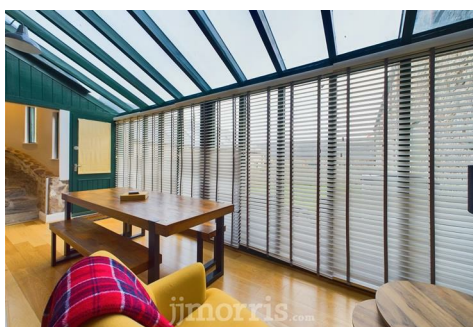




Skomer Cottage Sandy Haven, Haverfordwest, SA62 3DN

Offers Over £265,000

- *Rustic Character Cottage
- *Off Road Parking For 2 Vehicles
- *No Chain Sale
- *Beautifully Presented Throughout
- *Located In The Pembrokeshire National Park
- *Close To Sandy Haven Beach

Description/Location

Set just 200 yards from a quaint cove leading to a vast sandy beach with rock pools at low tide Skomer Cottage is located. A charming cottage which is part of a stunning conversion of traditional farm buildings. This comfortable cottage offers a perfect blend of rustic charm and modern luxury, nestled in 6 acres of the beautiful Pembrokeshire countryside. The design of this farmyard conversion prioritizes the highest standards of 21st-century living while preserving the authentic character of the original barns, retaining architectural features like original roof trusses, spacious vaulted ceilings, and traditional stone facades.

The overall estate extends to the high water mark of a neighboring creek, with the renowned Pembrokeshire Coast Path weaving through the grounds, offering breathtaking views and access to some of the UK's most picturesque coastal trails. Boating enthusiasts will find a slipway nearby, while Lindsway Bay, just a short walk away, boasts one of Pembrokeshire's most idyllic south-facing beaches.

Located in the heart of Pembrokeshire National Park, Skomer Cottage is ideally positioned for exploring this area's natural beauty. Sandy Haven beach is just a short stroll away, perfect for bird watchers, coastal walkers, and families alike. The surrounding area offers numerous award-winning beaches within easy reach, where sightings of dolphins and seals are common in St Bride's Bay. For a unique experience, you can even go horseback riding along the shores at East Nolton, a mere 7 miles away.

Essentials are easily accessible with a public house just half a mile away and shops only 5 miles from the cottage.

Open Plan Lounge/Kitchen Area



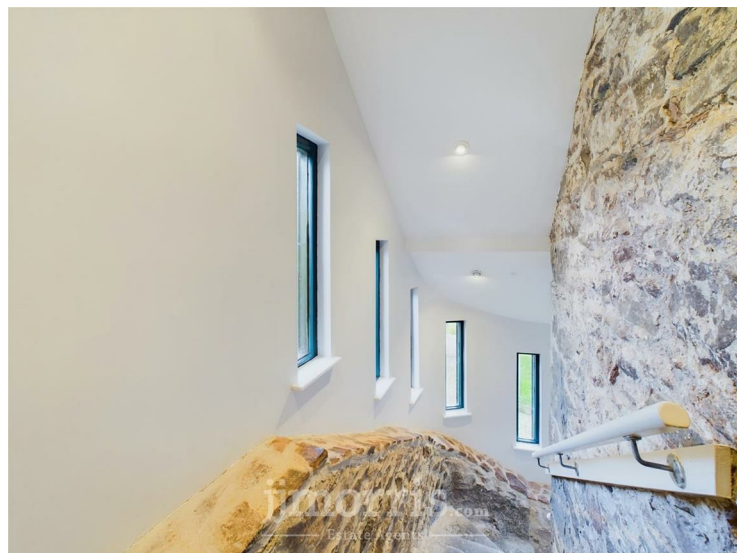
Steps with hand rail leading up to the front entrance door. Obscure wooden door leading into a open plan lounge/dining and kitchen area. Double glazed windows to fore overlooking the outdoor garden space with a covering of glass roof overhead, wooden flooring throughout, alarm system, spotlights, feature stone walls and archways, wall lights, decorative open brick fireplace with slate hearth, wooden floating beam over and electric stove fire insert, wall mounted electric heaters, a range of wall mounted matt shaker style wall and base units with wooden effect worksurface over, brick effect tiled splash back, integral 4 ring gas hob and electric oven with extractor fan over, integral fridge/freezer and dishwasher, composite sink and drainer with mixer tap over.

Bedroom 1



Double glazed window to side, wooden flooring, spotlights, wall mounted electric heater.

First Floor Landing



A beautiful and unique stone curved staircase leading up to the first floor landing with picture windows to the side of the staircase overlooking the side aspect of the property, wooden floor on the landing, double glazed window to the rear, spotlights, exposed ceiling beams, wall mounted electric heater, doors leading off to:

Shower Room



Velux window to the fore, full height wall tiles, tiles to floor, wash hand basin, low level w.c, wall mounted chrome heated towel rail, walk in shower area with glass screen and double rainforest chrome shower head, extractor fan.

Bedroom 2



Double glazed window to the fore, wooden flooring, wall mounted electric heater, exposed ceiling beams, spotlights, large, fitted cupboard space housing hot water tank.

Bedroom 3



Double glazed window to fore, wooden flooring, spotlights, wall mounted electric heater, exposed ceiling beams.

Externally



The property is accessed via a secure, gated communal pathway that ensures privacy and peace of mind for residents. The pathway leads to a set of steps, complete with a sturdy handrail for safety and convenience, which provide direct access to the front door of the property.

Situated directly in front of the property, you'll find a charming courtyard area. This space features a small, neatly maintained lawn alongside a cozy seating area, ideal for enjoying a morning coffee, relaxing with a book, or simply soaking up the tranquil surroundings.

For parking, the property benefits from a generously sized communal parking area, just a short stroll away. Within this area, Skomer Cottage is allocated two dedicated parking spaces, offering both convenience and ample room for vehicles. The setup ensures a practical and hassle-free parking solution for residents and their guests.

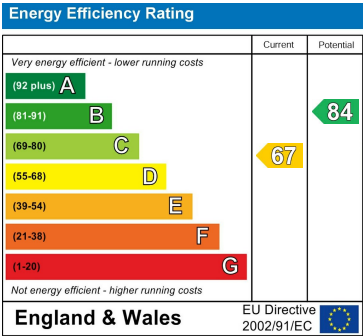
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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