

Thorne Island

Angle, Pembrokeshire

A truly unique Island located off the beautiful Pembrokeshire coast

Thorne Island, Angle, Pembrokeshire, SA71 5BE

West Angle Bay 0.4 (nautical) miles, Milford Haven 3 (nautical) miles.

From Milford Haven - Haverfordwest 8 miles, Pembroke 9 miles, Tenby 18 miles, Carmarthen 38 miles (providing access to the A48 and M4), Cardiff Airport 108 miles

Features:

Secluded private island

Grade II* listed former coastal fort dating back to the mid-19th Century

Three main reception rooms providing extensive entertaining space with a modern, equipped kitchen

Five double bedrooms

Carefully and sympathetically restored by the current owners with scope for further conversion (subject to planning permission)

Office with sea views, roof top bar, courtyard and lawns

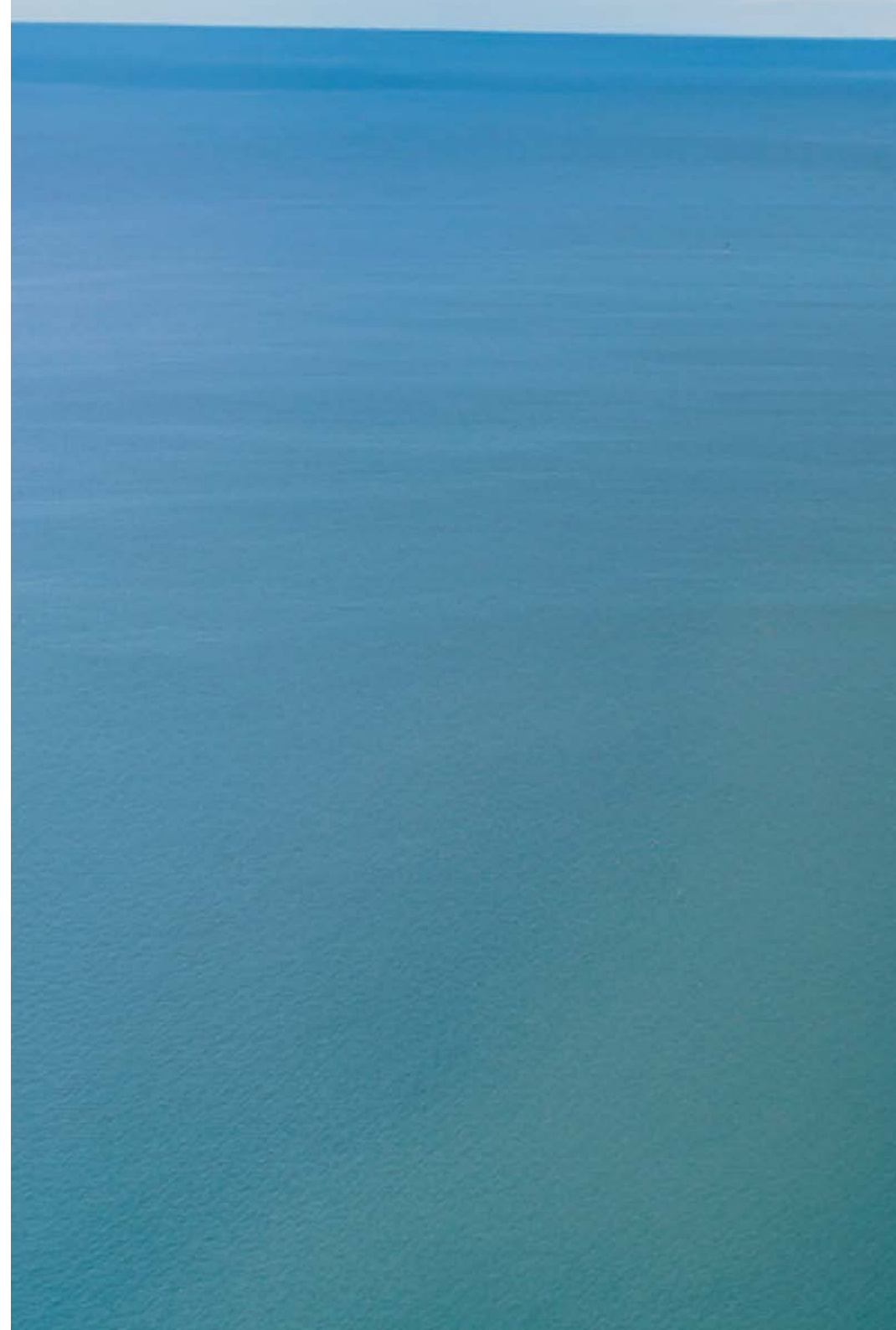
Five private moorings, helipad, private jetty, hydraulic crane

Fully off grid and self sufficient

Panoramic views over the surrounding bay and dramatic coastline

A complete coastal haven

All in about 2.49 acres (1.01ha)





Situation

Thorne Island is located off the beautiful Pembrokeshire coast in South West Wales just a stones throw (approximately 0.4 nautical miles) from the open sandy beach of West Angle Bay with the village of Angle ½ mile inland.

The popular town of Milford Haven is a short boat ride away from the Island (approximately 3 nautical miles) providing all local amenities including pubs, restaurants, cafés, schools, boat moorings and car parking. St Ann's Headland (a short boat ride away) is located on the opposite side of the bay to the Island and is home to plenty of quiet, sandy beaches plus; The Griffin Fish and Seafood restaurant a popular and favourite spot for many. The coastline opens up to 186 miles of rugged clifftops and wide-open sandy beaches all forming part of the world famous Pembrokeshire Coast National Park arguably one of the most beautiful national parks in the UK.

Pembroke 9 miles to the east of The Island has a wide range of shops and services and has direct access to the A477 providing fast access to Carmarthen and the M4. Pembroke also has a main line train service to Cardiff and London Paddington.

History

Thorne Island has been a landmark for hundreds of years. The fort forming part of the Island was constructed between 1852 and 1854 as an outer defence to Milford Haven, at that time a large naval base. It is one of twelve forts that were constructed around the entrance to Pembroke Dock as part of "Palmerston's Haven defences" to protect against Napoleonic invasion.

The Island was sold for the first time in 1932 and has since been a hotel and a family home.

Thorne Island is a fantastic coastal landmark now offering something very different.

Thorne Island

Thorne Island presents a secluded, private property with a Grade II* listed coastal fort at its heart. Extending to approximately 2.49 acres the Island is currently a haven for the current owners providing peace, privacy and outstanding panoramic coastal views across the surrounding bay and wider Pembrokeshire coastline. The Island is accessed only by sea or air and commands a prominent position at the entrance to one of the UK's largest natural harbours presenting itself as an eye catching and truly unique property. Currently enjoyed as a family home with an abundance of activities on the doorstep the island is a registered Hotel & Premises (VOA Business Rates) and therefore has potential for many uses from private lifestyle to more commercial ventures.



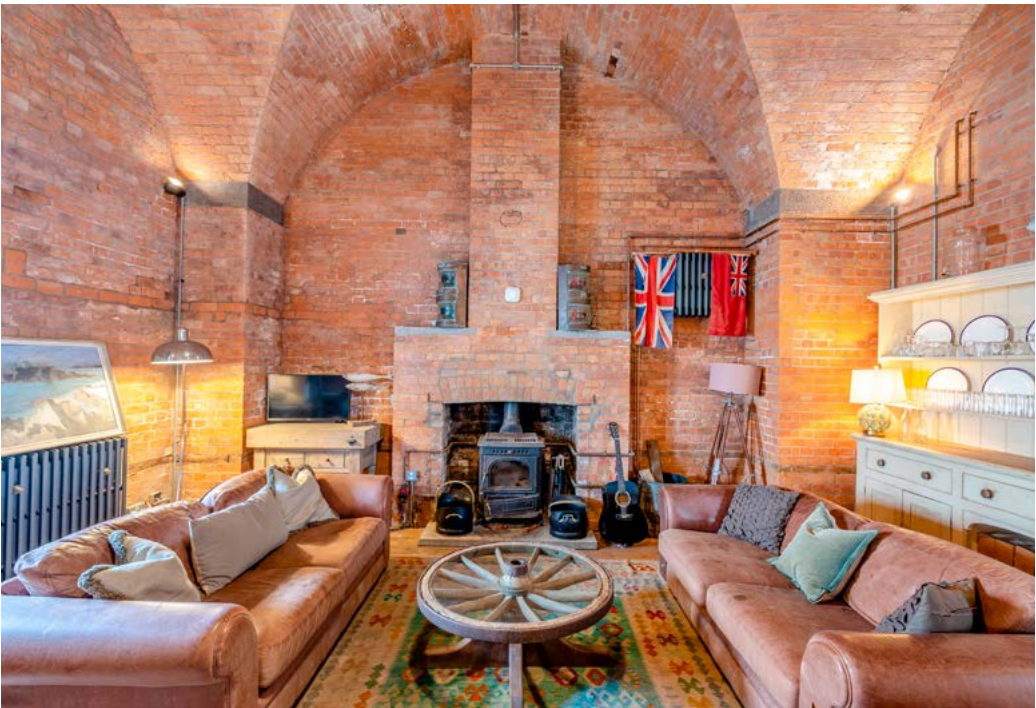
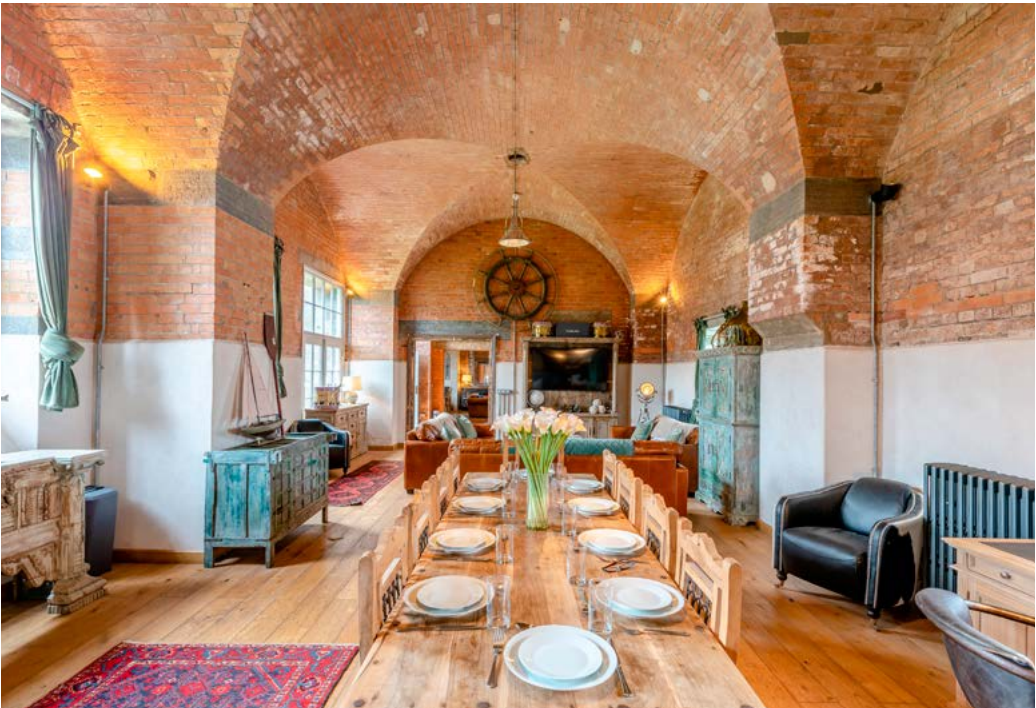
The current owners have completed an extensive and carefully planned restoration project on the Island which has included enhancing the accommodation throughout, sandblasting the modern plaster work to reveal the original brickwork providing a fantastic backdrop to the internal aspect of the building, establishing the renewable energy services, cliff stabilisation works, completion of the onsite roof top bar and office and installing a 10m crane for all boating and daily supply needs.

The accommodation within the fort is well thought out and totals just over 8,000 sq ft. Upon entering the property through the historic entrance gates you are welcomed into entrance hall leading into the large open plan reception, dining and sitting room with exposed traditional brickwork, vaulted ceilings, double aspect sash windows and wood burning stove.

The kitchen is open plan with a modern, equipped kitchen and adjoining snug with wood burning stove, exposed brick work and sea views.

The floors throughout the property have all been replaced and hardwood heritage glazed sash windows have been installed throughout.







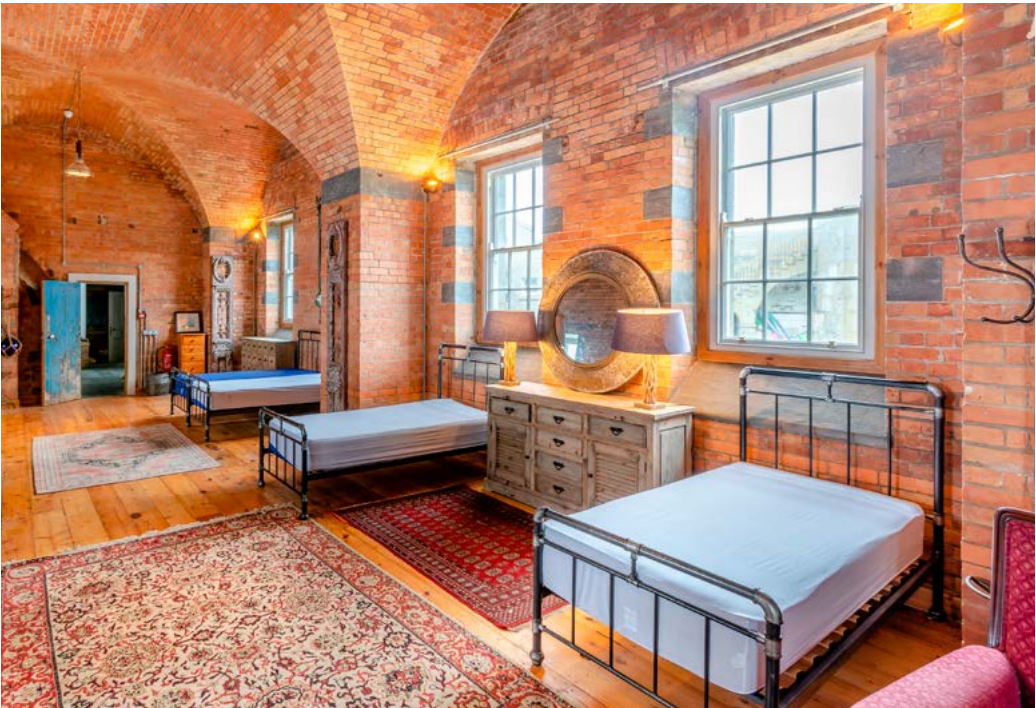
There are currently five bedrooms on the Island. Three large double bedrooms benefit from en-suite bathrooms, mezzanine floors, sitting areas with seas views and direct access to the adjoining lawned courtyard.

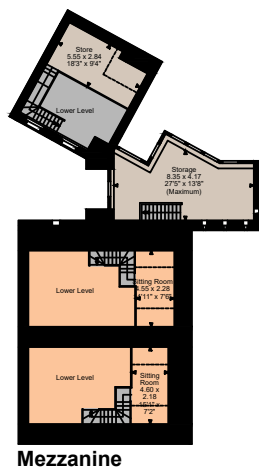
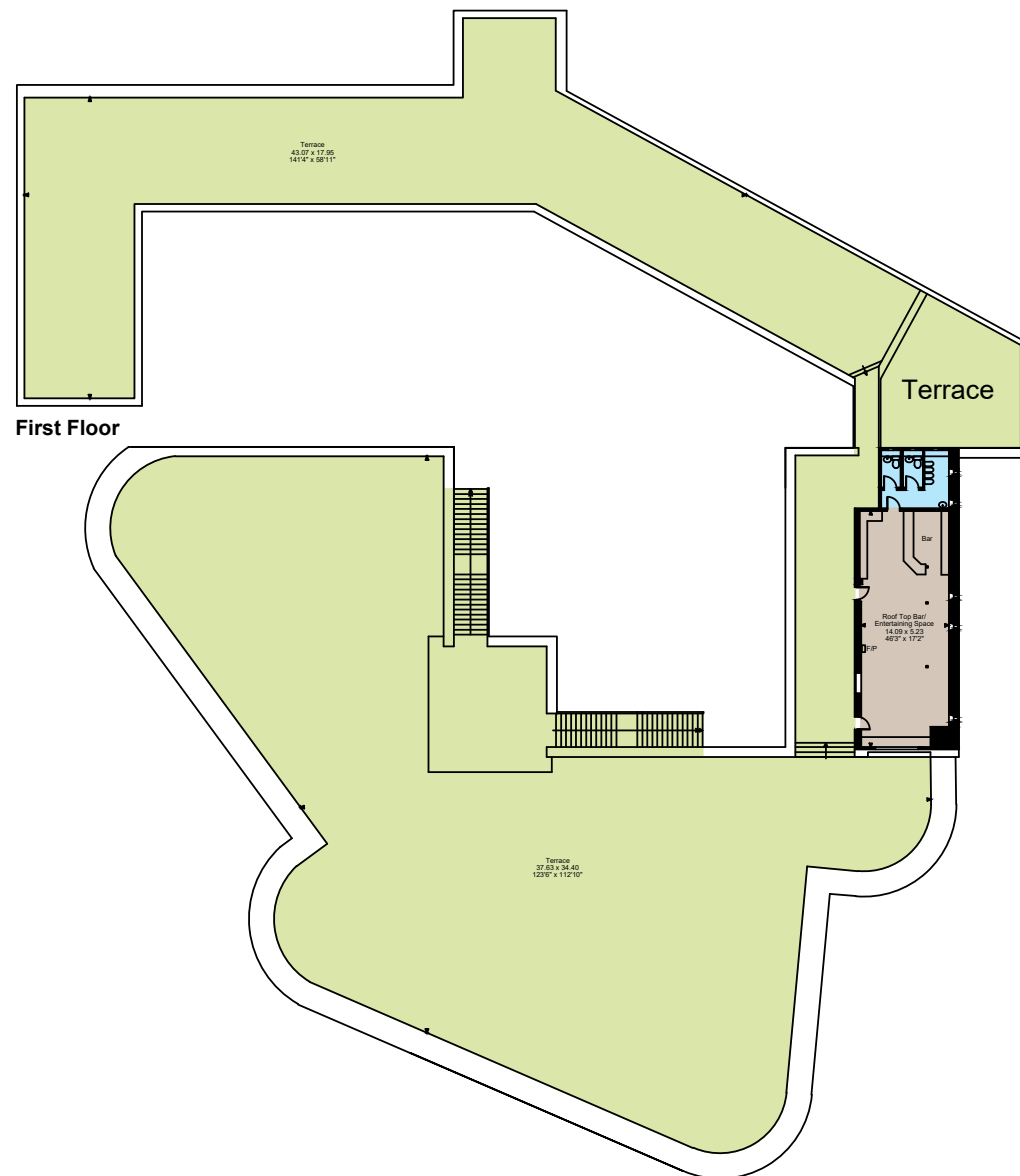
A fourth double bedroom has sea views across to Angle Beach and a woodburning stove. A large fifth bedroom located centrally to the building has the scope to be divided into smaller rooms, if desired. As it stands the accommodation can sleep up to 20 guests.

All the bedrooms were included in the extensive refurbishment works now presenting attractive, characterful rooms with exposed brick work and sash windows.

Completing the accommodation within the fort are five bathrooms, workshops, boiler rooms and storage rooms. A glass fronted private office (formerly the lookout) located on the western cliff edge of the Island provides an alternative workspace.

The Island is accessed either by boat to the private jetty, or by air to the helipad located on the western edge of the Island.





Floorplans for Thorne Island, Angle, Pembrokeshire, SA71 5BE

Approximate Gross Internal Area*:
Main house: 8,119 sq ft / 754 sq m
Outbuildings: 1,255 sq ft / 117 sq m
Terrace: 16,784 sq ft / 1,559 sq m
Total: 9,374 sq ft / 871 sq m

Illustration for identification purposes only. Not to scale.

*As defined by RICS - Code of Measuring Practice.

Denotes restricted head height



Grounds

Outside is a courtyard laid to lawn providing a sheltered entertaining space with adjoining storage rooms. Steps lead to the elevated grounds of the Island which is home to the helipad and roof top bar with inbuilt bar and games room. Adjoining is a large terrace area partly laid to lawn with 360 degree, panoramic views.

The Island benefits from 5 private sea moorings, a private jetty and a 10m hydraulic crane for boat and supply lifting.

Thorne Island is completely off-grid making the most of modern renewable energy systems. The services and systems include a PV Solar display with 100kwh battery storage, air source heat pumps for hot water and underfloor heating, klargesteer for foul drainage, a 250,000 litre rain harvest system and storage with a reverse osmosis system providing potable water.

Surrounding the Island are caves, excellent fishing spots, rocky outcrops, an abundance of water sport opportunities and sandy beaches on the surrounding coastline – an adventurer's paradise.

Thorne Island presents an exciting opportunity to purchase a spectacular property located off one of the most beautiful coastlines.





General

Method of sale: Thorne Island is offered for sale by private treaty. Further details are available from the Vendor's agent.

Services: We understand that the Island is completely off-grid and self-sufficient and benefits from the below services/systems:

- PV Solar panels with 100kwh battery storage
- Air Source heat pumps for hot water and underfloor heating
- Generator
- Reverse osmosis for potable water
- 250,000 litres p/a rain harvest and storage
- Drainage to a Klargester sewage treatment system

Council Tax/Business Rates: The Governments VOA website for Business Rates currently outlines the current rateable value (1 April 2023 to present) to be £2,450.

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights, obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves whether referred to in these particulars or not.

Designations: Thorne Island is set within the Pembrokeshire Coast National Park, a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC).

Covenants and/or restrictions: There are restrictions/covenants listed on The Land Registry Title deed, details of which will be made available by the vendors solicitors on request.

Fixtures and fittings: All items usually regarded as fixtures and fittings and equipment, including fitted carpets and curtains, together with garden ornaments and statuary, are specifically excluded from the sale. These may be available to the purchaser by separate negotiation.

Machinery and equipment: Machinery and equipment utilised specifically for use on the Island is available by separate negotiation. A full list is available upon request from the Vendor's agent.

Local authority: Pembrokeshire County Council (01437 764551); Pembrokeshire Coast National Park Authority (01646 624800).

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Health and safety: Given the potential hazards of a coastal property we ask you to be as vigilant as possible when making your inspection for your own personal safety.

Solicitors: Thrings Solicitors, 6 Drakes Meadow, Penny Lane, Swindon SN3 3LL

Postcode: SA71 5BE

What3words: ///gasp.shuttling.solutions

Guide Price: OIEO £3,000,000

Viewings & Access: Strictly by confirmed appointment with the Vendor's agents, Strutt & Parker in Cirencester or London. Access to the island is highly restricted and all viewings must be accompanied. Viewers will be required to organise their own access to the Island for viewings.





Thorne Island

Total Area (1.01 ha / 2.49 ac)

 Ownership Boundary

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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Not to Scale. Drawing No. Z25152-01 | Date 23.07.25



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