

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: ADD /LLE/MAR/24
TAKEONOK/28/03/24/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

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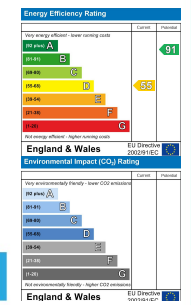


Sheepwalks Cottage St. Florence, Tenby, Pembrokeshire, SA70 8NU

- Two Self Contained Cottages
- Ideal Investment
- Three Reception Rooms
- Rear Garden
- Oil Central Heating
- Rural Location
- Six Bedrooms
- Four Bathrooms
- Well Presented
- EPC Rating: D

Offers In Excess Of £700,000

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The Agent that goes the Extra Mile





An opportunity to acquire two self contained holiday cottages situated on the edge of the highly desirable village of St Florence, just a short drive away from the historic harbour town of Tenby. The two adjoining properties offer versatile accommodation ideal for multi generational living, and would make a great investment or family home.

The main farm house comprises of; the front porch which leads through into the living room with a feature fireplace and exposed beams. A door opens into the formal dining room which flows through into the solid wood kitchen, utility room and downstairs bathroom. The first floor provides the master bedroom with en-suite and two further double bedrooms which enjoy views overlooking the countryside.

The adjoining cottage comprises of; an entrance porch, an open plan living/dining room with double doors opening into the kitchen. A hallway leads to a utility room and a downstairs family bathroom. The first floor provides an additional bathroom, and three double bedrooms with character exposed beams. The one bedroom also benefits from a walk in wardrobe.



Externally, there is a mature lawned garden to the rear with beautiful views overlooking the surrounding countryside. The garden provides ample space for outside seating where you can sit and relax during the summer. It would also be a great for any keen gardener with a border of plants, and also houses a green house.

St Florence is a village of immense charm and past winner of the coveted Wales in Bloom trophy. There are many pretty cottages, one with a well-known architectural feature known as a Flemish chimney - the last surviving example of its kind in the area. It also has an interesting 13th-century church. The village comes equipped with school for all ages nearby, an array of welcoming pubs and a village playing field. St Florence is 3 miles inland from Tenby on the road towards Carew Castle. In the village is Grandiflora garden Centre and Bramley's Tea Rooms.



DIRECTIONS

From our Tenby office proceed back up the high street passing the church on the left hand side. Take the second left down St Johns Hill. At the T junction turn right and then turn immediately left onto Heywood Lane. At the T junction turn right and head towards Sageston. After approximately 4 miles turn left just after Manor house signposted St Florence. Follow road and then at the junction continue straight over onto Locke's Lane. Follow to road for approx 1.1 miles where the property will be on your right.

What/Three/Words:///alarm.shredding.version

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