



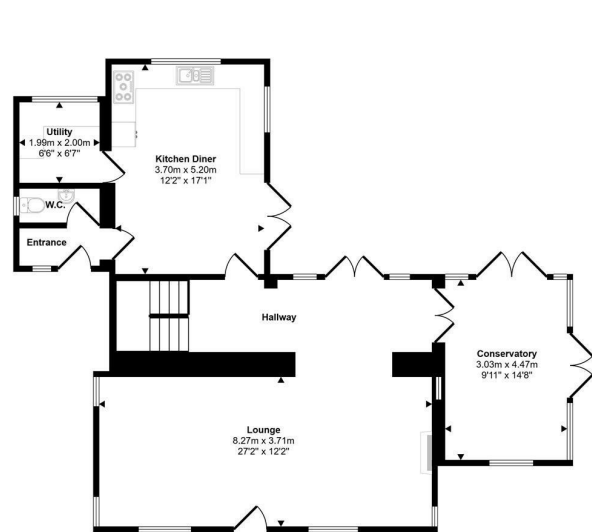
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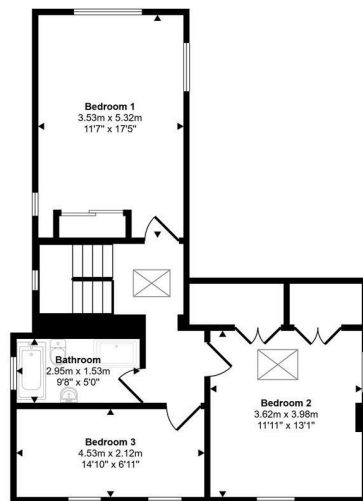
*THE AGENT WITH THE
LONDON CONNECTION*



Ground Floor
Approx 94 sq m / 1008 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 64 sq m / 694 sq ft

Denotes head height below 1.5m

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Outbuilding Measurements:

Garage Ground Floor: 8.82m x 5.93m (L shaped - maximum measurements)

Garage First Floor: 3.85m x 5.49m

Barn: 6.61m x 4.03m

Log Store: 2.74m x 3.59m

Stable Block: 5.80m x 7.75m

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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Langdon Bridge Farm Begelly, Kilgetty, Pembrokeshire, SA68 0XN

- Detached House
- Three Bedrooms
- Workshop With Office Space Above, Stable Block And Wood Store
- Countryside Views
- Village Location Convenient For Town And Coast
- Two Reception Rooms
- Situated Within Approximately 8 Acres
- Beautifully Tended Grounds With Ponds And Orchard
- Fantastic Lifestyle Opportunity
- EPC Rating D

£750,000



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Summary

A fantastic opportunity to purchase this well presented detached house, sitting within approx. 8 acres of beautifully tended land in the rural hamlet of Langdon.

The original property dates back to the 1800's and has been developed multiple times since. It has been owned by the current vendors since 1995 where they have made substantial improvements both internally and externally.

The property, which benefits from a neutral decor throughout comprises; kitchen fitted with a range of units with a utility room and side entrance with a WC. The hallway benefits from French doors allowing in plenty of light and opens up into the living room, which has a central fireplace with a variety of locally sourced wood features used within the windows and on the fireplace. The sun room which was hand made out of Sapele mahogany can be accessed via the hallway or has it's own entrance to the outside sitting area. The first floor boasts two double bedrooms, both with ample fitted storage and country views, one single bedroom currently used as an office and a family bathroom. An oil boiler serves the domestic heating and hot water, supported by a woodburning stove in the living room for those cosy evenings. The home boasts countryside views throughout the whole property and would make an ideal family home.

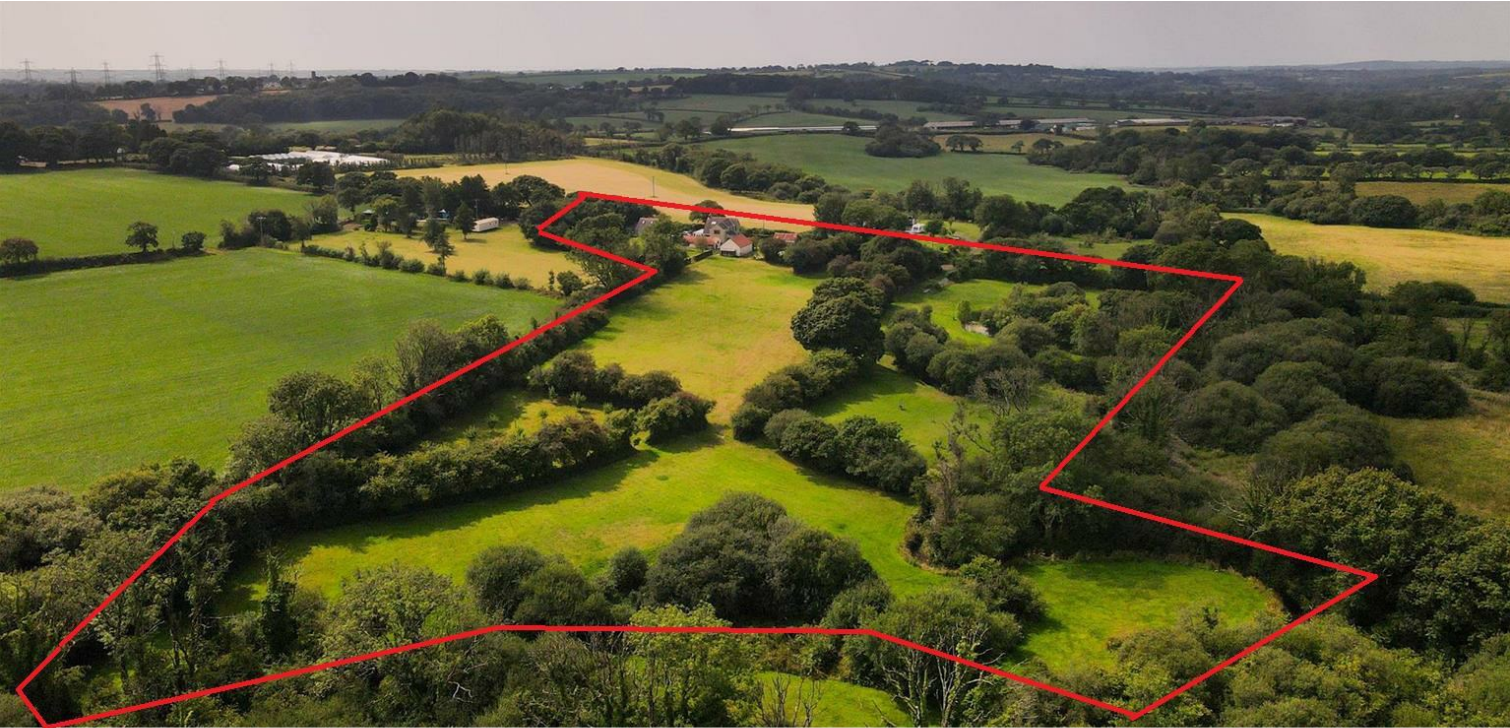
Externally, the property sits amongst approximately 8 acres of beautifully manicured land, currently all being utilised as a garden, providing an idyllic haven steeped in the history. The current vendors have installed two ponds filled with fish providing a tranquil setting to enjoy a summer afternoon. The land is sectioned off with over 40 oak trees creating natural boundaries, one in particular dates back hundreds of years, a reminder of the interesting history surrounding Langdon Bridge Farm. There is also a bomb shelter in residence! The land also accommodates an orchard housing 24 fruit trees including a variety of apples, pears, cherries and more!

There is a well established vegetable garden offering the space for multiple greenhouses. The property is served by many outbuildings, including a detached garage with two storeys, which offers the potential to be a self contained annexe – subject to any necessary planning consent. There is a barn, a stable block, log store and various other handy storage facilities on the land, all served with electricity. The property is bordered by a stream which runs along the North boundary.

This property presents a highly desirable lifestyle opportunity with the potential for business ventures, and must be seen to fully appreciate its charm and appeal!

Location

Begelly is a village close to Kilgetty which has a number of amenities including a school, shops, bus stop and railway station, supermarket and amenities. Just a short drive is the pretty harbour village of Saundersfoot and the harbour town of Tenby. Saundersfoot also provides easy access to Wisemans Bridge where the beach is the starting point of the 186 mile Pembrokeshire Coast Path. Nearby is Colby Woodland Gardens, owned by The National Trust. And the pretty seaside resort of Amroth.



DIRECTIONS

From the office in Tenby head out of town towards Saundersfoot. At the New Hedges roundabout take the 1st exit and follow the road for approximately 3 miles through the village of Wooden and continue up the hill. At the mini roundabout, take the first exit towards Templebar Road and continue down the road. At the unction, turn right and head towards the traffic lights. At the lights, turn right towards Kilgetty and follow for approx. 0.6 miles, then turn left. Follow the road for approx. 0.8 then turn right. Follow this road and the property will be situated on your right approx. 0.2 miles down the road. What3Words: ///inefficient.unto.inviting

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 water, mains electric and private drainage.
HEATING: Oil
TAX: Band G

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

IRK/ESL/09/25/DRAFT

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AERIAL VIEW

