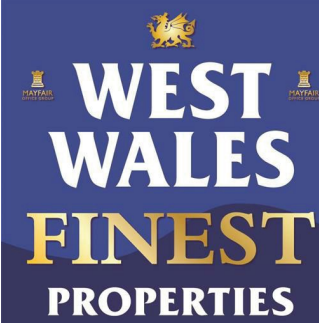




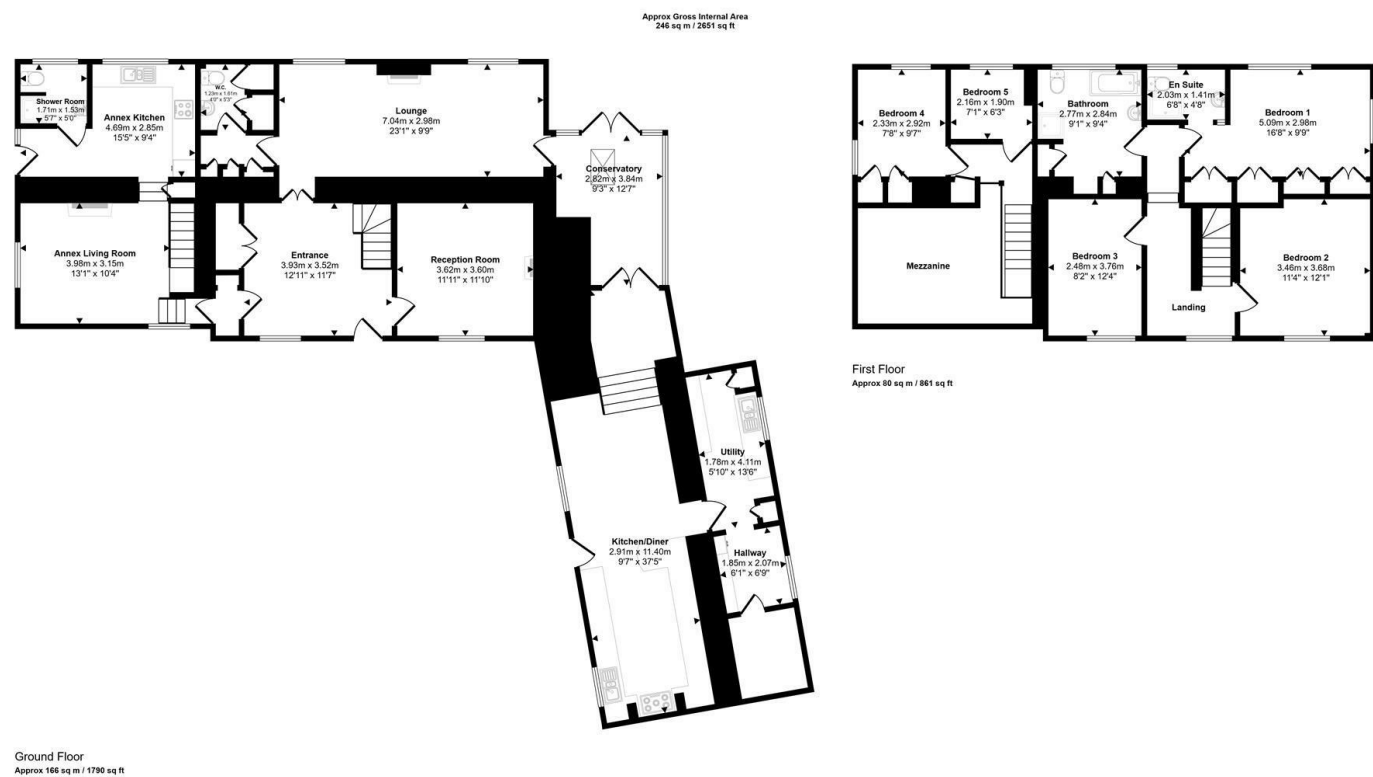
0345 094 3006

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LONDON CONNECTION*



**"Lake House" Freshwater East, Pembroke, Pembrokeshire, SA71 5LD**

- **Gorgeous Country House**
- **Five Bedrooms**
- **Driveway Parking and Garages**
- **6 Minute Drive to the Beach**
- **Brilliant Income Opportunity**
- **Self Contained Annex**
- **Character Features**
- **Approx: 0.84 Acre Plot**
- **Village Location**
- **EPC Rating: D**

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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Telephone: 01646 680006



Summary

Nestled in a tranquil rural setting, this charming character home offers an enviable blend of rustic charm and modern comfort. From the moment you step inside, the exposed timber beams and period features speak to the home’s rich heritage, creating a warm and inviting atmosphere throughout. This unique property is a rare find boasting character, and versatility, while being surrounded by natural beauty.

A welcoming entrance hallway is laid with solid oak flooring, which leads into the front reception room, with an inglenook fireplace with a log burning stove and quarry tiles is the main focal point and is currently being utilised as an office. Double doors lead through to the lounge with its exposed stone wall and another wood burning stove this leads onto an adjoining sun room is perfect for both entertaining and relaxing with family and friends. The heart of the home is a stylish kitchen/diner, thoughtfully designed with ample storage and workspace, seamlessly combining traditional elements with modern functionality.

First floor comprises of master bedroom with ensuite shower room, two further bedrooms and family bathroom. The first floor enjoys views across the expansive garden and surrounding countryside

In addition to the main house, the property boasts a superb two-bedroom annex which is accessed from the hallway—ideal for multi-generational living, guest accommodation, or as a potential holiday let. The annex is fully self-contained, with its own country kitchen, living room and a shower room, while still maintaining the charm and finish of the main residence.

Set within approximately a 0.84 plot of mature gardens, the grounds offer a true sanctuary—featuring lush lawns, established trees, its own mini golf course and a variety of seating areas perfect for enjoying the outdoors year-round. Whether you dream of growing your own produce, hosting summer gatherings, or simply unwinding in peace.

The property benefits from ample parking, two garages, a double carport and numerous outbuildings.

Freshwater East is a coastal village in Pembrokeshire. With its Sandy beaches, rocky coves, Freshwater East beach is also a great spot for rock pooling. There is a public toilet facilities and parking, and the village pub Freshwater Inn. Located appox 4 Miles from the historical town of Pembroke, there is also a coastal bus service which connects Pembroke, Pembroke Dock, Lamphey and the surrounding area. The village is situated within Pembrokeshire Coast National Park, and is also on the Wales Coast Path.



DIRECTIONS

Out of Pembroke office, up the high street to the roundabout, continue straight onto Station Rd/A4139 Continue to follow A4139 1.6 mi until you reach the village of Lamphey, Continue through the village, past the garage and in approx 200 yards there is a turning to the right. Turn right , at the top of the hill turn left and the property can be located approx 500 yards on the right-hand side. WHAT3WORDS:   
///access.immunity.irritated

GENERAL INFORMATION

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: Oil

ref: JETH / LLE/ JULY/ 25/DRAFT

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| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                 |                         |           | (92 plus) A                                                     |                         |           |
| (81-91) B                                   |                         |           | (81-91) B                                                       |                         |           |
| (69-80) C                                   |                         |           | (69-80) C                                                       |                         |           |
| (55-68) D                                   |                         |           | (55-68) D                                                       |                         |           |
| (39-54) E                                   | 59                      | 70        | (39-54) E                                                       |                         |           |
| (21-38) F                                   |                         |           | (21-38) F                                                       |                         |           |
| (1-20) G                                    |                         |           | (1-20) G                                                        |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |



AERIAL VIEW



