



8 Horns Lane, Haverfordwest, SA61 1NP

Offers In The Region Of £139,999

- * Beautifully renovated Victorian two-bedroom mid-terrace stone cottage
- * Located on quiet and historic Horns Lane in the heart of Haverfordwest
- * Set within the Castle Ward Conservation Area, appearing on 1830–1880 maps
- * Believed to be a former groomsmen's cottage linked to nearby stables and Haverfordwest Castle
- * Original cast iron range in the living room, full of period charm
- * Sympathetically updated with modern comforts while preserving historic character
- * Low-maintenance courtyard garden, laid with paving stones and bordered by flowers and shrubs
- * Potential to create a roof terrace/garden above the kitchen, historically accessed by external steps
- * Unique folklore feature: original concealed child's shoe returned to loft – a traditional symbol of good luck
- * Ideal for first-time buyers, downsizers, or anyone seeking character and convenience

Description/Situation

Tucked away on the picturesque and peaceful 8 Horns Lane, this beautifully renovated two-bedroom mid-terrace stone cottage offers a rare opportunity to own a piece of Haverfordwest's rich heritage—just a stone's throw from the heart of town. Ideally situated within the historic Castle Ward conservation area, the property lies within easy walking distance of local shops, cafés, supermarkets, schools, leisure facilities, and Haverfordwest Castle itself. Excellent transport links, bus routes, and the train station are also close by, making it a perfect base for both town living and wider exploration of Pembrokeshire.

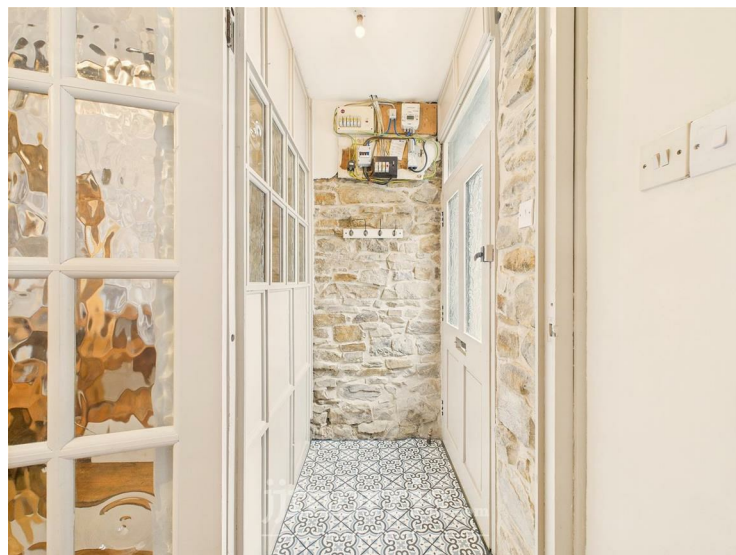
Believed to have once housed groomsman serving the old stables opposite—possibly linked to the nearby castle—the cottage dates back to the early 19th century, appearing on maps from 1830–1880. Full of charm and character, the home has been sympathetically updated throughout. The cosy living room features an original cast iron range, and the loft retains its traditional purlin truss design with standing-height central space, offering scope for conversion.

In 2010, three windows and the front door were replaced through the council's conservation area scheme, maintaining the home's authentic look and benefitting from FENSA certification. Outside, a small, low-maintenance courtyard garden offers a peaceful escape, with the exciting potential for a future roof terrace.

A unique historical detail adds a magical touch: during renovation, a traditional good-luck child's shoe was discovered in the loft—an old custom meant to protect the home—and has been respectfully returned to its original hiding place.

A truly special blend of heritage, charm, and convenience—perfectly located in the heart of Haverfordwest.

Entrance Porch/Hallway



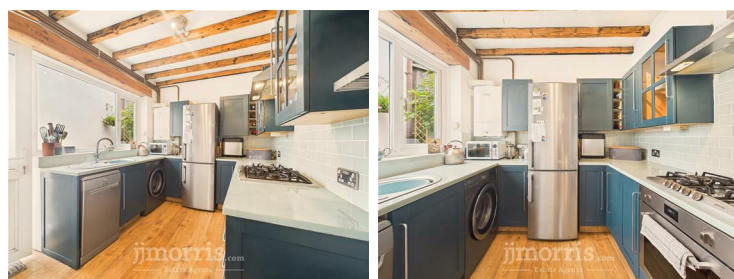
Property entered via partially obscure wooden door, decorative tiles to floor, wood paneling and window to side, obscure door leading into living room/dining area.

Living Room/Dining Area



Double glazed windows to fore and rear with deep sills, wooden flooring, exposed ceiling beams, wall lights, decorative alcove, original wall mounted picture rail, wooden staircase leading to first floor landing, a beautiful stone feature chimney breast with a small range cast iron open fire insert, solid stone hearth, wooden door leading through to kitchen.

Kitchen



Obscure pvc door to side leading out to garden space, double glazed window to side with exposed beam over, wooden flooring, a range of contemporary wall and base units to include display cabinets and wine rack, work surface over, brick effect tile splash back, stainless steel circular sink and drainer with mixer tap over, integral 4 ring gas hob and electric oven with extractor hood over, free standing fridge/freezer and dishwasher, plumbing for washing machine, radiator, exposed ceiling beams, wall mounted gas boiler.

First Floor Landing

Wooden balustrade over staircase, loft access, doors leading off to bedrooms and bathroom.

Bedroom 1



Double glazed windows to fore with deep wooden sills, radiator, large fitted wardrobe space to include shelving, and also a large cupboard which is part of the separate fitted shelving unit/bookshelves.

Bedroom 2



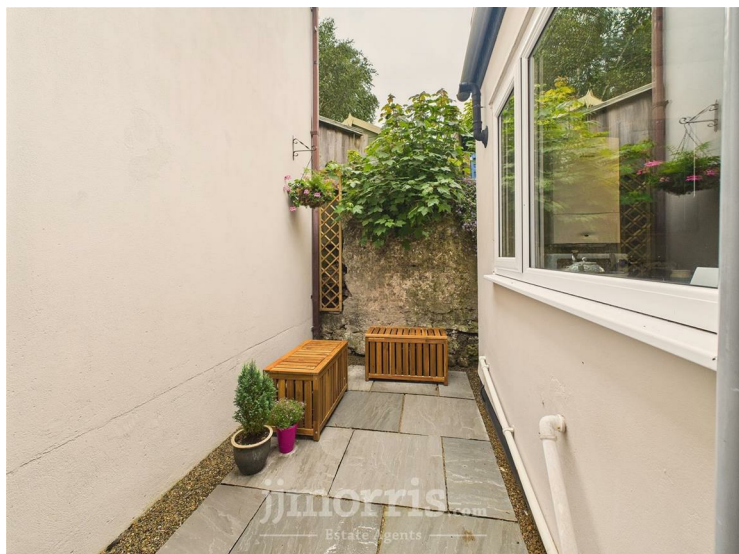
Double glazed window to rear, radiator, fitted wardrobe space.

Bathroom



Obscure double glazed window to rear, full height wall tiles, tiles to floor, low level w.c., wash hand basin vanity unit, wall mounted chrome heated towel rail, wall mounted de-condensation LED wall mirror, bath with mixer tap, double shower heads and glass screen over.

Externally



To the side and rear of the cottage lies a charming,

low-maintenance courtyard garden—an ideal retreat for relaxing or entertaining. The rear of the kitchen extension can be accessed from the courtyard and provides space for bins etc. This area is thoughtfully laid with paving stones, the space comfortably accommodates a seating area perfect for enjoying morning coffee or summer evenings outdoors. The potted flowers add colour and life, while established shrubs provide a touch of greenery and privacy without the need for intensive upkeep.

This tranquil space offers more than just a peaceful corner—it also holds exciting potential. Historically, the courtyard included access via a set of steps to the flat roof area above the kitchen, which could be reinstated to create a wonderful roof terrace or elevated garden. With the right vision and permissions, this area could become a unique outdoor extension of the living space—ideal for al fresco dining, container gardening, or simply soaking in the sun and views of the historic surroundings.

Whether you're looking for a quiet spot to unwind or dreaming of creating your own private roof-top haven, the outdoor space at 8 Horns Lane offers flexibility, charm, and opportunity in equal measure.

24 hour parking and resident permit only parking is available on Hill Street and free parking is also available on Pig Bank.

Utilities & Services

Heating Source: Gas

Services:

Electric: Mains

Water: Mains

Drainage: Mains

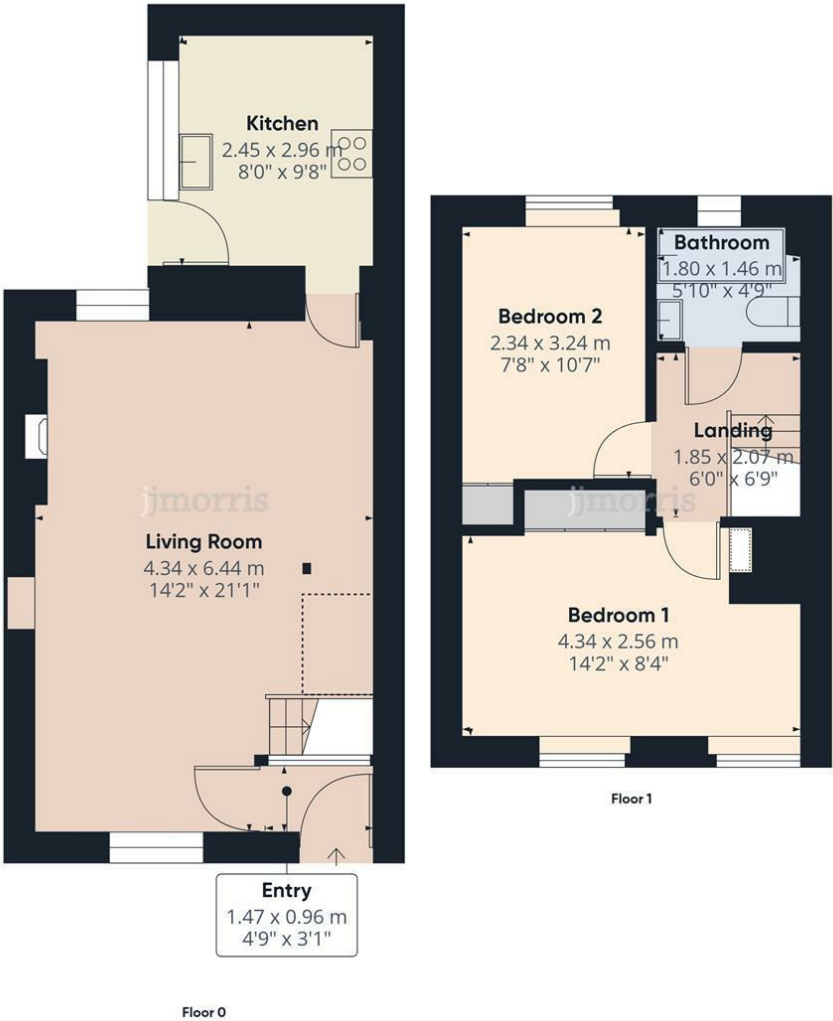
Broadband/Wireless: Connected

Tenure: Freehold

Local Authority: Pembrokeshire County Council

Council Tax: Band C

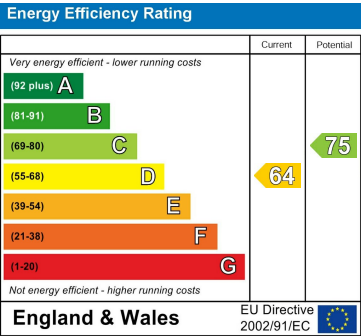
Floor Plan



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.