



GROSS INTERNAL AREA  
FLOOR 1: 146 m<sup>2</sup>, FLOOR 2: 50 m<sup>2</sup>  
TOTAL: 196 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Hazel Hill St. Florence, Tenby, Pembrokeshire, SA70 8NX

- Detached Dormer Bungalow
- Pond / Stables / Summerhouse
- Countryside Location and Views
- Private / No Near Neighbours
- 4 Double Bedrooms / 3 Reception Rooms
- Potential Further Development
- Multiple Outbuildings / Dutch Barn
- Approx 3 Acres of Land/Gardens
- Solar Thermal & Oil Central Heating
- EPC Rating: D

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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## We Say...

An immaculately presented detached 4 bed dormer bungalow, situated on the outskirts of St Florence and just a short drive from the coastal town of Tenby and Manorbier. Set in extensive private grounds the property has superb countryside views and benefits from a number of outbuildings which include a stable block, a Dutch barn, two further outbuildings and workshop. There is also a touring field with its own entry/exit with hook-ups for 5 touring caravans, ample parking and gated access.

The accommodation, which is finished with a modern interior throughout and recently renovated comprises; entrance hall with parquet flooring, a sitting room to the right with a central log burner leading through to the kitchen/diner fitted with a range of modern units and French doors leading out to the paved seating area. A living room with a central log burner which can be accessed via the sitting room and hallway, flows through to an office/study room providing rear access. There are two double bedrooms, a bathroom and a sun room overlooking the garden and country views. The first floor boasts a master bedroom with beautiful country views and a jack and jill en-suite, a further double bedroom overlooking the rear gardens, and ample built in storage on the landing.

Externally, there is approx. 3 acres which lends itself to a range of uses. The private, tranquil and mature grounds enjoy country views beyond. The stable block currently used for storage, could be utilized into further accommodation subject to planning. A large dutch barn next to the stable block, and a further workshop/outbuilding near the campsite field which could also be utilized as further accommodation subject to planning. There is a pond, a veg patch, a private and secluded seating area of every corner of these grounds, this truly is a special property not to be missed. A viewing is a must to appreciate all this property has to offer.



# GENERAL INFORMATION

VIEWING: By appointment only via the Agents.  
 TENURE: We are advised Freehold  
 SERVICES: We have not checked or tested any of the services or appliances at the property.  
 COUNCIL TAX: Band ' F '  
 HEATING: Oil Central Heating - Solar Thermal for water / LPG gas for cooker hob only

MD/MD-LLT/05/22/OKMD

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# LOCATION

Hazel Hill is located central to both villages of St Florence & Carew, both villages with a pub and local store. Close to the coast yet set in the countryside, the location of this property is perfect for those wanting privacy yet a short drive to local amenities. The village of Carew is only 2 miles away with Carew Castle and Tide Mill. Manorbier is approx 3 miles away, Tenby approx 5 miles and Saundersfoot is approx 6 miles away.

# DIRECTIONS

From the Tenby office head out of town on the B4318 in the direction of Carew, for approximately 5 miles, before you approach the roundabout, on your left before the lorry garage, turn up the lane and continue along for approx. 1 mile and the property is on the left.

# AERIAL VIEW



