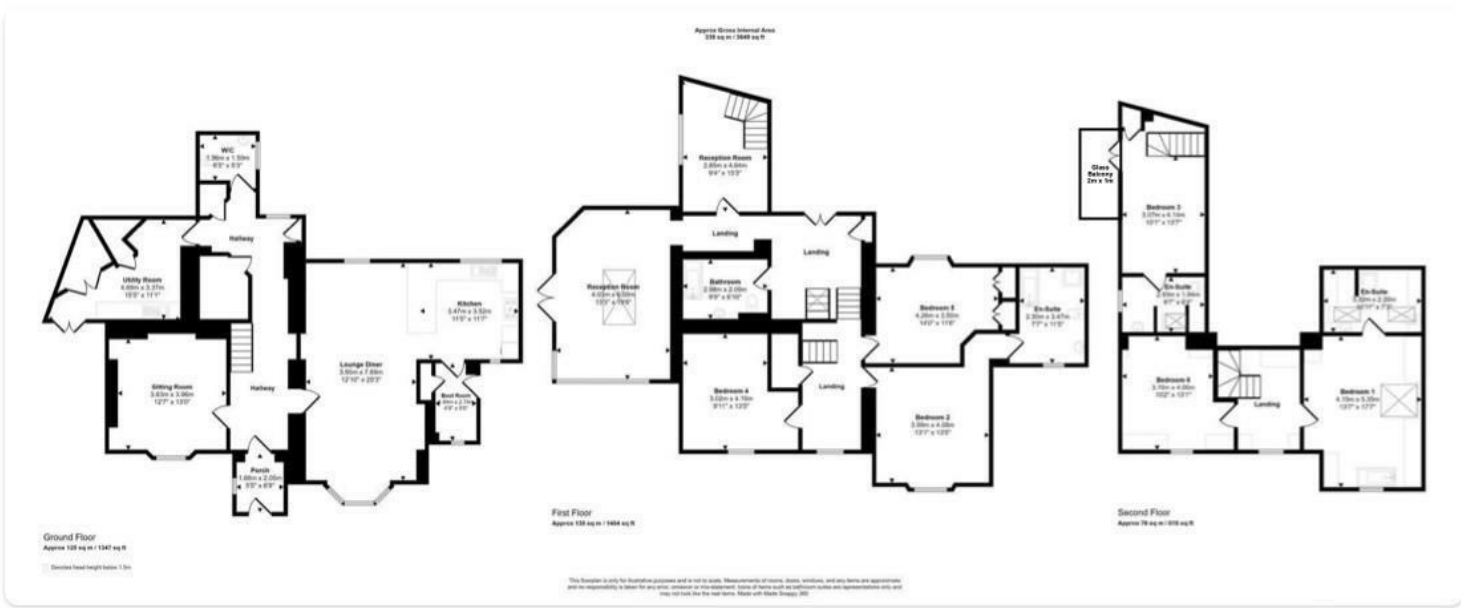




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Rhodewood Lodge St. Brides Hill, Saundersfoot, SA69 9NU

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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- Price £1,700,000**
- Character Detached House
  - Beautiful Sea Views Across Saundersfoot Bay
  - Utility Room With Ample Storage
  - Established Holiday Let
  - Immaculately Presented
  - Open Plan Kitchen/Living/Dining Room
  - Six Bedrooms And Four Reception Rooms
  - Gas Central Heating And Underfloor Heating
  - Sought After Village Location
  - EPC Rating: D





## We Say...

A rare opportunity to acquire this beautiful detached Victorian Gothic stone house, which boasts idyllic sea views overlooking Saundersfoot Bay showcasing sophistication throughout. The property in all its grandeur is situated in the highly desirable area of St Brides Hill, which is just a short walk into Saundersfoot village centre and its sandy beaches. With an abundance of original character features throughout, the property offers versatile accommodation for all the family. The current owners have gone above and beyond to renovate the property to an exceptionally high standard which has continued to be maintained to an immaculate standard.

Viewing is highly recommended to appreciate all the property has to offer!

Upon entering the grounds of the property via a gated entrance; you are greeted by the front porch with gothic arched doorway, traditional butler bell, and original handmade Victorian clay mosaic tiles which flow through into the main hallway. The ground floor accommodation comprises; a sitting room that features an exposed stone wall, a fireplace with log burner and slate flooring. Across the hall is an open-plan kitchen/living/dining room, which has been designed with modern living in mind. The shaker-style kitchen with a marble effect quartz worktop, is fitted with a range of modern appliances and also houses a freestanding Rangemaster. A boot room is conveniently located off the kitchen with underflooring heating that is also fitted throughout the ground floor. To the back of the property, there is a W/C, utility room, and ample storage with a walk-in pantry and a variety of storage cupboards.

The first floor provides a split-level landing area that accommodates a bathroom with a roll-top bathtub and traditional Burlington toilet; a sitting room with its own private staircase leading up to a bedroom with en-suite and private balcony; and the garden reception room where you can sit and enjoy the sea views also providing access to the rear terrace and garden. There are a further three double bedrooms, of which two enjoy spectacular views over Saundersfoot Bay. One has an en-suite with a free-standing rolltop bathtub; from which you can relax and soak up those stunning sunrises over the Bay.

A second staircase leads to the top floor which provides the master bedroom with en-suite shower room, and the sixth bedroom. The master has a feature stone wall with an arched window, and a free-standing bathtub from which you can enjoy the best views across the Bay.

Externally, within the grounds of the Victorian house there are south facing mature lawned gardens bordered by a hedge line, with a tree swing and hammock. A landscaped tiered terraced area which was built from original stone taken from the house during renovation, houses a family hot tub and also provides space for outside seating and an entertainment area; where you can enjoy al fresco dining during the summer. The property is currently a well established holiday let, so would make a brilliant investment property.

Saundersfoot is within walking distance boasting award-winning pubs, restaurants and shops. Wisemans Bridge is in easy access where the beach is the starting point of the 186 mile Pembrokeshire Coastal Path. Nearby is Colby Woodland Gardens, owned by The National Trust. Just a short drive away is the famous seaside resort of Tenby with all the amenities that it has to offer.





**DIRECTIONS**

From the office in Tenby head out of town towards Saundersfoot. At the New Hedges roundabout take the 2nd roundabout and continue to follow the B4316 into Saundersfoot. The property will be located on the bend on the left-hand side before the turning for Sandy Hill Road. What/Three/Words://menswear.assess.moves

**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 'E' Pembrokeshire County Council  
 HEATING: Gas and underfloor heating

ref: AD/LLE/03/22/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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**AERIAL VIEW**

