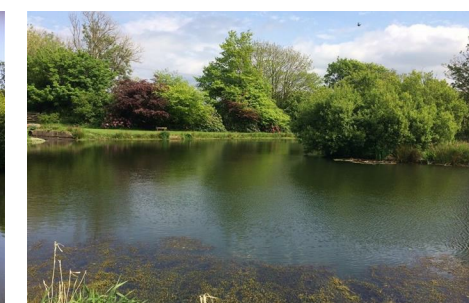


WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire,  
SA61 2LP  
EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

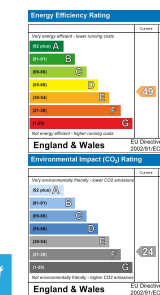


### Lower Summerhill Letterston, Pembrokeshire, SA62 5UE

- Pembrokeshire Long House
- Four Bedrooms
- Peaceful and Tranquil Location
- Situated in 4.5 Acres
- Ample Driveway Parking
- Character Accommodation
- Three Reception Rooms
- Convenient to Amenities
- Immaculately Kept Grounds
- EPC Rating: E

Offers In Excess Of £600,000

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**The Agent that goes the Extra Mile**

## We Say...

Nestled in the heart of the Pembrokeshire Countryside, ideally located between the two popular towns of Haverfordwest and Fishguard, Lower Summerhill is a beautifully presented, Traditional Pembrokeshire Long House. Boasting a wealth of character and charm throughout, offering spacious living accommodation in a tranquil and peaceful setting.

Situated within 4.5 Acre Grounds, with two paddocks, and a beautiful feature pond, with ample room for growing vegetables, keeping animals, and living the good life!



## LOCATION

Lower Summerhill is nestled on the edge of the village of Letterston, situated down a country road, with bridleway links up to the village and local amenities. Despite your position in the heart of the countryside, just a half a mile drive takes you straight onto the A40, with links right across Pembrokeshire, but only two miles away bringing you to the idyllic village of Wolfscastle, with a two AA rosette restaurant and charming character inn, and one mile to the village of Letterston, with various shops and restaurants, each village with bus routes.



## Come On In...

A Character Pembrokeshire Long House, situated within 4.5 acres of superbly landscaped gardens, two paddocks and an impressive feature pond, with nature and wildlife's presence a integral part of this property's beauty and charm. Nestled in the heart of Pembrokeshire countryside, approached by a long gravel driveway, Lower Summerhill is only a short walk to the local amenities of Letterston, or less than a mile drive away.

The property has been lovingly maintained and offers a wealth of character and charm of a cottage combined with the size and flexibility expected of modern day living. The accommodation briefly comprises; Porch, Hallway, Study, WC, cosy Lounge with multi-fuel burner, Dining Room, Sitting Room with Log-burner, modern, country-style Kitchen fitted in 2018, with a selection of hard oak base units, complimentary work surfaces, island and Belfast sink and WC on the ground floor. Stairs on either side of the property lead up to Four Bedrooms and a beautifully appointed family Bathroom, with freestanding bath and shower cubicle separate. Lower Summerhill offers the potential for multi-generational living, business potential or to simply live the good life, therefore viewing is essential to fully appreciate this idyllic piece of Pembrokeshire.



## GENERAL INFORMATION

View: By appointment with the Agents  
Services: We have not checked or tested any of the Services or Appliances  
Tenure: We are advised freehold  
Tax: Band E

Please be aware a bridleway runs along the front of the property and the property is served by private drainage.

RS/EG/14/12/20/OK

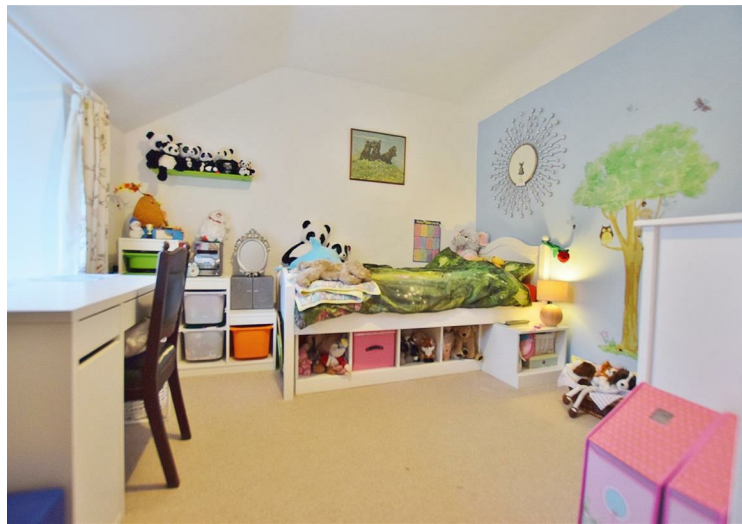


## LOCATION AERIAL VIEW



**DIRECTIONS:** Take the A40 from Haverfordwest towards Fishguard. Pass through the village of Wolfscastle and proceed for approximately half a mile. Turn left at the staggered crossroads (just after the signpost for Letterston). Follow the road, and the property's entrance will be on the right hand side, just before the black bales of hay.





### Step Outside...

The property is approached by a gravel driveway with a bridleway running alongside, sheltered under a canopy of mature trees, which opens up to reveal cream Pembrokeshire long house to the left, facing a landscaped lawned garden to the front, with mature trees and hedgerow borders and a feature stream running down the lawn and disappearing below ground. There is ample parking and turning space to the front of the property, and a further parking area within the rear grounds, secured by an estate gate.



To the immediate rear of the property are two patio seating areas, surrounded by an array of vibrant spring flower borders and mature shrubs, which both effortlessly flow onto the main part of the garden.

The lovingly tended and manicured grounds present a balance of human design and nature's hand, with lawned grounds interspersed fruit trees and shrubs, and bordered right around woodland that provides privacy a view that changes with each season, featuring rhododendrons and azaleas together with bluebells, snowdrops and primroses in the spring, with each summer bringing an array of wild and cultivated roses, honeysuckle, clematis, geraniums and poppies galore!

The main feature of this period style garden is the lake with central mature shrub island, up to 13ft deep, the pond is naturally fed and can be floodlit by lighting fixed to

