



## The Old Cottage Wogan Terrace, Saundersfoot, SA69 9HA

£420,000



A beautiful and charming detached cottage. Originally built in the mid-1800's as the village jail, it subsequently became a police station and ultimately found its place as a beloved family home.

The house retains original features such as exposed stone walls, timber beams and two traditional fireplaces.

The well-appointed kitchen boasts a gas-fired Aga befitting its cottage setting. The current three double bedrooms each offer built-in storage with en-suite off the master. The upstairs living room offers flexibility as a fourth bedroom or quiet second sitting room with views over the bustling streets of Saundersfoot.

Enjoying an enviable position, this enchanting property is just a stone's throw from the golden beach, newly rejuvenated harbour, and variety of coastal walks that Saundersfoot offers. This location offers convenient access to a multitude of local amenities.

The Old Cottage is currently a successful holiday let, presenting an ideal investment opportunity and is equally suitable as an impressive character home. With its captivating features, remarkable location, and rich history, this is a true gem waiting to be discovered.



LOCK HOUSE C. 1750



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



#### Entrance Hall 4' x 4' (1.22m x 1.22m)

Step through the original feature timber door to a small porch with doors leading to the downstairs bedroom and living/dining room on either side.

#### Living/Dining Room 21'5" x 15'5" max (6.53m x 4.70m max)

This captivating reception room boasts exposed timber ceiling beam and stone wall detail with 2 feature fireplaces complimented by the wood staircase leading to the upstairs. There is a timber frame sash window to the front of property and further timber framed window to the side, with original bars reminiscent of the cottage's history as a police station. This room also features oak flooring, central heating radiator and 3 ceiling light fittings. Doors with stained glass feature windows lead to the entrance hall and kitchen and a further wooden door leads to the downstairs shower room.

#### Downstairs Shower Room 6'7 x 4'4 (2.01m x 1.32m)

Located on the ground floor, this fully tiled room features; close coupled WC, shower enclosure with glass door and mains powered shower, vanity unit with built-in wash hand basin, mixer tap and wall-mounted mirror above and heated chrome towel rail. The timber frame window looks into the rear courtyard garden.

#### Kitchen & Breakfast Room 15'8" x 14'7" max (4.78m x 4.47m max)

With ceramic tiled flooring and an exposed stone wall, this cottage style kitchen has gas-fired Aga set in a small inglenook with exposed timber beam above. The kitchen units comprise wooden wall and floor cabinets with worktop over and tiled splashback allowing plenty of storage and work surfaces for meal preparation. The stainless-steel sink with draining board and mixer tap sit below the timber framed window overlooking the courtyard garden. Additionally, there is a wide breakfast bar with undercounter space, electric and plumbing for washing machine and dishwasher. Two single glazed glass doors lead to the conservatory. There are several ceiling spotlights and ceiling light fittings and the Ideal combination boiler is neatly tucked into the far corner of the room.

#### Conservatory 10'5" x 9'4" max (3.20m x 2.87m max)

With windows to three sides and a door granting access to the rear garden, the conservatory room adds a quiet retreat bathed in natural light for relaxation.

#### Bedroom 2 14'4" x 14'4" max (4.39m x 4.37m max)

Positioned on the ground floor this spacious double bedroom features oak flooring and decorative fireplace with slate surround. There is a timber sash window to the front of the property and a further 3 windows at a higher level, ensuring natural light pours into this high-ceilinged room. The room has a large built-in display and storage cabinet to one end with a high bookshelf above and also features central heating radiator and ceiling light fitting.

#### Upstairs Landing 10'6 x 5'2 (3.20m x 1.57m)

This split-level landing has a low-level timber frame window overlooking the rear courtyard garden, central heating radiator with shelf over and ceiling light fitting.

#### Master Bedroom 13'5" x 14'6" max (4.11m x 4.42m max)

To the rear of the property, this master bedroom currently houses a four-poster bed with built-in wardrobe space, wood flooring, 2 timber sash windows, central heating radiator and off-centre ceiling light fitting.

#### Master Ensuite 10'6 x 5'6 (3.20m x 1.68m)

The fully tiled master en-suite comprises double shower cubicle with electric shower unit, vanity unit with wash hand basin and cabinet below, wall-mounted mirror, shaving plug, wall mounted light, close coupled WC and chrome heated towel rail. The sloping ceiling features a timber frame skylight and there is a ceiling spotlight fitting and extractor fan over the shower cubicle.

#### Bedroom 3 11'8 x 10'11 (3.56m x 3.33m)

This double bedroom boasts large built-in wardrobe space, ornamental cast iron fireplace, timber sash window to the front of the property, central heating radiator and ceiling light fitting.

### Living Room/Bedroom 4 15'4 x 15 (4.67m x 4.57m)

This upstairs living room is a versatile space which could be easily transformed into an additional bedroom. The fireplace with gas fire has decorative tile surround. The timber sash windows to the front and side overlook the bustling streets of Saundersfoot. Room also offers central ceiling light fitting, spotlights over the chimney breast and central heating radiator.

### Family Bathroom 10'1 x 8'9 (3.07m x 2.67m)

This family bathroom has fully tiled floor and walls and comprises bath with central taps, shower cubicle with mains shower, pedestal wash hand basin, wall mounted cabinet storage with mirrored doors, close coupled WC, heated towel rail and storage cupboard. There is a timber frame window looking to the side of the property and sloped ceiling with central light fitting.

### Externally

The courtyard garden to the rear of the property is neatly arranged allowing space for a compact shed, seating area and raised flower bed. The side door provides access to the lane leading out to the street and is shared with the establishment next door.

- **Detached Period Cottage**
- **Character Features Throughout**
  - **3 or 4 Double Bedrooms**
  - **Private Courtyard Garden**
  - **Successful Holiday Let**

### Please Note

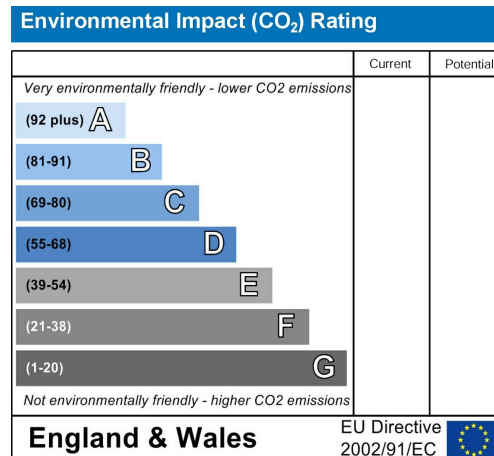
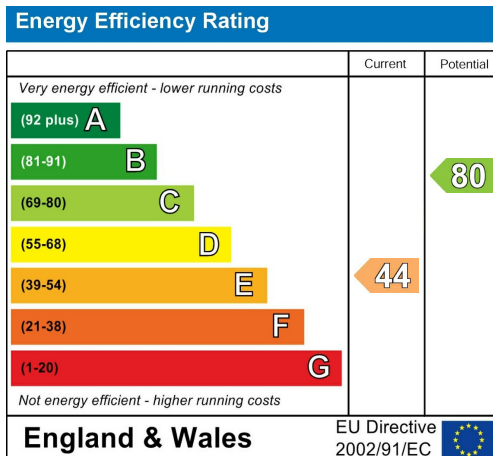
The property is located in Pembrokeshire Coast National Park.

The property is currently on Business Rates but was previously Council Tax Band G with Pembrokeshire County Council.

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

For information regarding broadband and phone signal please refer to the online Ofcom Checker.

- **3 Reception Rooms**
- **Fantastic Central Location in Saundersfoot**
  - **Kitchen with Traditional Aga**
  - **Feature Fireplaces**
  - **Close to Local Amenities**



## Aerial Photo



From our office head to the village of Saundersfoot. When entering the village, follow the one-way system around Milford Street and into Church Terrace. Turn right at the school and onto Frances Lane, then right again onto Wogan Terrace. Nearest car park is The Harbour Car Park.









## Floor Plan



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.