



Bedford House Sutton Street, Tenby, SA70 7DX

£499,950



Built in 1875, this Grade II listed property is a stunning Tenby Victorian Townhouse just a stones throw from the seafront and town centre. Although in need of renovation throughout, the property showcases the grandeur of its era, with many original features such as the high ceilings adorned with ornate coving.

“Bedford House” is currently divided into two separate 2-bedroom apartments and a 3-bedroom maisonette. However, reuniting these divided spaces could present an enticing opportunity for those seeking a versatile family home. A transformation that could preserve the properties historical charm while accommodating modern lifestyles.

The central location provides easy access to local amenities, an array of shops, delightful restaurants, inviting bars, charming cafes, and the picturesque sandy beaches that Tenby offers.



LOCK HOUSE C. 1750



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



- **7 Bed Victorian House**
- **Currently Divided into 3 Self-Contained Apartments**
- **Enclosed Rear Garden**
- **Close To South Beach & Town Centre**

Porch / Hallway

From the pavement four steps lead up to the large timber front door that opens into the porch.

Once inside a staircase lead to the separated top floor flat and a door into the main dwelling. The porch has centre ceiling light point, original ceiling coving and high skirting boards, half glazed, coloured glass timber door opens to the hallway.

Hallway has ceiling light point with original coving and high skirting boards, central heating radiator and large store cupboard, stairs from here lead up to the first floor.

Living room 14'4 x 18'8 into bay (4.37m x 5.69m into bay)

Living Room has centre ceiling light point, original coving, high skirting boards, wooden floor, two wall light fittings, central heating radiator, open fireplace with timber surround and alcoves to either side currently fitted out with shelves and cupboards, large walk-in timber single pane sash bay window to the front of the property.

Dining room 13'9 x 14'5 (4.19m x 4.39m)

Dining room has centre ceiling light point, central heating radiator, wooden floor, storage cupboard, gas fire set into fireplace and timber single pane sash window to the rear.

Kitchen 7'8 x 11'4 (2.34m x 3.45m)

Kitchen has ceiling spotlights, timber single pane sash window to the side and half glazed single pane door to the rear garden. Kitchen comprises of a number of wall and floor mounted units, stainless steel sink with mixer tap over, four ring gas hob, electric oven, central heating radiator, tiled floor and splash backs.

Main Bathroom 7'10 x 8'3 (2.39m x 2.51m)

Bathroom has centre ceiling light point, timber single pane window to the rear, bath with shower over, wall mounted hand wash basin, WC, electric wall heater and central heating towel rail.

Bedroom 1 12'8 x 18'8 into bay (3.86m x 5.69m into bay)

Bedroom one has centre ceiling light point with original coving, central heating radiator and large walk-in timber single pane sash bay window to the front.

- **Character Features Throughout**
- **Built Circa 1875**
- **In Need of Renovation**
- **NO ONWARD CHAIN!**

Bedroom 2 9'9 x 13'10 (2.97m x 4.22m)

Bedroom two has centre ceiling light point with original coving, central heating radiator, built-in wardrobe, and timber single pane sash window to the rear.

Bedroom 3 15'0 x 7'9 (4.57m x 2.36m)

Bedroom three has centre ceiling light point with original coving, central heating radiator, and timber single pane sash window to the rear.

Shower room 9'1 x 3'7 (2.77m x 1.09m)

Shower room has centre ceiling light point, shower cubicle, pedestal hand wash basin, WC, and tiled walls.

Top Floor Apartment

The top floor is currently a 2 bedroom flat with lounge, kitchen and bathroom.

Living Room; 4.11m x 4.29m (13'6 x 14'1)

Living Room has centre ceiling light point, central heating radiator, open fire place (currently not in use), timber single pane sash window to the front.

Kitchen; 4.27m x 2.13m (14'0 x 7'0)

Kitchen has centre ceiling light point, central heating radiator, wall and floor mounted units, stainless steel sink with mixer tap, space for washing machine, gas oven and fridge, cupboard housing the Vaillant combination boiler and shelves for storage.

Bedroom 1; 4.29m x 2.39m (14'1 x 7'10)

Bedroom one has centre ceiling light point, central heating radiator and timber single pane sash window to the front.

Bedroom 2; 3.25m x 2.11m (10'8 x 6'11)

Bedroom two has centre ceiling light point, central heating radiator, timber single pane sash window to the rear.

Bathroom; 2.41m x 2.41m (7'11 x 7'11)

Bathroom off the half landing has timber single pane obscure coloured glass window to the rear, and another window to the side, centre ceiling light point, central heating radiator, bath, hand wash basin and WC.

Lower Ground Floor Apartment

Accessed via a separate staircase from the street. This 2

bedroom flat benefits from its own entrance and has a private rear courtyard space, lounge, kitchen and bathroom.

Living Room; 4.17 x 3.71m (13'8 x 12'2)

Living Room has centre ceiling light point, central heating radiator and timber single pane French doors to the rear enclosed courtyard.

Kitchen; 4.11m x 2.21m (13'6 x 7'3)

Kitchen has ceiling florescent light, wall and floor mounted units, stainless steel sink with mixer tap over, electric oven, space for tall fridge/freezer, and central heating radiator.

Bathroom; 2.03m x 2.13m (6.8 x 7'0)

Bathroom has centre ceiling light point, bath with electric shower over, hand wash basin, W/C, central heating radiator and small timber single pane obscure glass window to the rear.

Bedroom 1; 5.31m x 2.67m (17'5 x 8'9)

Bedroom one has timber single pane sash window to the front, centre ceiling light point, and central heating radiator.

Bedroom 2; 3.07m x 2.16m (10'1 x 7'1)

Bedroom two has timber single pane sash window to the front, centre ceiling light point, and central heating radiator.

Outside

Door off small Lower Ground Lobby area opens to the rear enclosed paved courtyard with space for table and chairs, washing line and bins etc.

Outside the main house to the rear is a lawned garden with mature shrubs and trees bordering, accessed from the kitchen. With plenty of space for table and chairs to enjoy Alfresco dining.

Please Note

Bedford House is currently split into three separate dwellings - but could be converted back to one large family home.

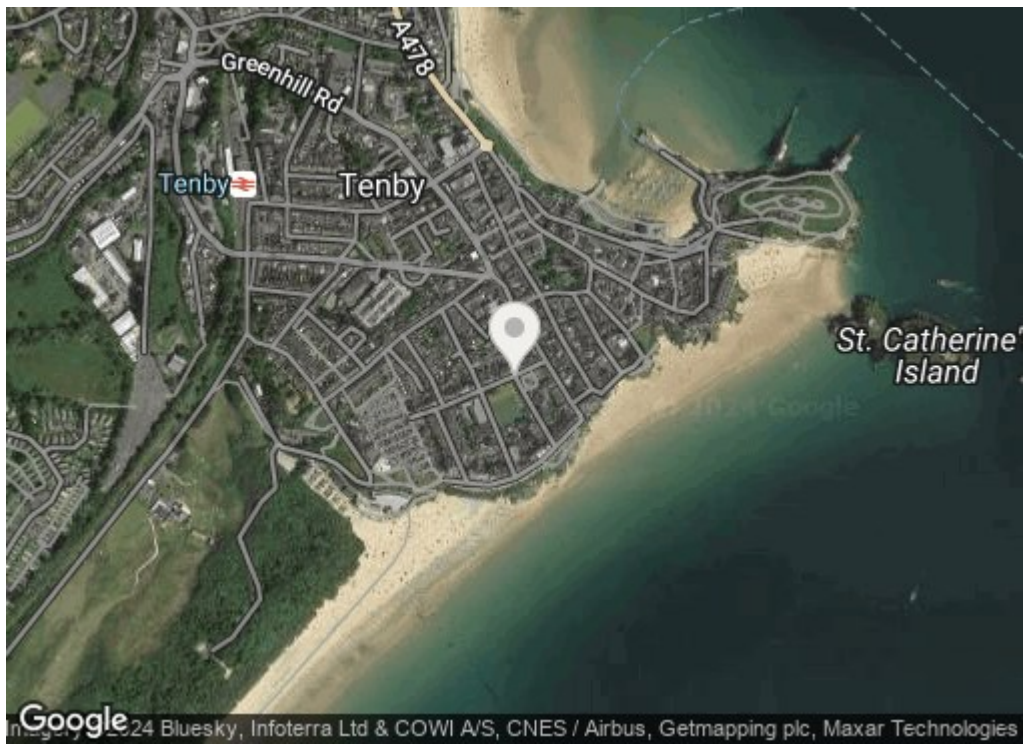
Main House - Band E - approximately £2023.40 for 2023/24

Top Floor Apartment - Band D - approximately £1655.51 for 2023/24

Lower Ground Council Tax Band C - approximately £1471.56 for 2023/24

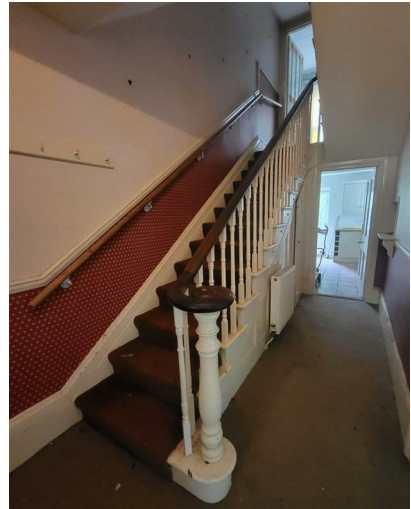
The EPC report is split individually for the 3 apartments. Please refer to the government website for full details.

We are advised that mains water, drainage, electric and gas are connected to the property.



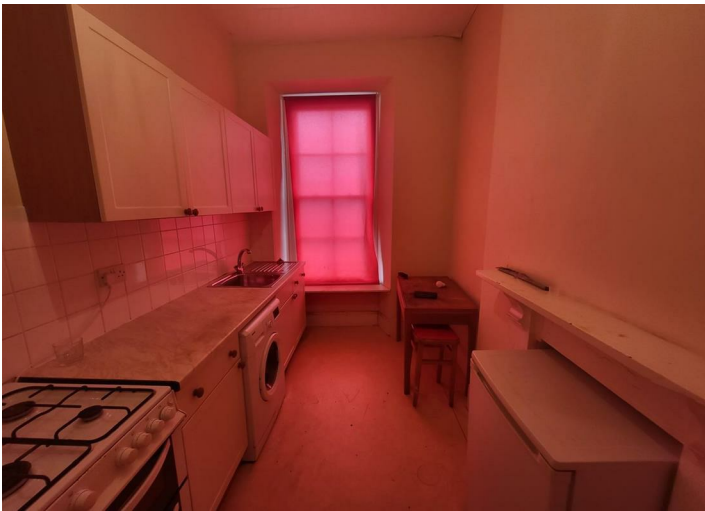
Drive along the Esplanade and take the first right hand turn into Sutton Street. Bedford House is located on the left hand side, next to the Tenby Bowling Club.



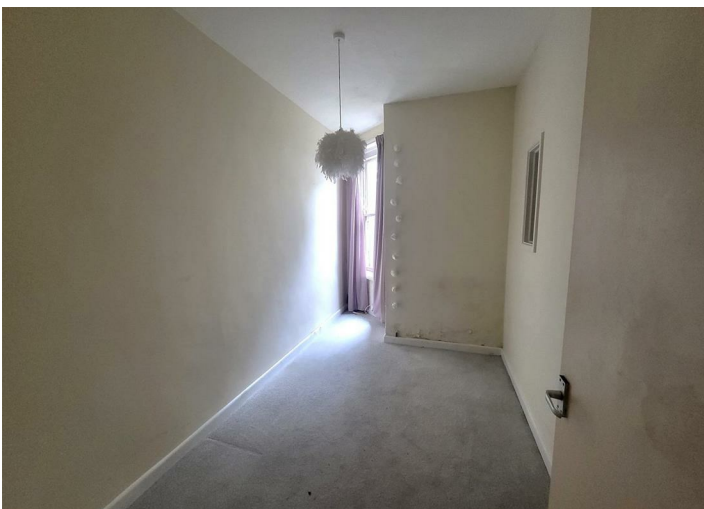




Top Floor Apartment



Lower Ground Floor Apartment



Floor Plan

LOWER GROUND FLOOR FLAT
661 sq.ft. (61.4 sq.m.) approx.



1ST FLOOR
713 sq.ft. (66.2 sq.m.) approx.



2ND FLOOR
714 sq.ft. (66.4 sq.m.) approx.



3RD FLOOR TOP FLAT
685 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 2773 sq.ft. (257.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.