer tap, slate floor, plumbing for washing machine. Sea view. Pantry Storage - 7'7 x 4'1, obscure double glazed window to side, slate floor.

Lounge 13'1 x 12'3 (3.99m x 3.73m)

Double glazed window to rear, wooden floor, radiator, T.V and telephone points, Chattan Special range fireplace dated circa 1930, built in Welsh dresser.

Central Hallway / Corridor 58'6 x 3'4 (17.83m x 1.02m)

The central hallway has original sash windows at both ends, slate floor, radiators x 2. Sea view to western end.

Bedroom 1 12'9 x 12'2 (3.89m x 3.71m)

Double glazed window to side, radiator, original sash window, built in storage cupboard. Sea view.

Bedroom 2 14'3 x 12'2 (4.34m x 3.71m)

Double glazed window to fore, double glazed window to side, radiators x 2, wooden floor. Double aspect sea view.

Bedroom 3 12'8 x 12'3 (3.86m x 3.73m)

Double glazed window to fore, wooden floor, radiator, built in storage cupboard. Sea view.

Storage Area 13'9 x 3'8 (4.19m x 1.12m)

The storage area within the central hallway has a slate floor.

Shower Room 14'2 x 3'8 (4.32m x 1.12m)

Obscure double glazed window to rear, tiled floor, part tiled walls, low level w/c, pedestal wash hand basin, radiator, shower area with Mira power shower.

COTTAGE 2 (EAST WING)**Kitchen 14'9 x 10'11 (4.5m x 3.33m)**

Double glazed windows to side and rear, tiled floor, radiator, door to courtyard, range of wall and base units with complementary work surface, stainless steel sink unit, part tiled walls.

Utility Room Double glazed window to side, tiled floor, Firebird oil boiler, storage cupboard.

Shower Room 10'8 x 9'4 (max) (3.25m x 2.84m (max))

Obscure double glazed window to rear, tiled floor, part tiled walls, low level w/c, pedestal wash hand basin, shower area with electric shower.

Lounge 13'6 x 12'6 (4.11m x 3.81m)

Single glazed sash window to fore, radiator, wooden floor, multi fuel burner and hearth, built in Welsh dresser.

Bedroom 4 12'8 x 12'4 (3.86m x 3.76m)

Double glazed window to fore, wooden floor, radiator, built in storage cupboard. Sea view.





Bedroom 5 13'5 x 12'3 (4.09m x 3.73m)

Double glazed window to fore, wooden floor, radiator, double glazed window to side, decorative fireplace with slate hearth. Double aspect sea view.

Bedroom 6 12'9 x 12'4 (3.89m x 3.76m)

Single glazed sash window to side, radiator, wooden floor, opens to

En Suite Bathroom 8'9 x 6'8 (2.67m x 2.03m)

Obscure glazed window to side, tiled floor, tiled walls, low level w/c, wash hand basin, bath with Mira power shower over.

Externally

Leading Light is positioned on the north peninsular of Milford Haven waterway and has approx. 9 acres of uneven land with pathways leading down to the water's edge. The property is approached from the public highway and has right of way over an

unsurfaced track bordering the edge of fields for approx. 0.8 mile. The property offers ample parking and two garages.

Directions

From Haverfordwest take the road signposted to Merlins Bridge. At Merlins Bridge roundabout take the exit signposted Johnston / Milford Haven. At the next traffic lights turn right, signposted Tiers Cross. Continue for approx. 4.5 miles, go straight across roundabout and continue for a further 3.8 miles. Turn right at the T junction signposted Herbrandston. Following the sharp right turn at Herbrandston, proceed down the hill and follow around Sandy Haven creek. After passing the Baptist Chapel alongside the waters of the creek, climb a short steep hill and turn left at the sign post for BB Sandy Haven. Follow the narrow road through Sandy Haven Farm to a T junction. Turn right and pass a bungalow on the right. Proceed a further 200 yards to a lay-by with

metal gate on the left. Follow the track for 0.8 mile to Leading Light.

Tenure

We are advised that the property is freehold.

Services

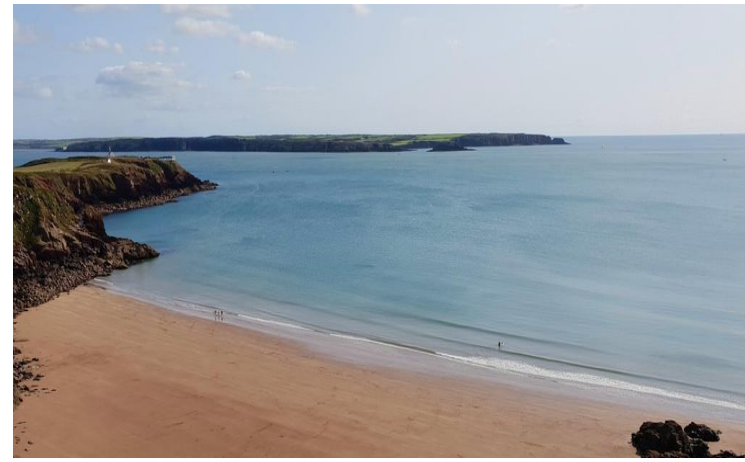
Mains electricity & water, no mains drainage, oil fired central heating.

Viewings

Always accompanied by a member of Town Coast & Country Estates. Please call for further details.

Agent's Notes

If you would like to walk the grounds please make sure that long trousers and suitable footwear are worn.



Tenure

Freehold

Milford Haven Port Authority have unrestricted right of access across the property to the plant room

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

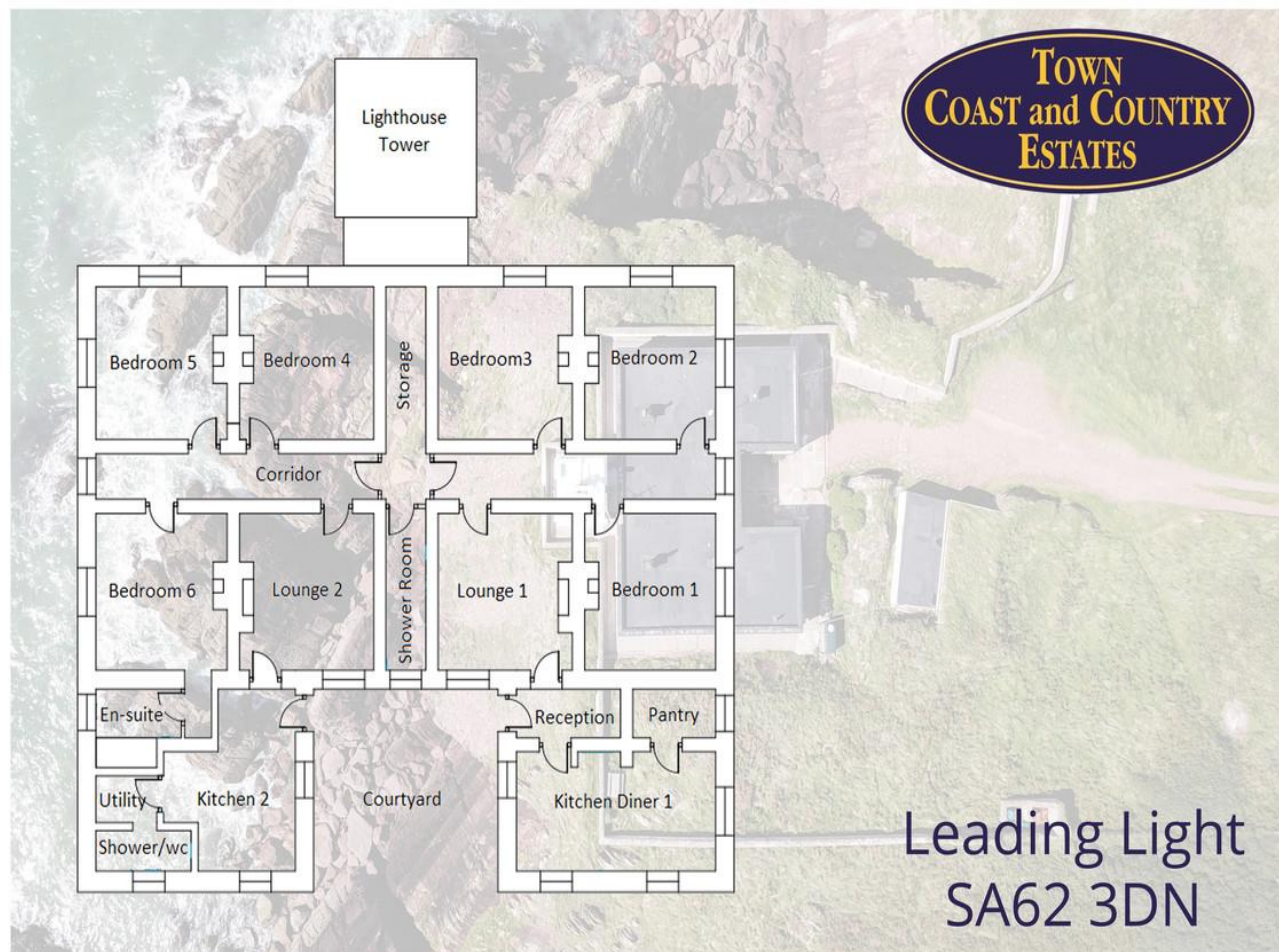
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General Information

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.