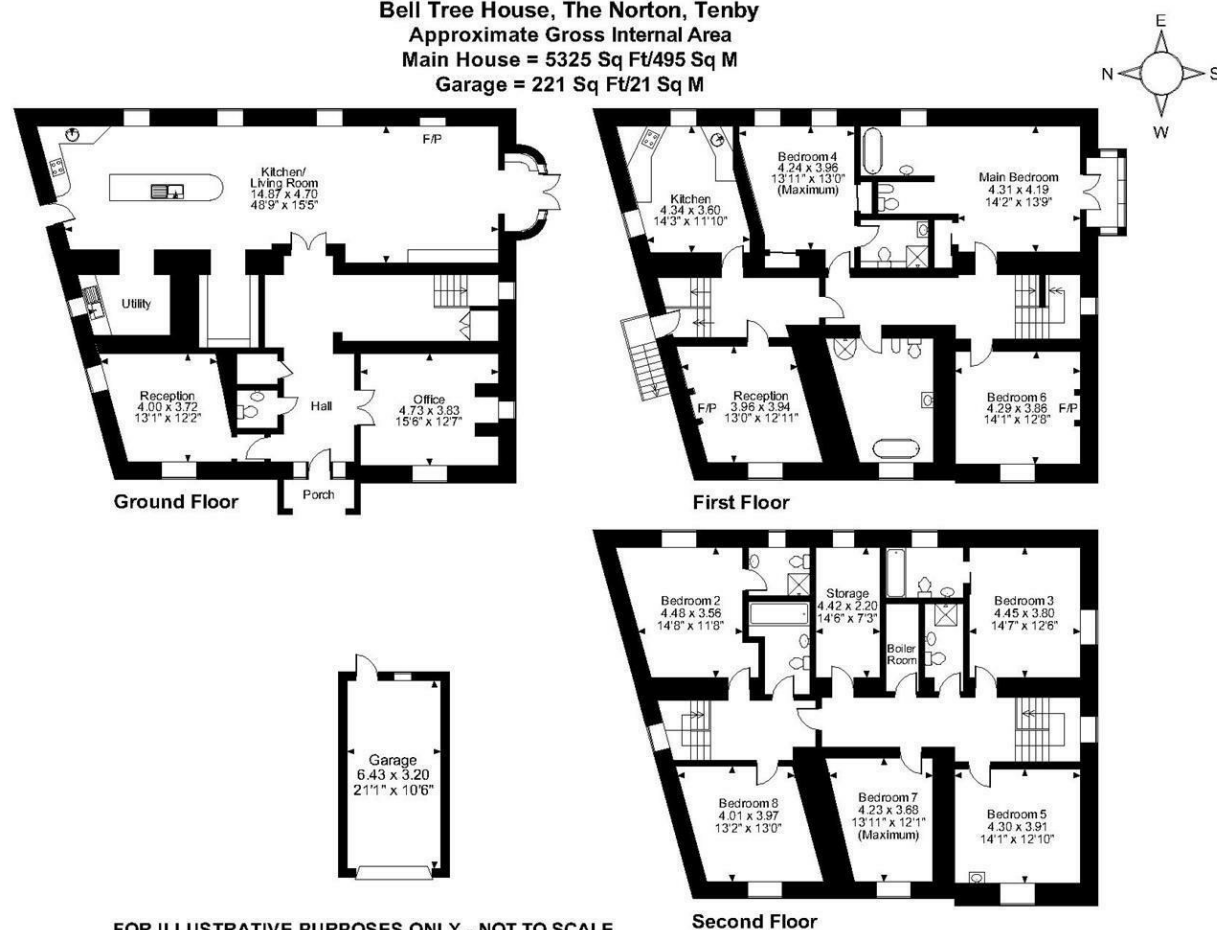


Bell Tree House, The Norton, Tenby
Approximate Gross Internal Area
Main House = 5325 Sq Ft/495 Sq M
Garage = 221 Sq Ft/21 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Bell Tree House The Norton, Tenby, Pembrokeshire, SA70 8AB

- Detached Period House
- 2 Bedroom/2 Bathroom Annexe
- Off Road Parking For 6 Cars
- 200m To The Seafront
- 5300 sq ft
- 6 Bedrooms/5 Bathrooms
- Well Maintained Garden And Detached Garage
- Superb Finish
- Grade II Listed
- 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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Summary

Bell Tree House – Your Dream Coastal Home Awaits

Imagine waking each morning to the fresh scent of sea air and knowing the golden sands of Tenby’s beaches are just 200 metres from your doorstep. Welcome to Bell Tree House, a magnificent Grade II listed detached home blending historic charm with modern luxury, offering a unique coastal lifestyle in one of the U.K.’s most iconic towns. If you’re seeking a one of a kind family home in Tenby, with a garden, ample parking, income potential, and less than five minutes’ walk from the sea, this is the one!

Don’t miss out on the chance to call this unique property your new home.

Historic Elegance Meets Modern Comfort

Originally built in 1609 and carefully restored with a striking Georgian façade, Bell Tree House is one of Tenby’s oldest and most impressive residences. The main house spans six bedrooms, five bathrooms, and four reception rooms, and is complemented by a self-contained Guest Wing, offering up to three additional bedrooms and two bathrooms. This annexe can be seamlessly integrated into the main house or used independently. With its versatile layout, the house is ideal for large families, multi-generational living, or to generate income through holiday rentals.

Stepping into Bell Tree House, you’re welcomed by a wide entrance hall featuring an original staircase and stunning solid chestnut flooring that flows throughout the home.

The layout beautifully combines social spaces for family and friends with private retreats. The heart of the house is an expansive open-plan kitchen, dining, and living area. The bespoke kitchen includes attractive arches, handcrafted solid oak cabinetry, black granite worktops, integrated high-end appliances, and a handy pantry. A stylish centre island with granite and maple countertops alongside a bar area invites family and guests to gather. The dining area currently accommodates a 3-metre long table with seating for 12. The living room boasts an elegant Georgian-style fireplace, adding historical charm. French doors open onto the pretty south-facing walled garden.

Thoughtfully Designed Living Space

The house caters beautifully to family life. The ground floor includes an additional sitting room currently used as a home cinema room, a library/home office lined with bespoke bookshelves, a practical boot room, and a cloakroom. There is also a practical utility room with a sink perfect for rinsing sandy children and pets returning from the beach.

The first floor presents an impressive master suite complete with an ensuite bathroom and a sunroom balcony—perfect for morning coffee overlooking Tenby. Two further bedrooms on this level include another ensuite and a charming twin room, complemented by a luxurious family bathroom with travertine tiling, a steam shower, and a freestanding bath.

The second floor provides three well-presented double bedrooms, including one ensuite, a study/bedroom, an airing cupboard with shelving, and a family shower room. Exceptional architectural details like arched sash windows and exposed beams add character throughout.

Versatile Guest Wing with Income Potential

The Guest Wing is ingeniously designed to be either integrated into the main house or self-contained. With its own entrance, kitchen, living room, and up to three bedrooms—including one ensuite—it provides ideal accommodation for extended family, guests, or lucrative holiday rentals.

Exceptional Outdoor Living

Bell Tree House enjoys an enviable outdoor space - rare for such a central location. The south-facing walled garden includes mature trees, limestone-paved patio, decked area, and a children’s adventure play zone—ideal for al fresco dining, entertaining, and family leisure. An additional separate garden houses a well-maintained two-bedroom mobile home, providing extra guest space or a variety of potential uses.

A detached garage and generous parking area, accommodating up to six vehicles, are highly coveted assets in central Tenby.

Unparalleled Coastal Lifestyle

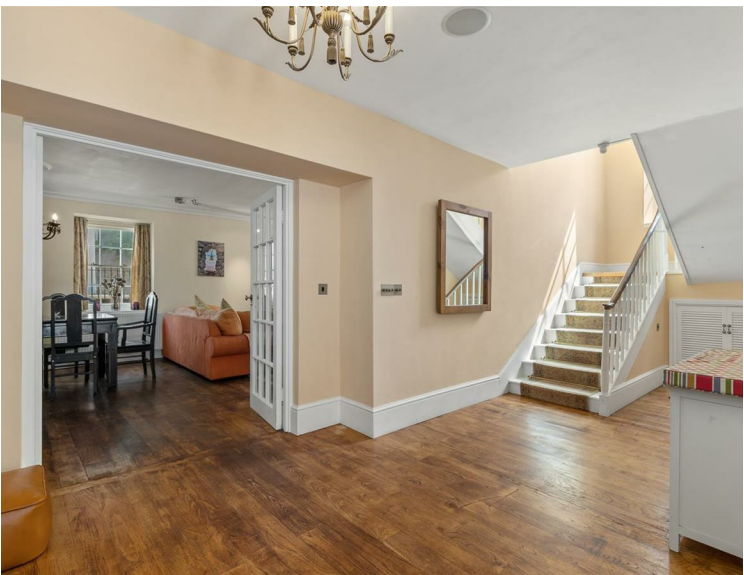
Just a five-minute walk from Tenby’s stunning beaches, charming shops, and vibrant cafés, pubs, and restaurants, Bell Tree House has a prime location and offers the best of coastal living. Tenby is celebrated for its iconic seafront, cobbled streets, medieval town walls, and daily boat trips to Caldey Island. It is also the perfect base to explore the stunning landscapes of the Pembrokeshire Coast National Park.

The town also provides two primary schools and a secondary school within a ten-minute walk of the house.

The current owners share, “It’s a house full of life—perfect for entertaining, raising a family, and creating joyful memories. We’ve loved every moment here and hope the next owners will treasure it as much as we have.”

Bell Tree House isn’t just a home—it’s an extraordinary opportunity for a lifestyle change, combining historic elegance, modern comfort, and exceptional versatility in an unbeatable coastal setting.

Arrange your viewing today and experience Bell Tree House for yourself.



DIRECTIONS

From the Tenby office proceed through Tudor Square in the direction of North Beach and follow the road past the seafront. Proceed down the hill along the Norton, where you will find Bell Tree House on the left hand side. What3Words///alarm.pythons.tortoises

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water, Mains Gas, privately owned solar panels.
HEATING: Gas
TAX: N/A

We would respectfully ask you to call our office before you view this property internally or externally

JETH/ESL/06/25/DRAFT

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AERIAL VIEW



