



Sycamore Cottage

Hill Mountain, Houghton, SA73 1ND

OIRO: £260,000 | Freehold | EPC: D



This recently renovated detached family home in Hill Mountain occupies a generous plot within a convenient residential setting, offering well-balanced accommodation suited to modern living. Finished in a fresh, neutral palette throughout, the property presents an excellent blank canvas, combining updated interiors with versatile spaces and outdoor potential.

Internally, the layout has been carefully considered. The ground floor offers multiple reception areas, allowing for adaptable use to suit family life, home working, or entertaining. A central living space features a log burner set on a slate hearth, while the adjoining dining area connects seamlessly to the rear garden, enhancing natural light. The kitchen has been recently updated with contemporary cabinetry and modern appliances, creating a functional home. A modern ground-floor bathroom adds further convenience, alongside an additional living space ideal for use as a snug, playroom, or home office.

The first floor provides three well-proportioned double bedrooms, each with built-in wardrobes, offering comfortable accommodation and scope for personalisation. A contemporary family bathroom serves the upper floor, completing the internal arrangement.

Externally, the rear garden has been prepared for future landscaping, featuring a pathway that surrounds the property, a raised terrace suitable for paving, and newly seeded ground ready to be shaped to individual preference. To the front, a gravelled driveway provides parking for multiple vehicles, complemented by side access on both sides of the property, enclosed within a walled surround.

Located in the sought-after hamlet of Hill Mountain, this home enjoys excellent access to Haverfordwest, Neyland, Pembroke, and Milford Haven. The nearby village of Burton offers local amenities, while the Cleddau River and surrounding countryside provide a wealth of scenic walking routes, including paths towards Port Lion.



Porch

Entered through a uPVC front door, the porch features laminate underfoot and provides a practical area for shoe storage. A side window brings natural light.

Sitting Room

3.02m x 2.91m (9'11" x 9'7")

Carpet underfoot, forming a comfortable room ideal for a snug, office or a playroom. Completed with a window to the fore aspect.

Lounge

4.45m x 4.09m (14'7" x 13'5")

Laminate flooring extends throughout this well-proportioned reception room, featuring a log burner set on a slate hearth, wall lighting and useful understairs storage. With space for a variety of seating arrangements, the room is finished with a window to the fore aspect and flows into the dining area.

Dining Area

2.87m x 2.81m (9'5" x 9'3")

Laminate flooring continues, creating a bright setting for dining and family gatherings. Sliding doors open directly onto the rear garden, enhancing light and connection to the outdoors, while a doorway leads conveniently through to the kitchen.

Kitchen/Diner

4.49m x 2.81m (14'9" x 9'3")

Laminate flooring complements a range of matching base and eye-level cabinetry with worktop over and tiled splashback. This kitchen is well equipped with an induction hob with extractor above, electric oven with microwave, integrated dishwasher, and space for a fridge-freezer. with a composite sink and drainer positioned beneath the rear window,

Bathroom

2.91m x 2.51m (9'7" x 8'3")

Laminate flooring and modern shower boards frame the walk-in double shower with sliding glass screen. The suite includes a WC, wash basin with mirrored unit above, and an integrated cupboard housing the boiler with plumbing for a washing machine. Completed with a window to the side aspect.

First Floor

Landing

Carpeted stairs rise to the first floor, leading to a landing with a generous airing cupboard and attic hatch.

Bedroom One

3.49m x 3.47m (11'5" x 11'4")

With carpet underfoot, and integrated wardrobe storage with ample space for a double bed and accompanying furniture. Finished with TV connection points and a window to the fore aspect.

Bedroom Two

4.35m x 2.39m (14'3" x 7'10")

Carpet underfoot, forming a double bedroom with integrated storage. TV connection points included, with natural light provided window to the rear aspect.

Family Bathroom

3.01m x 2.39m (9'11" x 7'10")

Laminate flooring, part-tiled walls, and a suite comprising a panelled bath, WC and wash basin with mirrored cabinet above. Completed with heated towel rail and window to the rear aspect.

Bedroom Three

3.47m x 2.91m (11'4" x 9'6")

Carpet underfoot, offering a well-proportioned double bedroom with a large built-in wardrobe and TV connection points. Finished with a fore-aspect window.

External

The rear garden features a concrete path and a raised terrace ideal for paving, with the remainder of the ground recently seeded. The oil tank is housed within this area, and the garden is bordered by a wall. To the front, the garden is gravelled and enclosed by a combination of wall and fencing, providing parking for four or more vehicles, with side access available on both sides of the property.

Additional Information

We are advised that all mains services are connected. with Oil-fired central heating.

Council Tax Band

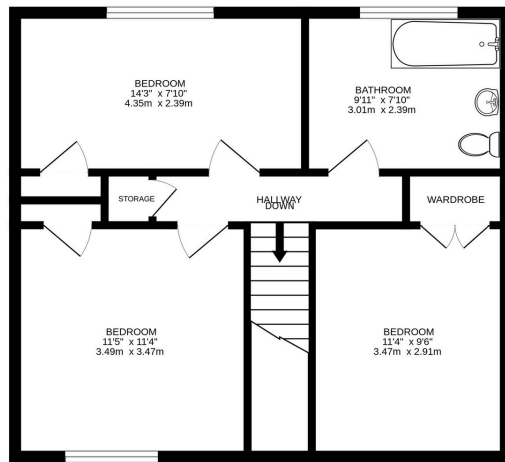
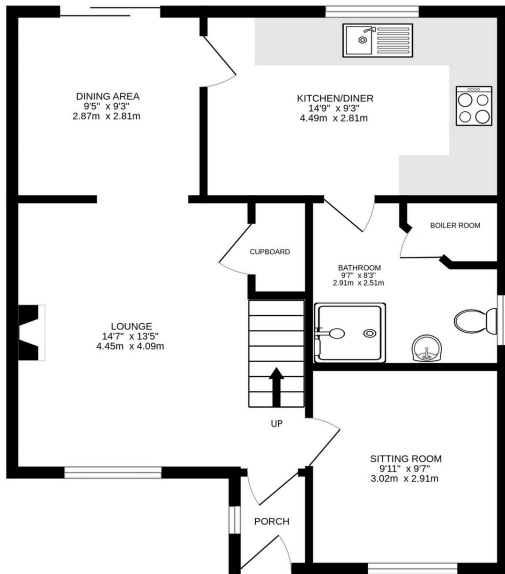
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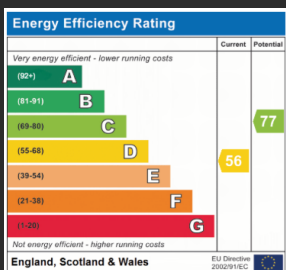
GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.

1ST FLOOR
526 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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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