



## Meadow View

Hill Mountain, Houghton, SA73 1NH

Guide Price: £370,000 | Freehold | EPC: C



This immaculately presented detached family home offers generous proportions, a considered layout, and high-quality finishes throughout. Set within an attractive plot, it combines versatile living spaces with well-appointed bedrooms, making it equally suited to everyday life and hosting family and friends.

The ground floor opens with a practical porch leading into a welcoming hallway, where engineered oak flooring and oak staircase set the tone. The dual-aspect lounge is light and inviting, centred around a granite-framed gas fire. To the rear, the kitchen and dining room form a superb social space, with french doors opening directly to the rear patio and garden area, and ample room for family dining. A separate utility room and a stylish ground floor bathroom add convenience, while the principal bedroom suite features ample space for wardrobes and a contemporary en-suite shower room. Upstairs, three further double bedrooms include an exceptionally spacious master, served by a second, elegantly designed bathroom.

The property enjoys strong kerb appeal, set back from the road with a block-paved driveway providing parking for multiple vehicles, framed by a front garden edged with seasonal flowers, shrubs and mature hedges for added privacy. To the rear, the wrap-around patio offers defined spaces for dining, entertaining, and relaxation, leading to a landscaped seating area and bordered beds. A substantial outbuilding—currently used as a home gym—adds further versatility.

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

Tiled floor, creating a smart and practical entrance to the home. An ideal space for storing coats, shoes, and outdoor essentials before stepping into the main hallway.

## Entrance Hallway

A welcoming hallway with engineered oak flooring and ample room for a sideboard with access provided to all principal rooms. The staircase rises to the first floor.

## Lounge

**6.55m x 4.17m (21'6" x 13'8")**

Engineered oak flooring continues into this generously proportioned reception room, offering ample space for seating and display furniture. The focal point is a gas fire set within a granite surround and hearth. Dual-aspect windows to the fore and rear flood the room with natural light. Wall lighting and TV connection points complete the space.

## Kitchen / Dining Room

**5.34m x 4.01m (17'6" x 13'2") / 3.59m x 2.07m (11'9" x 6'9")**

Tiled floor underfoot in this spacious kitchen-diner, fitted with matching solid wood base and eye-level cabinetry with a worktops over and up stands. Space for a large fridge-freezer, integrated dishwasher, and rangemaster cooker with extractor hood above. A stainless steel 1.5 bowl sink is set beneath the side window. Ample room for a family-sized dining table. French doors open to the side courtyard, with additional windows to the rear and side aspects. Leads through to the utility room.

## Utility Room

**3.44m x 1.76m (11'3" x 5'9")**

Also tiled underfoot, this practical space offers plumbing for a washing machine and tumble dryer, together with additional storage. The boiler is also housed here. External door to the side patio, providing easy access to the garden and driveway.

## Family Bathroom

**3.21m x 3.11m (10'7" x 10'2")**

A generously sized bathroom with tiled floor and complementary tiled walls. Fitted with a WC, sink set within a vanity unit with mirror above, jacuzzi bath, and a walk-in shower. Also with heated towel rail, extractor fan and window to fore aspect allowing plenty of natural light.

## Bedroom One

**3.66m x 2.92m (12'0" x 9'7")**

With carpet underfoot this well-proportioned bedroom can accommodate a king-size bed, with space for wardrobes and a desk if desired. TV connection points. Window to the fore aspect, leading onto en-suite.



## En-Suite Shower Room

**3.66m x 1.59m (12'0" x 5'3")**

Tiled floor, fitted with a WC and sink set within a vanity unit, complemented by a tiled splash back and mirror above. A large walk-in shower and heated towel rail complete the space. An extractor fan and rear aspect window enhance ventilation.

## Landing

A generous landing providing access to all bedrooms. Built-in airing cupboard offering convenient household storage. Loft hatch for additional storage access.

## Bedroom Two

**5.79m x 4.48m (19'0" x 14'8")**

This exceptionally spacious double bedroom offers carpet underfoot and is arranged to accommodate a super king-size bed, additional furniture, and integrated wardrobes. Natural light is provided by a window to the fore aspect.

## Family Bathroom

**3.73m x 3.43m (12'3" x 11'3")**

Featuring tiled flooring and appointed with a large walk-in shower, WC, and sink with mirror above. Generous built-in cabinetry, a full-size bath, and a heated towel rail complete the room. Twin velux windows, positioned within each sloping ceiling, flood the space with natural light.

## Bedroom Three

**4.95m x 3.66m (16'3" x 12'0")**

Currently arranged as a nursery yet comfortably sized to accommodate a double bed, with carpet underfoot and built-in wardrobes. Window to the side aspect.

## Bedroom Four

**3.73m x 3.11m (12'3" x 10'2")**

Carpeted this well-proportioned double bedroom with space for bedroom furniture with window to the fore.

## External

Block-paved driveway with parking for multiple vehicles. Elevated lawn to the front and side aspects with mature flowers and hedging. A large shed is currently used as a home gym. To the rear, a wrap-around patio extends from the kitchen, with distinct areas ideal for dining, entertaining, and relaxing.

## Additional Information

We are advised that all mains services are connected. Underfloor heating to the ground floor with individual thermostats in each room. Oil-fired central heating.

## Council Tax Band

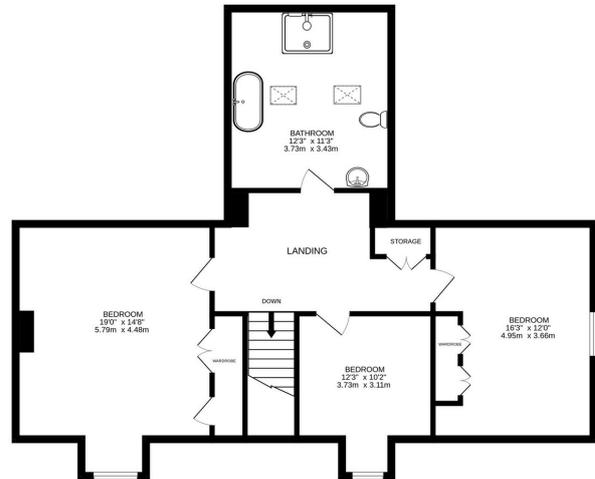
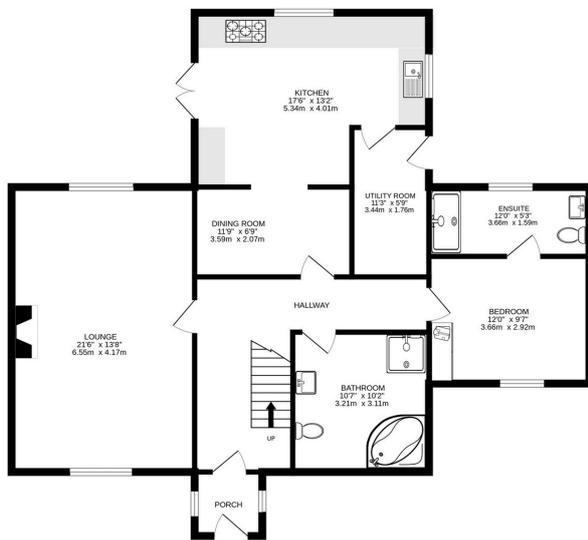
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**GROUND FLOOR**  
1098 sq.ft. (102.0 sq.m.) approx.

**1ST FLOOR**  
914 sq.ft. (84.9 sq.m.) approx.



**TOTAL FLOOR AREA : 2012 sq.ft. (186.9 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			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	69	72
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

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