



Gellideg Princes Gate, Narberth, SA67 8TG

£475,000



This traditional stone-built cottage has heritage etched into every room. With original overhead timber beams, exposed stone walls and traditional woodwork features throughout the property. It appears that every room holds part of the story of this house. The lounge features a rustic fireplace inset with a multi-fuel stove, whilst an Aga range creates an unmistakable warming ambience in the dining room. A bespoke wood galley-style kitchen is fitted with a ceramic sink that once belonged in a nunnery. Sympathetically restored with modern facilities, the oil boiler and cast iron radiators are less than a year old, and the traditional cottage-style windows are still under guarantee.

As appealing outdoors as it is within, the landscaped gardens are divided into distinct sections with each area being nurtured to provide colour and interest throughout the year. Featuring; comprehensive watering system and electric points, ornamental ponds and water features, mature borders, vegetable, and fruit garden and raised beds with several peaceful areas to relax and take in surrounding countryside views. The welcoming shepherds hut is tucked beautifully amongst the raised beds and will provide a tranquil space as a home office or artist's studio and is available by separate negotiation.



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Stunning Period Cottage**
- **Exceptional Landscaped Garden**
 - **Large Driveway**
- **Oil Heating & Private Drainage**

- **Original Character Features**
- **Surrounded By Countryside**
- **New double-glazed windows throughout**
- **5 Minute Drive from Narberth**

Sitting/Dining Room

Entered through the wooden front door and into this cosy open-plan living space, with exposed timber beams overhead, terracotta floor tiles, and plastered walls with exposed stonework. The room is divided into two distinct spaces by the rustic wooden staircase leading to upstairs.

To one side a cosy lounge space with multifuel stove set-in original fireplace, a stable door opening to the side garden, double-glazed timber frame window to the front overlooking the front garden, cast iron central heating radiator and central ceiling light fitting. To the other side of the stairs is the dining space. The Aga range sits handsomely below a large wooden mantel providing plenty of warmth and a cosy ambience. The room also features; a double-glazed, timber window to the front, central ceiling light and cast iron radiator.

Kitchen

The bespoke wood galley-style kitchen comprises of wall and base units and a ceramic sink. There is also an understairs broom cupboard accessed from the kitchen for additional storage. Homegrown fruits and vegetables can be easily brought to this preparation space through the wooden stable side door. There are two ceiling light fittings and ample electrical sockets. The timber-frame double glazed window to the rear overlooks the espalier apple trees, pear trees and border plants.

Utility

The kitchen opens into a compact utility room with worktop and shelving providing space and plumbing for a washing machine with a dryer below. Central ceiling light fitting and a timber-frame double-glazed window to the rear.

Upstairs Landing

The rustic wooden staircase leads upstairs to a landing with central ceiling light, low-level timber frame, double-glazed window to the front with enough space to create a peaceful reading nook.

Bedroom 1

The good-sized master bedroom has a small electric flame effect fireplace set in a live chimney, low-level double glazed timber window to the front, original stripped floorboards, central ceiling light fitting, electric sockets, small cast iron radiator.

Bedroom 2

This delightful guest bedroom has a low-level double glazed timber frame window to the front, original stripped floorboards, central ceiling light fitting, electric sockets, small cast iron radiator.

Bathroom

The bathroom features a shower cubicle, freestanding roll-top bath with shelving above, pedestal washbasin, cast iron radiator with brass towel rail & traditional high-level toilet. The timber frame double glazed window to the side looks out over the vegetable garden.

Externally

The garden is divided into several areas each with its own unique quality. There is a comprehensive electric system and watering system throughout the garden. To the right of the driveway is an established fruit and vegetable garden. Paved with slate slabs, the paths lead between beautifully organised raised beds full of homegrown produce and a Hartley Botanic greenhouse. Accessed through a wooden circular door, the hidden side garden is a tranquil space to sit and take in the evening sun on a circular decked area

with outdoor lighting. The side garden leads behind the property with espalier apple trees, pear trees and raised bed bursting with greenery.

The main attraction of the garden is an elevated, landscaped garden situated to the rear of the property. A gentle climb up the steps will lead you on a winding path through a tiered garden full of surprises and places to sit and enjoy the garden and countryside views beyond. Featuring ornamental ponds, water features and mature borders bursting with an array of plants and shrubs all year round.

The large driveway covered in crushed slate, provides ample parking for multiple vehicles. There is a large storage shed located next to the driveway providing plenty of space for garden tools and with mains electric connected.

[Shepherds Hut](#)

Nestled amongst the produce garden is the Shepherds hut. The hut and contents are available by separate negotiation. This garden room will provide an excellent home office or artist studio with wood flooring, ceiling light fittings, electric power sockets and cupboard space and a small window to one side.

[Please Note](#)

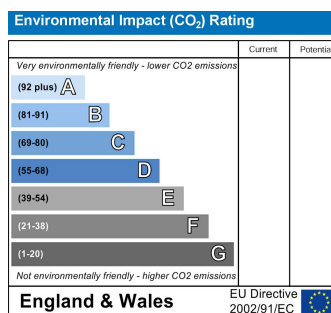
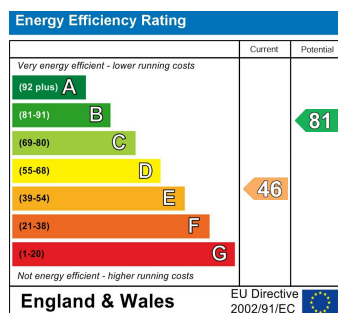
Pembrokeshire Council Tax Band is E - approximately £2023.40 for 2023/24.

Mains water and electric are connected to the property with oil-fired central heating and private drainage.

Aerial Photo

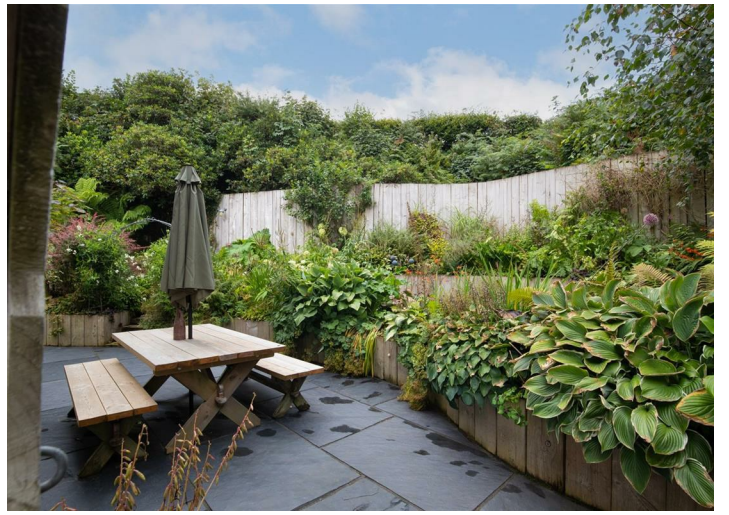


From Tenby head out towards Kilgetty roundabout and take the second exit to Begelly and Narberth. Once you reach Templeton, take a right onto the B4314. Follow the road for several miles through the hamlets of Cold Blow and Princes Gate. The property is located on the left-hand side of the road. * Postcode; SA67 8TG. WhatThreeWords; dolls.chat.save *









Floor Plan

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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