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Energy Efficiency Rating		Current	Possible
<p>Very energy efficient - lower running costs</p>			
100 kWh/m²/yr	A		
90 kWh/m²/yr	B		
80 kWh/m²/yr	C		
70 kWh/m²/yr	D		
60 kWh/m²/yr	E		
50 kWh/m²/yr	F		
40 kWh/m²/yr	G		
<p>Not energy efficient - higher running costs</p>		15	35
<p>England & Wales EU Directive 2002/91/EC</p>			
<p>Environmental Impact (CO₂ ratings)</p>			
		Current	Possible
<p>Very environmentally friendly - lower CO₂ emissions</p>			
100 g/kWh	A		
90 g/kWh	B		
80 g/kWh	C		
70 g/kWh	D		
60 g/kWh	E		
50 g/kWh	F		
40 g/kWh	G		
<p>Not environmentally friendly - higher CO₂ emissions</p>		10	28
<p>England & Wales EU Directive 2002/91/EC</p>			



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Welcome to Williamston House. This most impressive detached residence dates back over 200 years and has the stories to tell! The property is located in the sought after rural hamlet of West Williamston, close to Carew Castle and the famous Cresselly Arms at Cresswell Quay. With unlimited charm and many period features, this family home offers versatile space to suite any dynamic.

Entering through the porchway to the front, the layout of the property briefly comprises of an entrance hall with flagstone flooring, two reception rooms, a character dining room with an inglenook fireplace housing an original bread oven and woodburning stove, with exposed beams and quarry tile floors, a utility room, kitchen/breakfast room equipped with a Nobel range, a further reception room which was once the school room for the local children, and a sun room. The first floor, accessible by both a main staircase and a servants staircase, offers five bedrooms a family bathroom with a roll top bath, and a separate shower room/ There is also a handy cellar on the lower ground level which offers great storage space!

The property has been partially renovated by the current vendors. The work they have done has been completed to a very high standard whilst preserving the original charm of the property. The remaining areas would benefit from modernisation to complete this beautiful home. The property is served by oil fired heating and modern, hardwood double glazed sash windows to the front - in-keeping with the traditional style of the house.

Externally, the property sits within an idyllic walled garden, which is laid to lawn with mature trees, bedding areas and a patio seating area. A timber workshop measures 8m x 4m, providing ample hobby/recreational/storage space. To the side of the property is a driveway offering ample parking.



This is an enviable asset that must be viewed in order to fully appreciate its beauty and potential!



DIRECTIONS

From the Tenby office proceed out of town towards Carew on the B4138. When you reach the A477 roundabout take the 2nd exit, and at the next roundabout, take the third exit towards Carew Castle. After crossing Carew Bridge, turn left signposted West Williamston. On reaching the hamlet bear left and Williamston House will be found on the right hand side. What3Words:///seashell.unsettled.obstruct

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.