



The Old Lighthouse St. Annes Head, Dale, Haverfordwest, SA62 3RT

Offers In The Region Of £595,000

- Swimming Pool
- Self-Contained Cottage
- Open-Plan Kitchen
- Games Room
- Jacuzzi Spa
- Ample Private Parking

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An Icon of the Coast. A Landmark of British Heritage. A Once-in-a-Generation Opportunity. Perched dramatically on the clifftops at St Anne's Head, this extraordinary lighthouse residence represents one of the final opportunities to acquire a privately owned lighthouse in the United Kingdom. Commanding an unrivalled position above the Atlantic, with the Pembrokeshire Coast Path quite literally on its doorstep, this is a property that transcends conventional home ownership.

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Property

Constructed in 1844, The Old Lighthouse is a breathtaking fusion of historic architecture and coastal grandeur, offering uninterrupted, far-reaching sea views in every direction. From the rolling swell of the ocean to passing tankers navigating the Milford Haven waterway, the outlook is ever-changing and endlessly captivating.

The property currently comprises two self-contained dwellings, offering remarkable flexibility. In total, there are eight bedrooms and five bathrooms, allowing the estate to function as a substantial private residence, a multi-generational home, or a high-yield lifestyle investment. Subject to preference, the accommodation could also be seamlessly unified into a single, spectacular coastal home.

At the heart of the main lighthouse building is an impressive open-plan kitchen and dining space, designed for entertaining on a grand scale. A striking central chimney creates a natural focal point, while expansive glazing draws the eye outward to the sea beyond. Elsewhere within the main residence you will find a suite of leisure facilities rarely encountered in coastal homes of this kind, including a large indoor swimming pool with sea views, private sauna, games room, laundry room and double garage. A jacuzzi spa and indulgent standalone soaking tub further elevate the sense of retreat and wellbeing.

Ascending the spiral staircase through the four-storey cylindrical tower is an experience in itself, culminating in the 360-degree observation room, a truly exceptional space offering panoramic views across land, sea and sky. Whether used for entertaining, quiet contemplation or simply watching the weather roll in, it is a vantage point unlike any other.

Outside, the grounds have been thoughtfully arranged to maximise the setting, with multiple seating and patio areas positioned to capture the views, along with ample private parking. The sense of space, elevation and exposure to nature is exhilarating yet entirely private.

Complementing the lighthouse is a self-contained two-bedroom cottage, complete with its own kitchen, living and dining spaces, all enjoying coastal views. Both bedrooms benefit from en-suite bathrooms, making it ideal for guest accommodation, owner's quarters or additional income generation. Previously operated as a holiday let, the cottage proved extremely popular, achieving an approximate 80% occupancy rate.

The lighthouse itself was also formerly run as a successful holiday let, achieving full occupancy, although it now requires renovation to restore it to its

former glory, presenting an exciting opportunity for a new owner to curate and enhance a truly irreplaceable coastal landmark.

Offered with no onward chain, this is a property of exceptional rarity, historic significance and lifestyle appeal, set within one of Wales' most dramatic and beautiful coastal locations.

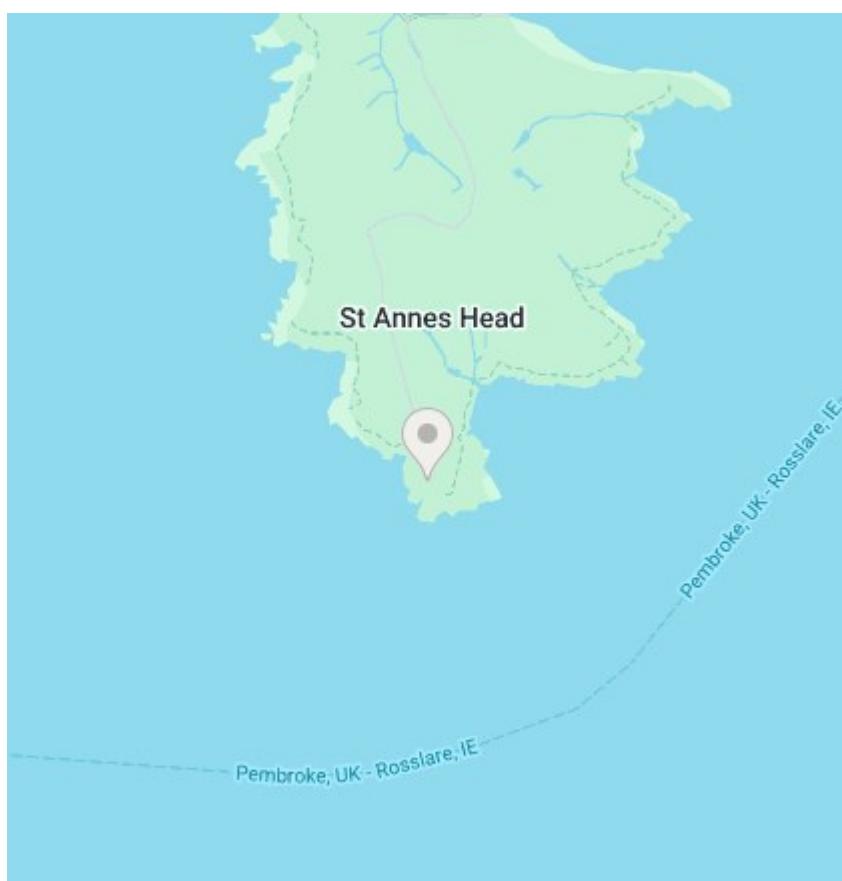
Location

Dale is a highly regarded coastal village on the eastern edge of Pembrokeshire, famed for its Blue Flag beach, sheltered waters and thriving water sports scene. The estuary provides ideal conditions for sailing, paddle boarding and kayaking, while the village itself offers a welcoming community atmosphere with amenities including The Griffin Inn, The Boathouse Café, Coco's Brasserie and Dale Yacht Club.

Just beyond the village lies St Anne's Head, a spectacular and unspoilt stretch of coastline renowned for its wild beauty and circular coastal walks, forming part of the celebrated Pembrokeshire Coast National Park.

Additional Information

The buyer will be required to enter into a reservation agreement and pay a reservation fee equivalent to 1.5% of the purchase price (excluding VAT). This fee is payable upon acceptance of an offer and serves to reserve the property during the conveyancing period. The fee is fully refundable up until legal exchange of contracts, at which point it will be applied towards the seller's agent fees. The reservation fee is taken into account for Land Transaction Tax calculations. Purchasers should note that additional costs will apply, including legal fees and Land Transaction Tax (Ltt), payable on property purchases in Wales above the relevant thresholds.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		68
England & Wales		34

General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE PROPERTY.