

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.

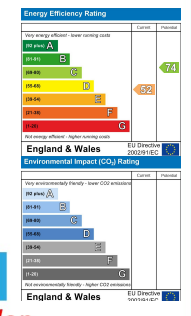


**Knightsn Lake Farmhouse New Hedges, Tenby, Pembrokeshire, SA70 8TN**

- Detached House
- Kitchen with Conservatory
- Two Bathrooms
- Ample Off-Road Parking
- Village Location
- Two Reception Rooms
- Four Double Bedrooms
- Workshop
- Enclosed Garden
- EPC Rating E

**Offers In Excess Of £400,000**

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



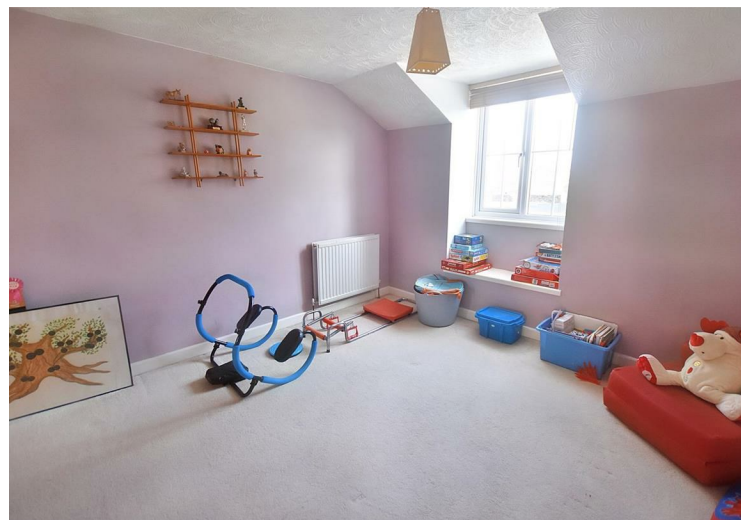
VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'F'

ref: IRK / LLT / 02 / 23 / takeonok

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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.

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Knightsong Lake Farmhouse is a well presented detached house situated in New Hedges, a small village outside of Tenby boasting a local shop, pub/restaurant and a village hall with a range of weekly events all on your doorstep. The home benefits from a neutral decor throughout, on the ground floor there is an entrance porch which leads into the living room with a central log burner and ample seating area, a dining room with an office/study within, a kitchen which is fitted with a range of units and leads out to the south facing conservatory. The ground floor also provides a family bathroom at the bottom of the stairs. The first floor boasts four double bedrooms and a family bathroom with a separate bath and shower.

Externally, to the front of the property there is a paved frontage leading up to the front door alongside the driveway. To the side of the property, there is further off-road parking with a workshop which was once the milking parlour for the Farmhouse. There is a paved seating area to the rear which leads to the enclosed walled garden to the left hand side, which is mainly laid to lawn but boasts a paved seating area with the original log burner from the home, an ideal area for sitting and enjoying the sun. Viewing is highly recommended to appreciate the size and location of this wonderful family home.

New Hedges is a village located in between Tenby and Saundersfoot. The village benefits from a mini market, public house, village hall and post office. Just a short drive away are the famous seaside resorts of Tenby and Saundersfoot with all the amenities that they have to offer. Tenby is a popular seaside resort with many shops, restaurants, amenities and its famous championship golf course. The beautiful coast and countryside of the Pembrokeshire Coast National Park provide further leisure and tourism opportunities, with many more sandy beaches within easy driving distance.



**DIRECTIONS**  
Leaving the Tenby office follow the road out of town and take the right hand turning into New Hedges. Follow the road into the village, the property is on your left next to the shop, opposite the Village Hall.  
**WHAT 3 WORDS - reach / nightcap / mimes**

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