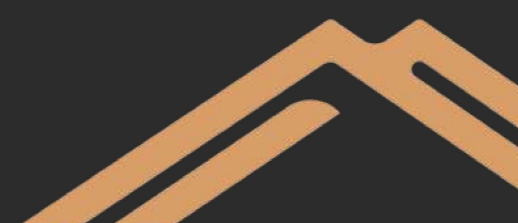




10 Pill Road

Hook, Haverfordwest, SA62 4LU

Offers In Excess Of £500,000 | Freehold | EPC: D





Renovated in 2020, this exceptional five-bedroom detached family home perfectly blends contemporary elegance with countryside tranquillity. Set within expansive private grounds featuring a sweeping driveway and stylish outdoor entertaining spaces, this residence offers an unparalleled lifestyle in the coveted village of Hook. Just four miles from Haverfordwest, this stunning home combines rural charm with convenient access to essential amenities in a vibrant community near the estuary.

The striking entrance hallway impresses with engineered oak flooring and full-length feature windows that flood the space with natural light. Thoughtful storage for outerwear is included. At the heart of the home is a bespoke open-plan kitchen and breakfast room, where sleek units, quartz worktops, a central island with breakfast bar, and elegant pendant lighting create a space that is as functional as it is stylish. High-end integrated appliances, including a rangemaster cooker, cater to every culinary need. The adjoining lounge, accessed through oak bi-fold doors, offers a cosy yet sophisticated retreat, complete with a log burner, perfect for both relaxation and entertaining. The ground floor also features three spacious double bedrooms and a sleek, modern family bathroom, designed to meet the everyday needs of a busy family. Additional conveniences include a utility room with side access and a WC with plumbing for further shower amenities.

Upstairs, a spacious landing leads to two additional double bedrooms. The master suite boasts a walk-in dressing room and a beautifully appointed en-suite shower room. A luxurious family bathroom, featuring a walk-in shower and elegant free standing bath, completes the first-floor layout. Further storage areas offer excellent potential for conversion, providing ample opportunity for future expansion.

Externally, the property is accessed via a generous gravelled driveway, providing ample parking. The gardens, predominantly laid to lawn and bordered by hedges and trees, encircle the property, offering a serene setting. The outdoor space is designed for entertaining, with bi-fold doors opening out onto an expansive patio and a decked hot tub area.

Hook is an ideal family location, offering a wealth of educational and leisure opportunities. The village features a local shop, social club, cricket pitch and park, all contributing to its strong community spirit. Beautiful coastal walks along the Cleddau Estuary are nearby, while the county town of Haverfordwest is just six miles away.



Entrance Hallway

Upon entering through the composite front door, you are welcomed by the rich tones of engineered oak flooring. The hallway, bathed in natural light from full length windows, features an oak staircase with a glass balustrade leading to the first floor. A convenient storage cupboard is neatly tucked beneath the stairs. The hallway provides access to the bedrooms, bathrooms, and open-plan lounge/kitchen.

Bedroom

4.03m x 3.95m (13'3" x 13'0")

A comfortable double bedroom with plush carpet underfoot and a fore aspect window. The room is equipped with multiple electrical sockets and TV connections, ensuring modern convenience.

Bedroom

3.73m x 3.33m (12'3" x 10'11")

A well-sized double bedroom, featuring soft carpeting and a side aspect window. This room includes several electrical sockets and TV points, providing ample connectivity options.

Lounge

5.11m x 3.45m (16'9" x 11'4")

This inviting lounge area is enhanced by engineered oak flooring and a log burner set upon a slate hearth, creating a warm and cosy atmosphere. The room benefits from a side aspect window and oak bi-fold doors that lead seamlessly into the kitchen.





Kitchen / Breakfast Room

8.81m x 5.01m (28'11" x 16'5")

A stunning and expansive kitchen/breakfast room, combining style and practicality. The room features a mix of tiled and engineered oak flooring and is equipped with a range of sleek, matching eye and base level units with soft-close drawers. Minerva worktops and splash backs add a touch of luxury, while the rangemaster cooker with a five-gas-ring stove, hot plate, and extractor hood caters to all culinary needs.

A central island, complete with base level units, minerva worktops, and a breakfast bar with space for two stools, is the focal point of the room. Additional features include a wine fridge, Neff integrated dishwasher, and eye-level microwave. The kitchen is illuminated by a combination of pendant lighting and cabinet down lights. There is ample space for a fridge freezer and a dining area that can accommodate a corner sofa and dining table. Floor-to-ceiling windows on the rear aspect and bi-fold doors leading to the patio and garden area flood the room with natural light.



Utility Room

3.02m x 2.16m (9'11" x 7'1")

A practical utility room featuring tiled flooring, a rear aspect window, and plumbing for a washing machine and dryer with convenient worktop space above. A door provides access to the patio area.

Shower Room / WC

This shower room is tastefully finished with tiled flooring and features a WC, sink, plumbing for a shower, and an integrated storage cupboard. A glazed side aspect window, heated towel rail, and extractor fan complete this space.

Bathroom

2.39m x 2.11m (7'10" x 6'11")

A contemporary bathroom featuring tiled flooring and panelled walls. The room includes a WC, walk-in shower with a glass screen and a wash hand basin with a heated mirror above. Additional features include a glazed side aspect window, an extractor fan, and a heated towel rail.

Master Bedroom

5.79m x 4.25m (19'0" x 13'11")

A generously proportioned master bedroom, elegantly appointed with carpet underfoot. The room features pendant lighting, ensuring a warm and cosy atmosphere. Expansive full-length windows provide an abundance of natural light and offer delightful views of the fore aspect. The master bedroom is equipped with multiple electrical sockets and TV points, offering modern conveniences.

Dressing Room

This private dressing area is tastefully finished with carpet underfoot and is illuminated by discreet spot lighting. Ample space for hanging racks is provided, complemented by convenient electrical sockets.





En-Suite Shower Room

A luxurious en-suite featuring tiled flooring and panelled walls. The walk-in shower, with its sleek glass screen and rainfall shower head, provides a spa-like experience. A feature wash hand basin set within a stylish worktop, with a heated mirror above, adds a touch of elegance. The room is completed with a WC, extractor fan, heated towel rail, and a glazed window offering a side aspect view.

Bedroom

4.37m x 3.47m (14'4" x 11'5")

A spacious double bedroom featuring carpet underfoot, a side aspect window, and an additional velux window. The room is equipped with multiple electrical sockets and TV connections, ensuring modern convenience.



Bathroom

3.43m x 2.69m (11'3" x 8'10")

This well-appointed bathroom offers a harmonious blend of luxury and functionality. It features tiled flooring with underfloor heating and panelled walls, a WC, a free standing bath with a shower head attachment, and a walk-in shower with a rainfall shower head and glass screen. A floating sink with a vanity unit beneath and a heated mirror above adds to the room's sophisticated charm. The bathroom benefits from a glazed side aspect window, a heated towel rail, an extractor fan, and an exposed flue from the log burner below, enhancing its unique character. A velux window completes this stylish space.

External

The property is approached via a sweeping gravelled driveway, offering ample space for multiple vehicles and setting a grand first impression. The first floor is attractively clad, enhancing the property's charming exterior. Surrounding the home, the extensive gardens are beautifully landscaped and laid to lush lawn, bordered by mature hedges and a selection of trees, providing natural beauty and privacy.

To the rear, the patio area is perfectly designed for entertaining, featuring a dedicated hot tub decking area ideal for relaxation. The patio and surrounding garden are thoughtfully illuminated with discreet outdoor lighting, creating a warm and inviting ambiance for evening gatherings. Additional features include space for storage sheds, all enclosed by feather edge fencing, ensuring complete privacy and a serene outdoor environment.

Location

Situated just outside Haverfordwest, Hook offers a wealth of educational and leisure opportunities, making it an ideal location for families. The village boasts a local shop, social club, cricket pitch, and park, enhancing the community feel. Beautiful coastal walks along the Cleddau Estuary are nearby, and Haverfordwest, only six miles away, offers all necessary amenities. The renowned Pembrokeshire coast, with its stunning beaches at Broad Haven and the charming village of Little Haven, is also just a short drive away.

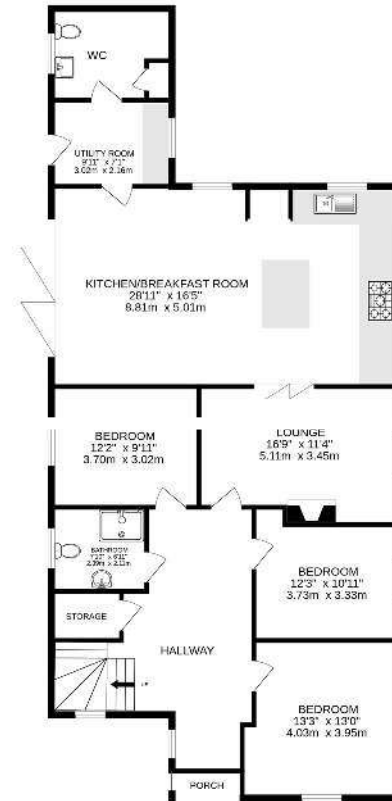




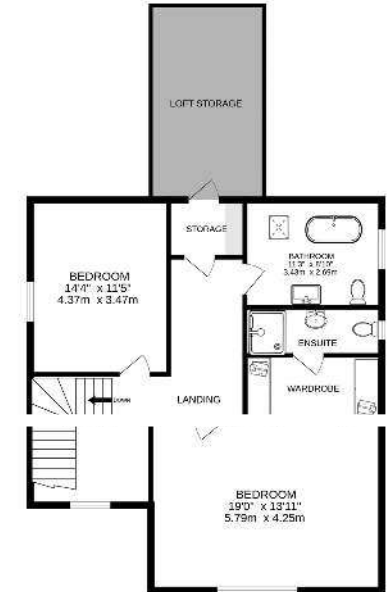




GROUND FLOOR
1522 sq.ft. (141.4 sq.m.) approx.



1ST FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA: 2379 sq.ft. (221.0 sq.m.) approx.

When calculating floor area, the area of the balcony of the property is included. Measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used in conjunction with the prospectus pack. The names, details and positions of items have not been checked and no guarantee is given as to their quantity or accuracy can be given.

Plan No: H0966 C2/20

10 Pill Road

Hook, Haverfordwest, SA62 4LU

Offers In Excess Of £500,000

Enquire



Dan Bryce MNAEA

01437 620 220 | dan@bryceandco.co.uk



Visit Our Website

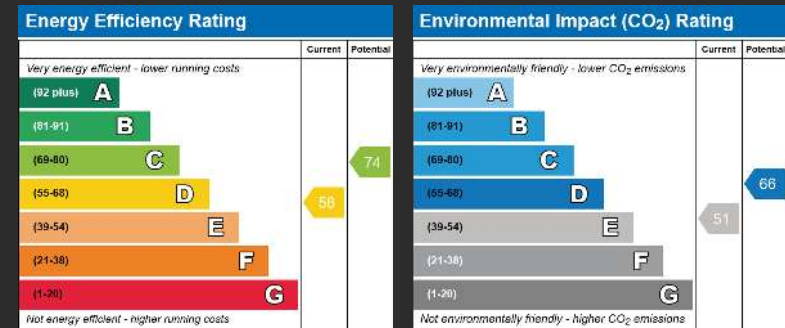
www.bryceandco.co.uk/properties



Find Us On Instagram

www.instagram.com/bryce.and.co

Energy Performance Certificate



Additional Information

Mains services connected. Oil central heating. Council tax band E.

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 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. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 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 BRYCE & CO ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.