



- Grade II Listed Lighthouse
- Exquisite Sea Views
- Clifftop Location within Pembrokeshire National Park
- Approx. 9 Acres of Land

Est. 1890
evans
roach
01437 762516

£550,000





Leading Light

Leading Light is a unique, Grade II listed property, set in one of the world's most spectacular coastal areas. Classed as having historic significance, this Victorian building was originally built circa 1870 and used as 2 lighthouse keepers' cottages. Whilst the property is indeed now one residence, it is easy to see how it was originally separated into 2 cottages. The existing owners have enjoyed this family home for over 3 decades and they have retained many of the original features, which include flagstone flooring, fireplaces, stripped pine doors and fitted dressers/cupboards. For the right person, Leading Light is a wonderful opportunity to purchase a magnificent, historic & spacious detached property in a beautiful setting. Sure to attract interest worldwide, contact us at Evans Roach to book your accompanied viewing today - 01437 762516.



Location

Located within the world famous Pembrokeshire Coast National Park, Leading Light is set atop a rocky peninsula, with magnificent sea views. The beauty of Britain's only coastal national park hasn't gone unnoticed. National Geographic Traveller magazine in the US recently rated the Pembrokeshire coast one of the top two coastal destinations in the world. The Pembrokeshire coastline is an intricate ribbon of weather-worn cliffs, dazzling beaches and secret coves, jewelled with rock pools. Here, where land, sea and sky combine, walkers, surfers, kayakers and



sailors are in their element. Leading Light offers the privacy of being fairly remote but is by no means isolated. Nearby Linsday Bay is a wide, sandy beach less than a mile south of the village of St Ishmaels on the northern shore of the Milford Haven waterway, accessible from the coastal path leading away from Leading Light. The Bay is sandwiched between Watch House Point to the west and Great Castle Head to the east with Longberry Point and Rooks' Nest Point delineating the limits of the sandy beach. On Watch House Point are the remains of coastal artillery positions built at the start of the First World War in 1914, while on Great Castle Head is the site of an older fortification dating from the Iron Age.



ACCESS TO

After following the directions to the lay-by, and locked gate, a member of Evans Roach staff will accompany you down the private access for approximately 1 mile, until reaching Leading Light. The bridleway is suitable for the majority of cars but please be aware that the road is bumpy and you will need to exercise caution.

Entrance Hall

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

Slate floor, storage cupboard, door to



Kitchen/Dining Room

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

7'7 x 4'1 (2.31m x 1.24m)

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

58'6 x 3'4 (17.83m x 1.02m)

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)**

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.

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, opening 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.

Living Room**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.

Utility Room**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.

Boiler Room

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

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

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

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. There is a half tide jetty towards Longoar bay. The property is approached from 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.

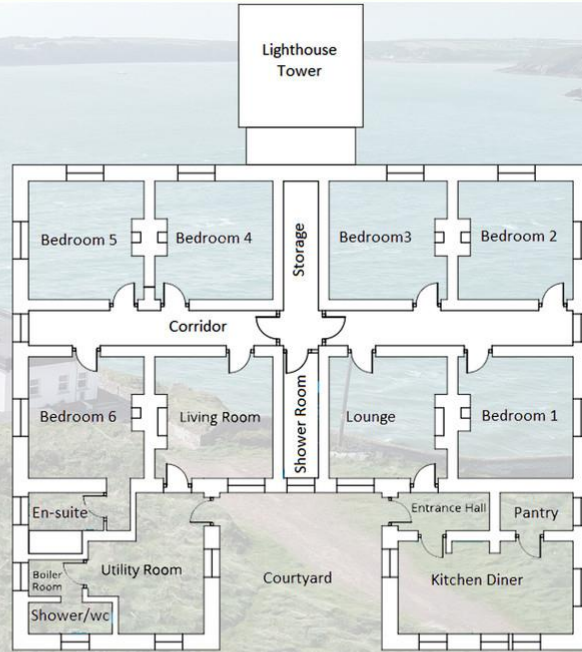
Broadband

You can get speeds up to 3Mb with BT Broadband Unlimited, and you can get BT TV. As checked by <https://www.productsandservices.bt.com/broadband/deals/>

Additional Information

Please note that Milford Haven Port Authority have unrestricted right of access across the property to the adjoining plant room which houses the automated lighthouse beacon.

**Leading Light
 Great Castle Head
 SA62 3DN**



www.evansroach.co.uk 01437 762516



Tenure - Freehold

Council Tax Band - C-

Services - Mains electricity, broadband, private sewerage, oil central heating

Viewing Arrangements - Strictly by appointment only

Directions

From Haverfordwest take the road signposted Merlins Bridge. At Merlins Bridge roundabout take the exit signposted Johnston / Milford Haven. At the next lights turn right, signposted Tiers Cross. Continue on this road 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 and down into a narrow valley where you will see a Lime Kiln. At the Lime Kiln, turn right and pass a bungalow on the right. Proceed a further 200 yards to a rough lay-by with metal gate on the left. Follow the bridleway for 0.8 mile to Leading Light

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 EVANS ROACH LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.