





8 Honeyhill Grove, Lamphey

£415,000 Freehold

Four Double Bedrooms • Spacious detached plot • Spacious Open Plan Kitchen/Living Space • Peaceful Location • Chain Free

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Nestled in a tranquil residential setting, this impressive four-bedroom detached house which is chain-free offers a rare opportunity to acquire a spacious and versatile family home. The property boasts a thoughtfully designed layout, featuring two generous reception rooms that provide ample space for both relaxation and entertaining.

The modern kitchen is well-appointed, offering plenty of storage and preparation space, and seamlessly connects to the dining area for convenient family meals. Upstairs, you will find four well-proportioned bedrooms, including a principal suite with its own en suite bathroom, while an additional bathrooms ensure comfort and privacy for family members and guests alike.

The house benefits from a light-filled interior, with large windows that create an inviting atmosphere throughout. Additional features include off-street parking for multiple vehicles and a welcoming entrance hall that sets the tone for the rest of the home.

The outside space is equally impressive, with a private rear garden that provides a peaceful retreat for outdoor dining, gardening, or simply unwinding in the fresh air. The garden is mainly laid to lawn, bordered by mature shrubs and trees that offer a sense of seclusion and privacy. There is also a paved patio area, perfect for summer morning coffees.

The property enjoys a wide frontage, as well as a detached garage (ideal for additional storage or use as a workshop). The location is particularly appealing for those seeking a quiet lifestyle, with scenic walks and green spaces nearby, ye niently close to local amenities, schools, and transport links. This exceptional home combines ge ccommodation with attractive outdoor space, making it a superb choice for families looking to settle in a rea.

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Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



Kitchen
15’ 1” x 21’ 9” (4.60m x 6.63m)

Lounge
11’ 4” x 21’ 4” (3.45m x 6.50m)

Bedroom
10’ 3” x 10’ 6” (3.12m x 3.20m)

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Bedroom
10’ 9” x 11’ 11” (3.28m x 3.63m)

Bedroom
15’ 2” x 12’ 7” (4.62m x 3.84m)

Snug
10’ 8” x 12’ 1” (3.25m x 3.68m)

Bathroom
7’ 2” x 6’ 2” (2.18m x 1.88m)





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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

188.1 m²

2025 ft²

Reduced headroom

0.6 m²

6 ft²

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(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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