



The Copse

Houghton, Milford Haven, SA73 1NN

OIRO: £240,000 | Freehold | EPC: C



Situated in the peaceful village of Houghton, this beautifully presented three-bedroom end terrace home offers contemporary living in a desirable Pembrokeshire setting. Designed to suit modern family life, the property features stylish interiors, a practical layout and attractive outdoor space, all within easy reach of local amenities, transport links and scenic countryside walks.

The ground floor has a bright and flowing arrangement centred around the main living space. A large bay window fills the lounge with natural light, while the dining area is bright and spacious, featuring french doors that open directly onto the garden and create a natural connection between indoor and outdoor living. The adjoining kitchen reflects the home's modern aesthetic, fitted with shaker-style cabinetry and quality integrated appliances, with a pleasant outlook across the rear garden. A convenient cloakroom positioned adjacent to the dining area completes the ground floor plan. Upstairs, three well-proportioned bedrooms include a generous principal room with front-facing aspect and fitted shutters. The additional bedrooms offer flexibility for family, guests or home working. They are served by a contemporary bathroom featuring a P-shaped bath with overhead shower.

Approached via a private lane, the property benefits from off-road parking for two vehicles and a neatly lawned frontage. The rear garden has been designed for ease of enjoyment, featuring a wraparound patio, lawned area and raised decking ideal for dining and entertaining. Enclosed by feather-edge fencing, the garden also includes a timber shed, raised planters, a discreetly screened oil tank and side access.

Houghton is a peaceful village offering a balance of community and rural living. Its central Pembrokeshire location provides convenient access to the larger towns of Haverfordwest, Pembroke and Milford Haven, while the nearby Cleddau River and surrounding countryside offer a wealth of scenic walking routes and outdoor pursuits.



Lounge

5.55m x 4.31m (18'3" x 14'2")

Entered via a uPVC front door, this generous reception space is laid with engineered oak flooring and offers ample room for a variety of seating arrangements. Useful under-stairs storage adds practicality, while a large bay window floods the room with natural light. Carpeted stairs rise to the first floor.

Dining Room

4.78m x 2.84m (15'8" x 9'4")

Continuing with the engineered oak flooring, this dining space comfortably accommodates a family-sized dining table and additional furniture. Pendant lighting enhances the setting, while french doors open directly onto the patio and garden. An airing cupboard houses the boiler.

WC / Cloakroom

1.96m x 0.96m (6'5" x 3'2")

Tiled flooring. Fitted with closed-coupled WC and a vanity unit with inset wash basin, tiled splash back, and mirror above. A window to the side aspect provides natural light, complemented by a wooden sill.

Kitchen

2.96m x 2.67m (9'9" x 8'9")

Tiled flooring complements a range of eye and base level shaker style cabinetry with oak-effect worktops and a tiled splash back. Integrated appliances include a Samsung smart oven, induction hob with extractor above, and dishwasher. A stainless-steel sink sits beneath a rear-facing window with views over the garden. There is designated space for a washing machine, tumble dryer, and fridge freezer.

First Floor

Bathroom

2.97m x 1.99m (9'9" x 6'6")

With laminate flooring, this modern bathroom features a P-shaped panelled bath with shower over, full-height shower boarding, vanity unit with inset basin, illuminated mirror, and close-coupled WC. A rear aspect window provides natural light.

Bedroom One

3.96m x 3.45m (13'0" x 11'4")

With carpet underfoot, this spacious bedroom offers ample room for a king-size bed, wardrobes, and additional furniture. Finished with window to the fore.

Bedroom Two

3.45m x 2.84m (11'4" x 9'4")

Carpet continues with another comfortable double bedroom with space for freestanding furniture. Dual windows to the rear aspect allow natural light.

Bedroom Three

2.18m x 2.08m (7'2" x 6'10")

Carpeted flooring. Ideal as a single bedroom, nursery, or home office, with a window overlooking the front aspect.

External

To the front, a private lane leads from the main road to a dedicated parking area for two vehicles, with a paved walkway guiding you to the entrance and a neatly lawned frontage. To the rear, a paved patio and wraparound pathway extend to areas of lawn and raised decking—ideal for outdoor dining and entertaining. The garden is fully enclosed with feather-edge fencing and features a discreetly screened oil tank, timber shed, and raised planters, with convenient side access.

Location

Situated in the idyllic village of Houghton, offering a mix of community living and countryside serenity. Its central Pembrokeshire location places the larger towns of Haverfordwest, Pembroke, and Milford Haven within easy reach, with the Cleddau River and surrounding countryside provide a wealth of scenic walking routes.

Additional Information:

We are advised that all mains services are connected, with oil-fired central heating served by a new boiler. The private lane is included in the sale and maintenance is the sole responsibility of the property owner.

Council Tax Band

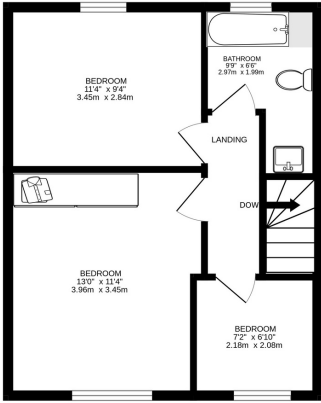
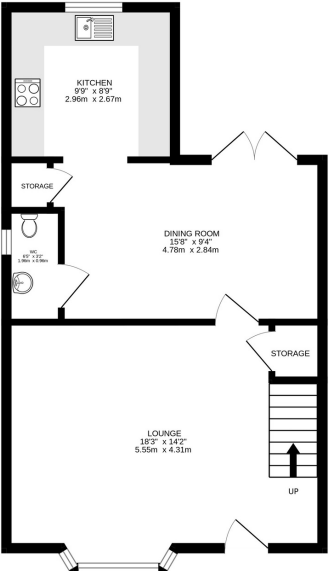
C (£1,468.42)





GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.

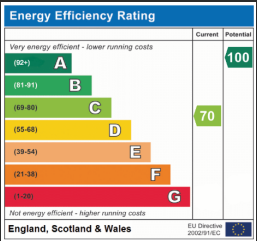
1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 897 sq.ft. (83.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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