



**Stonesthrow Retreat,**  
West Hook Road, Hook, SA62 4LS  
Guide Price : £399,950 | Freehold | EPC: C





Introducing this attractive three-bedroom detached family home, nestled within the sought-after village of Hook. Enjoying a popular residential setting close to village amenities and community facilities, the property offers generous and well-balanced living accommodation, making it an ideal choice for families seeking space, comfort and village life.

Internally the accommodation is well arranged, with a natural flow between the principal living spaces and a strong sense of light throughout. A welcoming entrance hall leads through to a series of well-proportioned reception rooms, providing areas for both everyday living and entertaining, enhanced by a feature dual-aspect log-burning stove that creates an attractive focal point. The kitchen forms the heart of the home, offering a sociable and practical environment for family life, supported by a separate utility room and a ground floor cloakroom. To the first floor, the accommodation comprises three bedrooms, including a principal suite with en-suite facilities, along with a contemporary family bathroom.

Externally, the property occupies a generous and well-maintained plot, approached via shared access to a gravelled driveway with ample parking. The front garden creates an attractive approach, while the west-facing rear garden provides a private and versatile outdoor setting, ideal for both relaxation and entertaining. The enclosed garden is laid out with decked seating areas, pergolas and a bar, creating outdoor space suitable for year-round use.

Located just outside Haverfordwest, Hook offers proximity to educational and recreational amenities within the secondary school catchment area. The village boasts a local shop, social club, cricket field, park, primary school and scenic walks. Haverfordwest, only six miles away, provides comprehensive amenities, while the renowned beaches of Broad Haven and the picturesque village of Little Haven on the Pembrokeshire coast are easily accessible.





## **Porch**

**1.81m x 1.71m (5'11" x 5'7")**

Decorative tiled flooring underfoot complemented by a uPVC front door and windows to the front and side aspects. A glazed internal door opens to the main entrance hallway.

## **Entrance Hallway**

**2.91m x 2.36m (9'7" x 7'9")**

Wood flooring flows through the hallway, with an oak staircase rising to the first floor. Doors provide access to the kitchen and principal reception rooms.

## **Cloakroom**

**1.47m x 1.30m (4'10" x 4'3")**

Finished with tiled flooring and waterproof shower panelling, the cloakroom is fitted with a WC and vanity unit with a wash hand basin above. An extractor fan provides ventilation.

## **Kitchen**

**5.83m x 3.52m (19'2" x 11'7")**

Wood flooring continues into the kitchen, which is fitted with a comprehensive range of matching wall and base units topped with coordinating work surfaces and up stands. An inset sink with drainer sits beneath the worktop, while appliances include an electric oven with five-ring hob and extractor over, integrated fridge freezer and dishwasher. A freestanding island with oak-effect work surface and storage below provides additional preparation space.

## **Utility Room**

**2.36m x 1.98m (7'9" x 6'6")**

Tiled flooring and under-counter worktop space accommodate a washing machine, tumble dryer and small fridge, with wall-mounted units above. The boiler is housed here, and an under stairs cupboard offers useful storage. A uPVC door provides direct access to the rear garden.

## **Lounge**

**5.83m x 3.71m (19'2" x 12'2")**

A generously proportioned reception space laid with carpet, featuring a window to the front aspect and French doors opening onto the garden. A dual-aspect log-burning stove forms a central feature, set on a slate hearth with oak mantel.

## **Dining Room**

**5.83m x 3.51m (19'2" x 11'6")**

Flagstone slate flooring defines this impressive dining space, with windows to the front and side aspects and French doors opening to the rear garden. A dual-aspect log-burning stove sits on a slate hearth with oak mantel, while exposed oak ceiling beams and feature pendant lighting enhance the character of the room. Ample space for a large dining table.

## **First Floor**

### **Landing**

**3.85m x 2.67m (12'8" x 8'9")**

Carpeted landing with doors leading to all bedrooms and the family bathroom. A velux roof window provides natural light.

### **Principal Bedroom with En-Suite**

**5.96m x 3.52m (19'7" x 11'7")**

A spacious double bedroom laid with carpet, enjoying dual-aspect windows and space for freestanding wardrobes. The en-suite comprises a tiled shower area with corner shower, WC with fitted vanity unit and wash hand basin with tiled splash back, complemented by an extractor fan.

### **Bedroom Two**

**3.74m x 2.51m (12'3" x 8'3")**

Double bedroom with wooden flooring, window to the front aspect and space for bedroom furniture.

### **Bedroom Three**

**3.74m x 3.44m (12'3" x 11'3")**

Double bedroom with carpeted flooring, ample space for wardrobes and a window overlooking the rear garden.

### **Family Bathroom**

**3.29m x 1.98m (10'10" x 6'6")**

Tiled flooring and waterproof shower panelling frame a contemporary suite comprising a freestanding bath, WC, wash hand basin with mirror above, extractor fan and a corner shower with rainfall head and sliding glass screen.

### **External**

Shared access leads to a gravelled driveway providing parking for multiple vehicles. The landscaped front garden includes a lawn bordered by decorative trees and shrubs, a grass bank and seating area, with outdoor electric sockets. Gravelled pathways lead to the rear, west-facing garden, which offers a generous lawn, elevated decking areas with pergolas and outdoor lighting, creating an excellent environment for entertaining. Additional features include a sheltered outdoor bar area, further decked seating, and garden sheds with power connected. The garden is enclosed by featheredge fencing, ensuring a good degree of privacy.

### **Additional Information**

We are advised that mains services are connected. LPG central heating is supplied via a buried tank. A water meter is installed. The property was completed in 2018. Shared driveway access serves all properties.

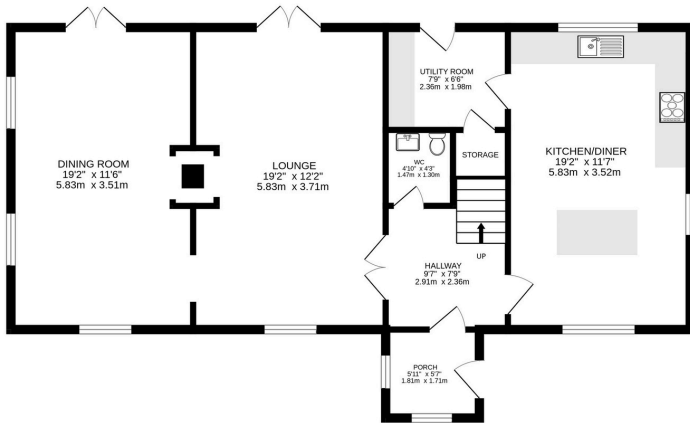
### **Council Tax Band**

F (£2,386.18)

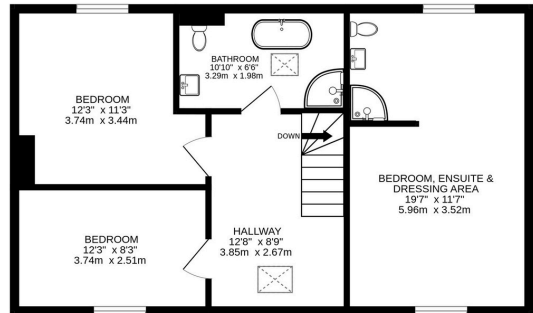




GROUND FLOOR  
854 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR  
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 1471 sq.ft. (136.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (80+) <b>A</b> (61-80) <b>B</b> (49-60) <b>C</b> (35-48) <b>D</b> (29-34) <b>E</b> (21-28) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		75	77
	England, Scotland & Wales		
	EU Directive 2002/91/EC		

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