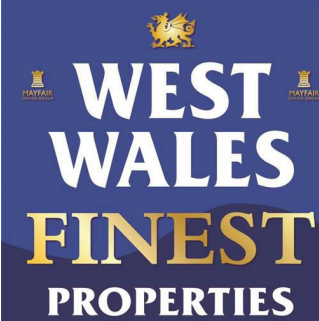




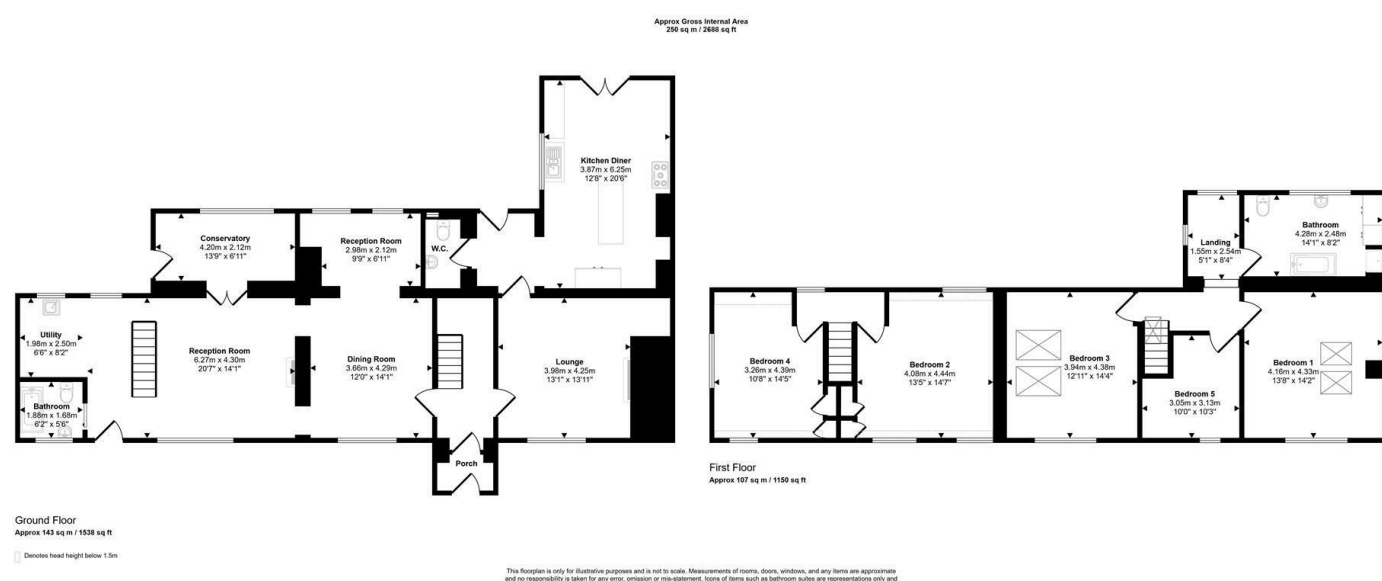
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*THE AGENT WITH THE  
LONDON CONNECTION*



**Little Wedlock Gumfreston, Tenby, Pembrokeshire, SA70 8RB**

- **Property with Land**
- **Five Bedroomed House**
- **16th Century**
- **Character Features**
- **Additional Accomadation**
- **Approx. 2.41 Acres**
- **Three Reception Rooms**
- **Five Minute Drive to Tenby**
- **EPC: G**
- **Approx 10 Acres by Separate Negotiation.**

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...**

Little Wedlock dates back to the 16th century and boasts original character and charm. The property comprises nine bedrooms sitting in grounds of approx 2.41 Acres which has been sympathetically renovated and restored by the current owners. The property is brimming with character features like flagstone floors, exposed wooden beams, floors, roof timbers, alcoves etc blended with modern touches to produce eye-catching and comfortable accommodation.

The main residence comprises of porch, hallway two reception rooms one with a snug/office area, a beautiful country kitchen, utility room, sun room and bathroom on the ground floor. Two staircases separate the upstairs, one leads through to three bedrooms and a family bathroom, the other giving access to the remaining two bedrooms.

Further accommodation includes the studio, with vaulted ceilings, WC and storage areas, and two flats both comprising of living areas with kitchen, bathroom and two double bedrooms.

Externally, there is approx. 2.41 acres which lends itself to a range of uses. The private, tranquil and mature grounds enjoy country views beyond. A large dutch barn, a pond, woodland and a veg patch. This truly is a special property not to be missed. A viewing is a must to appreciate all this property has to offer.

There is a further 10 Acres available by separate negotiation.

Little Wedlock is located in Gumfreston, just a short 5 minutes drive to Tenby. 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.





DIRECTIONS

From either of our Tenby office proceed towards Penally, after the Leasurecentre turn Right towards Carew. Follow this road for approx 2 miles, after the dinosaur park, turn left and the property can be located about 500 yards on the right hand side.

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

JETH/DEC24JETHok

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AERIAL VIEW

