



## Ridgeway

20 Port Lion, Llangwm, SA62 4JT

Guide Price £425,000 | Freehold | EPC: F





Occupying an elevated position with far-reaching views across the Cleddau Estuary and surrounding countryside, this substantial detached property offers a rare opportunity within one of Pembrokeshire's most sought-after residential areas. Set within generous private grounds, the home offers extensive and versatile accommodation over two floors and now presents an exciting project for full renovation. With ample scope for reconfiguration and modernisation, it holds exceptional potential to create a striking contemporary residence that fully embraces its scale, setting, and outlook.

The ground floor is accessed via a welcoming entrance porch and hallway with solid wood flooring and integrated storage. The principal lounge enjoys panoramic estuary views and opens through double doors into a formal dining room. A separate sitting room offers further living space, while the kitchen is fitted with solid wood units, granite worktops, integrated appliances, and an informal dining area. A utility room and adjoining shower room complete the ground floor. Upstairs, five double bedrooms are arranged around a central landing and are served by a family bathroom and dressing area, with the principal bedroom offering en-suite facilities. Also on the first floor is a spacious, light-filled sunroom positioned to take full advantage of the surrounding views, with access to an outdoor veranda overlooking the gardens, countryside and estuary—an ideal vantage point for enjoying the changing light and landscape throughout the seasons.

Externally, the property is approached via a generous driveway bordered by a dwarf wall, leading to a carport and integral garage. The mature gardens include lawned areas to both the front and rear, a paved patio, private courtyard, and a variety of established planting, providing privacy and year-round interest. Elevated outdoor spaces offer uninterrupted views and excellent potential for further landscaping or garden redesign.

Well positioned between Haverfordwest and Milford Haven, the property is within easy reach of local amenities, schools, and transport links, while the Pembrokeshire coastline and National Park lie just a short drive away. This is a rare opportunity to transform a substantial home in an exceptional setting into a remarkable modern residence.





### Porch & Entrance Hall

Tiled flooring and wall panelling frame the entrance porch, with uPVC windows and a sliding door offering a practical space for outerwear and boots. Beyond, the main hallway features panelling, a staircase to the first floor, and further built-in storage.

### Lounge

**7.63m x 4.22m (25'0" x 13'10")**

Carpeted underfoot, this expansive reception room accommodates generous seating. A stone fireplace with gas fire provides a striking focal point. Wide front-facing windows offer panoramic views over the gardens, surrounding countryside and estuary. Glazed double doors lead through to the dining room.

### Dining Room

**6.82m x 3.02m (22'5" x 9'11")**

Finished with laminate flooring and ceiling panelling, this room accommodates a large dining table, with a serving hatch to the kitchen, sliding doors to the sunroom, and an archway to the sitting room.

### Sitting Room / Study

**3.78m x 3.55m (12'5" x 11'8")**

Laminate flooring continues into this versatile space, which features both wall and ceiling panelling. With ample room for furniture and a rear-facing window overlooking the patio, it lends itself to use as a second reception room, library, or study.

### Sun Room / Reception Room

**3.27m x 2.38m (10'9" x 7'10")**

Tiled flooring and sliding patio doors create a bright and inviting area ideal for entertaining.

### Kitchen

**6.20m x 3.91m (20'4" x 12'10")**

Laminate flooring and panelled finishes frame a spacious kitchen fitted with solid units, granite worktops, and tiled splashbacks. Appliances include eye-level Bosch ovens, a five-ring gas hob with hot plate, extractor, and dishwasher. A 1.5 stainless steel sink sits beneath a garden-facing window. Additional features include a serving hatch, fitted shelving, space for a dining table.

### Utility & Shower Room

The utility room offers tiled flooring and walls, ceiling panelling, a Belfast sink, worktop, and plumbing for laundry appliances, with access to the garden and garage. Next door, the shower room features vinyl flooring, full-height tiling, WC, wash basin with mirror, and a corner electric shower. Both enjoy rear-facing windows.

### First Floor

#### Sun Room

**6.50m x 3.00m (21'4" x 9'10")**

Accessed via a sliding glass door, this upper-level sun room features laminate flooring, panelling, and multiple aspect windows providing exceptional views across the estuary and countryside. Sliding doors open onto the veranda.

### Bathroom & Dressing Area

**3.91m x 2.43m (12'10" x 8'0")**

Laminate flooring and tiled walls with WC, bidet, his and hers wash basins with worktop and mirror, a corner bath, and a separate corner power shower. Rear window. The adjoining dressing area includes fitted cupboards, dressing table, and mirrored storage.

### Master Bedroom

**4.00m x 3.21m (13'1" x 10'6")**

Carpeted double bedroom with ceiling panelling and built-in wardrobes. An open arch leads through to the en-suite.

### En-Suite (Master)

**3.07m x 2.43m (10'1" x 8'0")**

Carpeted with a suite comprising of WC, bidet, wash basin with worktop and mirror, and a corner jacuzzi bath. Wall lighting and a garden-facing window.

### Bedroom Two

**4.30m x 3.25m (14'1" x 10'8")**

Double bedroom with carpet, built-in wardrobes, space for a dresser, and wall panelling. A walk-in wardrobe area offers room for a desk. Panoramic front aspect views over the estuary and countryside.

### Bedroom Three

**3.40m x 3.25m (11'2" x 10'8")**

Double bedroom with carpet, built-in wardrobe, ceiling panelling, and front-facing views across the estuary and countryside.

### Bedroom Four / Five

**4.00m x 3.30m (13'1" x 10'10") / 3.78m x 3.30m (12'5" x 10'10")**

A flexible L-shaped bedroom offering dual-aspect views over the garden. Carpeted with three built-in wardrobes, wall and ceiling panelling, a vanity unit with sink and mirror. Well suited for conversion into a bedroom with en-suite and dressing area.

### External

To the front, a driveway provides parking for multiple vehicles and includes a carport, with access to the integral garage. The garage features a solid concrete floor, up-and-over door, electric and lighting connections, and a side window. The front garden is lawned and enclosed by dwarf walls. At the rear, a generous garden combines patio, courtyard, and lawned areas, bordered by mature hedging and shrubs to ensure privacy. Exceptional estuary and countryside views complete the setting.

### Additional Information

We are advised that all mains services are connected. Oil central heating, new boiler and full rewire required.

### Council Tax Band

F (£2,386.18)

### What3Words

lots.describes.litigate

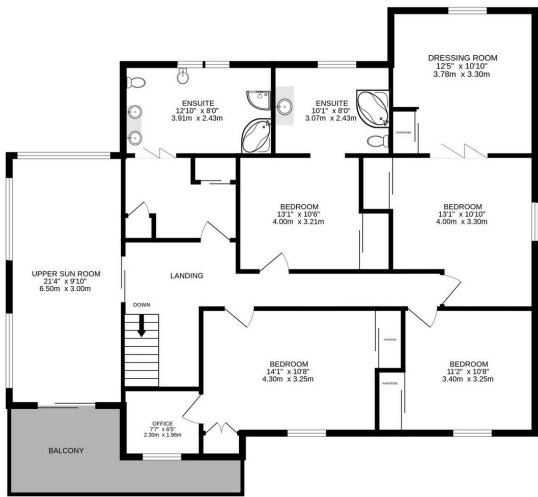
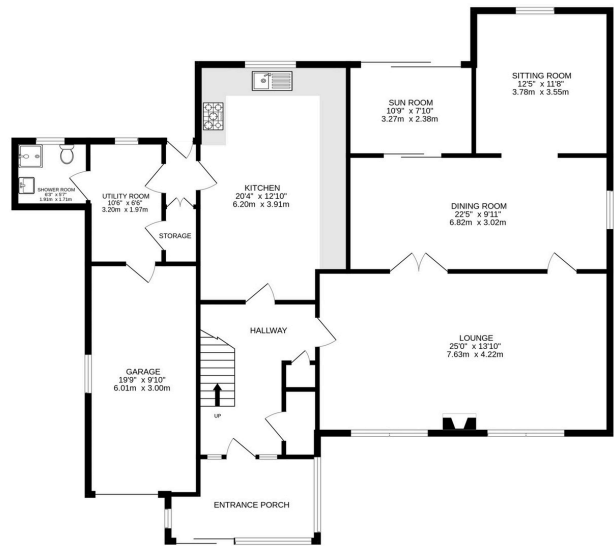






GROUND FLOOR  
1586 sq.ft. (147.3 sq.m.) approx.

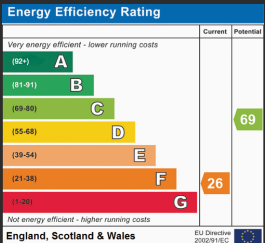
1ST FLOOR  
1397 sq.ft. (129.8 sq.m.) approx.



TOTAL FLOOR AREA : 2983 sq.ft. (277.1 sq.m.) approx.

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