

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
HEATING: gas
TAX: G

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

LLT/ESL/09/24/DRAFT

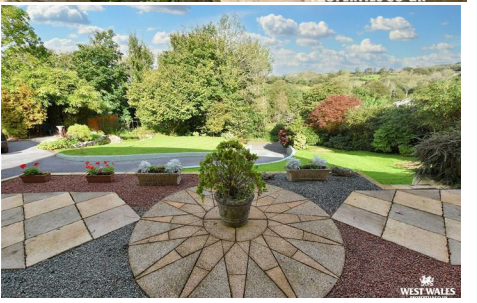
FACEBOOK & TWITTER
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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which 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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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
 TELEPHONE: 01646 680006

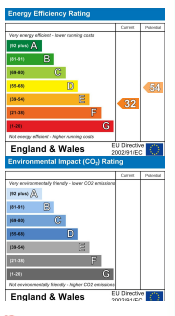


The Hollies Wisemans Bridge, Narberth, Pembrokeshire, SA67 8NX

- Detached Family Home
- Set In 0.4 Acres Of Gardens
- Five Double Bedrooms (inc. 1 in annexe)
- Upside Down Design
- Adjoining Annexe Offering AirBnB Income or Multigenerational Living Space
- Close To Beach
- Beautiful Views
- Double Glazing and Gas Central Heating
- Character Features
- EPC Rating: F

Offers Over £550,000

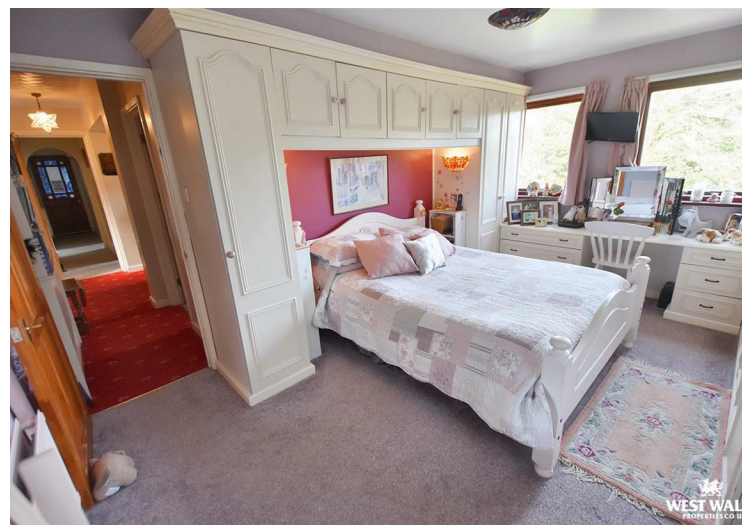
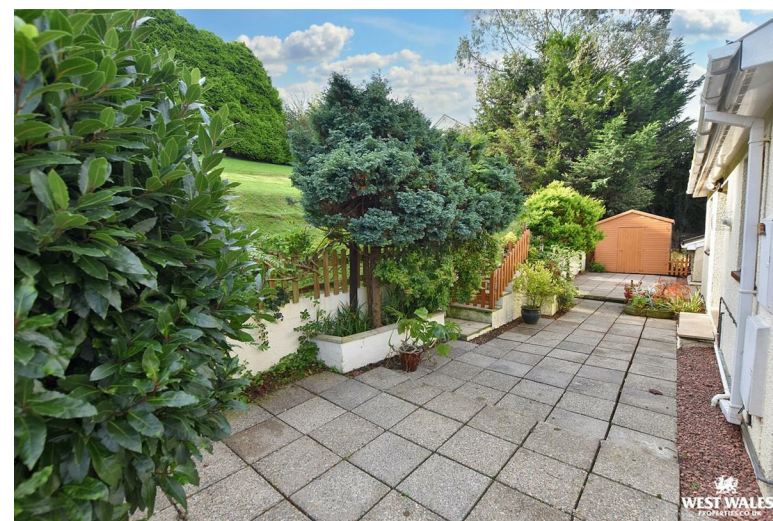
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The Agent that goes the Extra Mile





Welcome to this interesting and versatile detached house which is located in the picturesque coastal village of Wisemans Bridge, Narberth. The property is currently configured as a five bedroom family home with an 'upside down design', including a one bedroom adjoining annexe. The attached 1 bedroom annexe (with a separately metered electricity supply) is currently run as a successful AirB&B offering the potential for additional income, but it would also lend itself perfectly to an elderly relative who wishes to remain independent with its own front door, a fully fitted kitchen (shown below) and a four piece en-suite bathroom. The property is served by hardwood double glazing and gas central heating. There are many character features to enjoy, such as a vaulted ceiling in the lounge with rear facing windows to capture the sunlight, a stained glass window in the kitchen, and a fabulous bay window in the dining room offering the perfect spot to work from home!

Situated on approx. 0.4 acres of land, this home enjoys beautiful countryside views that change with the seasons. The unique upside-down design of the house allows you to make the most of these breathtaking views from the comfort of your own living space. A walk down the road will take you to Wisemans Bridge beach, with its popular beachside inn and footpaths leading through to Coppet Hall and Saundersfoot.

The Amroth/Wisemans Bridge area lies on the South Pembrokeshire Coastline and marks the beginning and end of the stunning 186 mile Coast Path Walk around the entire county. The village itself is a popular destination for holiday makers, with many seasonal shops, cafe's and public houses on offer. There are many popular attractions nearby, including Colby Woodland Gardens and Amroth Castle. A short drive will bring you to the popular seaside resorts of Tenby and Saundersfoot, and slightly further afield is Carmarthen, providing many high street shops and amenities, and easy access to the M4 corridor.



DIRECTIONS

From the Tenby office head out of Tenby town and head out on the road signposted towards Kilgetty. At the new Hedges roundabout take the third exit into Saundersfoot and drive around the one way system driving straight up and pass the primary school on your left. Turn left signposted towards Coppet Hall and continue along this road until you enter the village of Wisemans bridge. Pass the pub on your right and follow the road up the hill, where The Hollies will be found on your right hand side. What3Words: poem.lecturing.popular

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