

## Treetops

Little Haven, Haverfordwest, SA62 3UA

Guide Price Of £750,000 | Freehold | EPC: D



Set within the hamlet of Walton West, on the outskirts of Little Haven, this substantial detached residence offers beautifully presented accommodation with far-reaching sea views, extensive outdoor space and a versatile arrangement ideal for multi-generational living or holiday let potential. The property comprises a four bedroom main residence alongside a self-contained two bedroom annexe and detached timber lodge, creating a unique coastal home with exceptional flexibility.

Occupying the upper level of the property, the principal accommodation has been thoughtfully designed throughout, with spacious interiors and an abundance of natural light. At the heart of the home is the impressive kitchen and dining space featuring vaulted ceilings, exposed beams, roof lights and pendant lighting, with a mezzanine storage area overlooking below. The lounge provides generous reception space centred around a feature electric fireplace with brick surround and slate hearth, whilst large windows frame uninterrupted and far-reaching sea views across the surrounding coastline. The property offers four double bedrooms, three benefitting from en-suite facilities, including the principal bedroom which features a beautifully appointed en-suite bathroom with walk-in shower, slate seating area and freestanding bath. The remaining accommodation is equally well-presented throughout, offering spacious and versatile living suited to both family occupation and guest accommodation.

Positioned on the lower level, the self-contained annexe provides additional accommodation ideal for independent living, multi-generational occupation or income generation through holiday or long-term letting. The annexe comprises a spacious lounge, fitted kitchen, two bedrooms and modern shower room, all presented in turnkey condition.

The property is approached via a private lane leading to a gravel driveway with parking for approximately five vehicles and substantial log store. To the side of the main house, a patio seating area extends from the sun room with built-in decked storage, leading onto an elevated decked balcony with gated access and metal staircase descending to the front of the property. Additional external storage sheds are positioned adjacent to the main house.

The landscaped tiered gardens continue down through a series of decked and lawned areas with mature shrubs, established cherry blossom and acer trees creating a private setting for outdoor enjoyment. A paved pathway leads to a substantial garden room incorporating kitchen, dining and storage space, complemented by a large decked entertaining area with steel pergola and open seating area. A further decked section provides additional storage and dedicated BBQ space. Positioned within the lower garden is a detached single bedroom timber lodge with its own driveway and wooden storage shed, offering further flexibility for guest accommodation or multi-generational living.

Walton West is situated within the Pembrokeshire Coast National Park, surrounded by spectacular coastline and countryside renowned for its natural beauty. The highly regarded coastal villages of Little Haven and Broad Haven are within easy reach, offering a range of popular pubs, restaurants, shops and a primary school. The county town of Haverfordwest lies approximately five miles distant, providing a comprehensive range of amenities and services, whilst the wider Pembrokeshire coastline, including Solva and St Davids, is easily accessible from the property.



### Entrance Hallway

uPVC glazed front door opening into a welcoming entrance hallway with decorative tiled flooring and tongue and groove wall panelling. Useful built-in storage cupboard providing space for coats and shoes.

### Kitchen / Dining Room

5.35m x 5.26m (17'7" x 17'3")

A spacious kitchen and dining area finished with oak effect flooring and tongue and groove wall panelling with dado rail. Feature log burner set on a slate hearth with exposed stone surround and flue creating a central focal point. Fitted with a range of matching shaker style wall and base units with work surfaces over and tiled splash backs, incorporating a De'Longhi range cooker with gas hob and extractor above and stainless steel sink with drainer. Generous dining space beneath pendant lighting, with exposed ceiling beam and wall lighting adding character throughout. Velux roof lights with fitted blinds allow for excellent natural light, whilst a mezzanine storage area with ladder access overlooks the kitchen. uPVC door and internal window through to the sun room.



### Master Bedroom

4.40m x 3.08m (14'5" x 10'1")

Spacious double bedroom finished with oak effect flooring and tongue and groove panelled walls. Fitted wardrobes with full-length mirrored doors provide excellent storage, whilst the media wall with integrated television creates a contemporary focal point. Velux roof light allowing for additional natural light, radiator cover and separate uPVC stable door providing external access. Door leading through to the en-suite bathroom.

### En-Suite Bathroom

4.74m x 2.58m (15'7" x 8'6")

Well-appointed bathroom fitted with oak effect flooring and tongue and groove panelling. Suite comprising WC, wash hand basin set within a vanity unit with illuminated heated mirror above, freestanding bath with chrome floor-mounted tap and shower attachment, alongside a walk-in shower with rainfall head, slate seating area and glazed screen. Velux roof light providing natural light and ventilation, heated towel rail and extractor fan.





### Sun Room

5.26m x 2.46m (17'3" x 8'1")

Bright additional reception space with tiled flooring and ample room for a range of seating arrangements, ideally suited as a sitting area or morning coffee room. Sliding patio doors opening directly onto the rear patio and seating area.

### Utility Area

2.65m x 2.54m (8'8" x 8'4")

Practical utility space fitted with tiled flooring, work surface with stainless steel sink and plumbing below for washing machine, dishwasher and tumble dryer. Space for freestanding fridge/freezer alongside a full-height storage unit with shelving. Boiler housed here and window to the side aspect.

### Lounge

4.83m x 4.37m (15'10" x 14'4")

Comfortable reception room with oak effect flooring and ample space for a range of seating arrangements and additional furniture. Feature fireplace with electric fire, brick effect surround, slate hearth and oak mantel over with television connections above. Recessed shelving with tongue and groove panelling and windows to the side and rear aspects enjoying panoramic sea views.



### Bedroom

5.63m x 4.37m (18'6" x 14'4")

Generous double bedroom with oak effect flooring transitioning to carpet underfoot. Ample space for bedroom furniture with window to the rear aspect enjoying sea views. Doorway leading through to the en-suite shower room.

### En-Suite Shower Room

Fitted with tiled flooring and tiled walls comprising WC, wash hand basin with vanity storage below and mirrored cabinet above, shower with glazed screen and electric shower, glass brick detailing allowing for additional natural light, heated towel rail and extractor fan.

## Bedroom

3.97m x 3.82m (13'0" x 12'6")

Versatile double bedroom currently utilised as a play room, fitted with oak effect flooring and built-in wardrobes and pull down double bed. Bay window to the rear aspect enjoying sea views.

## Shower Room

Fitted with tiled flooring and tiled walls comprising WC, wash hand basin with mirror over and corner shower with sliding glazed screen. Heated towel rail and extractor fan.

## Bedroom

4.44m x 2.58m (14'7" x 8'6")

Double bedroom with oak effect flooring and built-in media wall with television connections and mounts. Velux roof light allowing for additional natural light, with archway opening through to a dressing area fitted with carpet underfoot, fitted wardrobes and drawers. Sash window to the rear aspect alongside apex glazing.

## En-Suite Shower Room

2.45m x 1.21m (8'0" x 4'0")

Modern shower room fitted with tiled flooring and tiled walls comprising WC, wash hand basin with vanity storage below and walk-in shower with rainfall head and shower boarded surround. Window to the side aspect, heated towel rail and extractor fan.

## Ground Floor Annexe

### Entrance Hallway

uPVC stable door opening into the entrance hallway with wood effect flooring.

## Kitchen

3.41m x 3.15m (11'2" x 10'4")

Fitted with wood effect flooring and a range of matching wall and base units with work surfaces over and tiled splash backs. Incorporating sink with drainer, cooker and plumbing for washing machine and dishwasher.





### **Lounge**

**4.37m x 3.86m (14'4" x 12'8")**

Comfortable reception room with carpet underfoot and large uPVC window to the fore enjoying sea views. Electric fire with stone effect surround creating a focal point within the room.

### **Bedroom / Study**

**4.11m x 1.81m (13'6" x 5'11")**

Versatile room suitable for use as a bedroom or study with carpet underfoot and uPVC window to the fore enjoying sea views.

### **Shower Room**

**2.65m x 1.54m (8'8" x 5'1")**

Fitted with tiled flooring and tiled walls comprising WC, wash hand basin, shower with glazed enclosure and electric shower, heated towel rail and built-in airing cupboard.

### **Bedroom**

**4.37m x 2.46m (14'4" x 8'1")**

Double bedroom with carpet underfoot, uPVC window to the fore enjoying sea views and additional frosted window to the side aspect.

### **Additional Information**

Originally understood to date back approximately 100 years, the property was extended in 1991. We are advised that the property is connected to mains electricity and water, with oil fired central heating installed. The main house and lodge are served by separate septic tanks. The private lane leading down to Tree Tops is owned by the property with neighbouring right of way for vehicular access.

### **Council Tax Band**

Main House - E  
Ground Floor Annexe - A

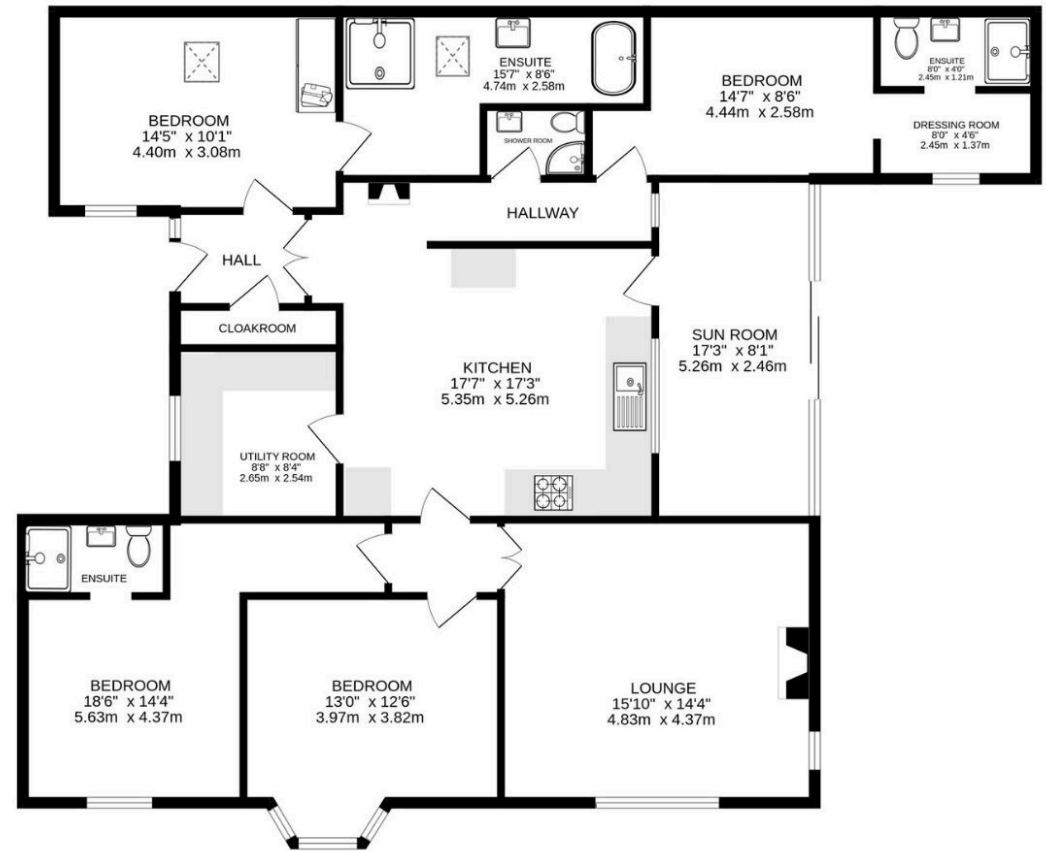
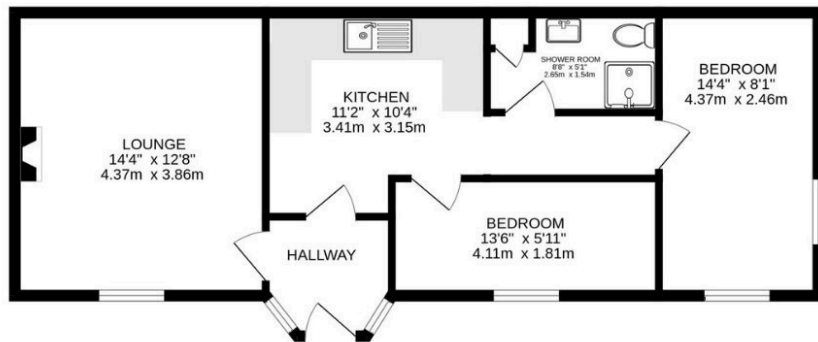
### **What3Words**

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TOTAL FLOOR AREA : 2153 sq.ft. (200.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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## Enquire



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01437 620 220 | [sales@bryceandco.co.uk](mailto:sales@bryceandco.co.uk)



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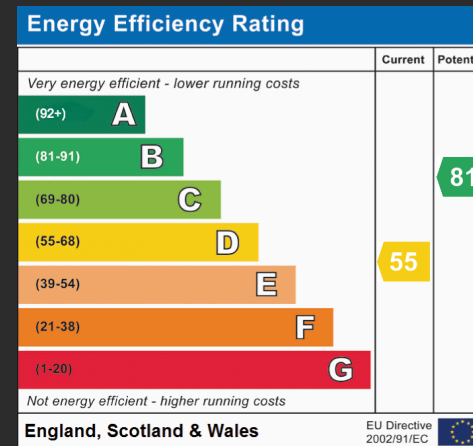
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## Energy Performance Rating



## What3Words

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