

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'

Heating: Main house- Oil, Lets- Gas

We are advised this property is served by private drainage.

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TAKEONOK/21/03/24/LLE

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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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71

4JS

EMAIL: pembroke@westwalesproperties.co.uk

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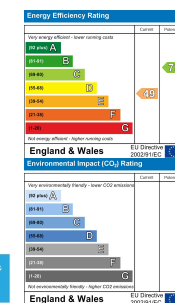


Bee Hall Lamphey, Pembroke, SA71 5PJ

- Character Detached House
- Master With En-Suite Bathroom
- Country Kitchen
- Countryside Views
- Established Holiday Let Business
- Set Within Approx 2.6 Acres
- Living Room With Log Burner
- Three Reception Rooms
- Ideal Investment
- EPC Rating: E

Offers In Excess Of £765,000

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The Agent that goes the Extra Mile





This rural detached character property boasts an abundance of charm, and is set within approx 2.6 acres of land. Situated on the outskirts of Pembroke town, the property provides flexible accommodation and would make an great family home. With a well established holiday letting business with one cottage and two wooden lodges, there is great income potential.

Bee Keepers Cottage was converted from old stone barns and enjoys views overlooking the countryside. This charming Pembroke cottage provides two bedrooms and a family bathroom. Downstairs offers a open plan living area, kitchen with a breakfast bar, and a sitting area featuring character stone walls.

Timbertwig is a lodge style property and comprises of; an open plan living room with a feature woodturning stove, kitchen with breakfast bar, two double bedrooms, a shower room, and family bathroom with roll top bath.

Honey Pot is a one bedroom lodge with its own enclosed patio garden.



The main house comprises of; entrance porch leading through into the hallway with a sitting room and the main living area. The living room features a log burner with steps leading down into the country wooden kitchen, with solid wood flooring throughout. Coming off the kitchen is an additional reception room, cloakroom, utility room, and a dining/seating area with access to the enclosed garden and decking area. The first floor provides a family bathroom, and five bedrooms including the master bedroom with en-suite bathroom.

Pembroke Town is located in the South of Pembrokeshire, and is focused around the spectacular medieval castle, built-in 1093, which is accompanied by a stunning mill pond and circular walk. The town has amenities including banks/building societies, doctors and dental surgery, solicitors, public transport links, convenience stores, and both a primary and secondary school. The nearest beach to Lamphey Village is Freshwater East Bay approximately 2 miles away, and remains dog friendly all year round.



DIRECTIONS

From the Pembroke office head south-east on Main Street. At the roundabout, take the 1st exit onto Holyland Road/A4075 and continue to follow for approx 0.8 miles. Turn right onto Golden Lane and follow road for approx 0.5 miles. The property will be on your left hand side. What/Three/Words:///violinist.regrowth.flows

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