



## "Crofty", Hushwing Living, St Florence, SA70 8NT

£365,000



A modern end-terrace cottage in a peaceful countryside setting, "Crofty" is one of 8 cottages within the Hushwing Living development for the over 55 community. The cottage offers 3 bedrooms, and an array of attractive features such as 3 cabin-style half boarded bedrooms, underfloor heating, log burner, and covered veranda.

Contemporary and chic, this trendy Pembrokeshire cottage oozes quality, comfort and design flair and enjoys fabulous country views from every window.

There are a limited number of 2 & 3 bedroom properties available, so please contact us today to secure a visit.

[www.hushwingliving.com](http://www.hushwingliving.com)



LOCK HOUSE C.1750



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



- **Log Burner in Lounge**
- **French Doors To Terrace**
- **Development for Over 55s**
  - **Underfloor Heating**

- **Covered Veranda**
- **Allocated Parking**
- **Rural Setting**
- **Search "Hushwing Living" for more information**

### Introduction

Hushing Living is a private gated settlement nestled in mature landscaped grounds, within a peaceful rural setting. It offers a cluster of eight "easy living" cottages for those over 55's looking to enjoy a relaxed life in a private managed estate in Pembrokeshire. Born from a lifetime love and passion for Pembrokeshire, it is a vision to create an idyllic home for later life.

Hushwing Living is a very much family-owned business. As the developers live on site, this is also their home, and they are here to help. They aim to offer homes that instil a sense of well-being, a place to live among peaceful landscaped surroundings in a truly beautiful part of the world. Just 4 miles from the popular coastal town of Tenby in Pembrokeshire, at the southwest corner of Wales.

### Lounge / Diner

A spacious room with tiled floor and French doors out to front and rear. There are feature beams and a log burner, with ample room for a family style dining table and chairs.

### Kitchen

You step down into the kitchen, with a range of wall and base units, and integrated appliances. High panelled ceiling and spotlights, with a window to rear overlooking the country and door out to patio garden.

### Bedroom 1

The main bedroom has a natural wood floor and panelling, with window to the side and velux above letting in plenty of natural light.

### Bedroom 2

The room has a skylight, wood flooring and panelling, with a small window over the stairs. The room's shape provides a recessed space to accommodate freestanding wardrobe etc.

### Bedroom 3

The room has a skylight in the vaulted ceiling, wood flooring and panelling, and currently accommodates 2 single beds.

### Bathroom

The bathroom suite comprises bath with shower over, wc, pedestal sink, and velux skylight above.

### wc

A convenient downstairs wc, with basin.

### Sauna and Shower Room

A tiled wet room with shower and sink, with window to rear. A door opens into a Finnish Sauna, with a window to the side.


### Externally

The property has a patio terrace to the side and rear, with a covered veranda off the kitchen and lounge.

### Please Note:

The property is owned on a leasehold basis, with a 999 year lease from 2024, with an annual ground rent of £1.

The service charge is to be confirmed and includes (but is not limited to) communal grounds maintenance, building insurance, window and gutter cleaning, estate manager/ caretaker, and a contribution to a sinking fund.

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

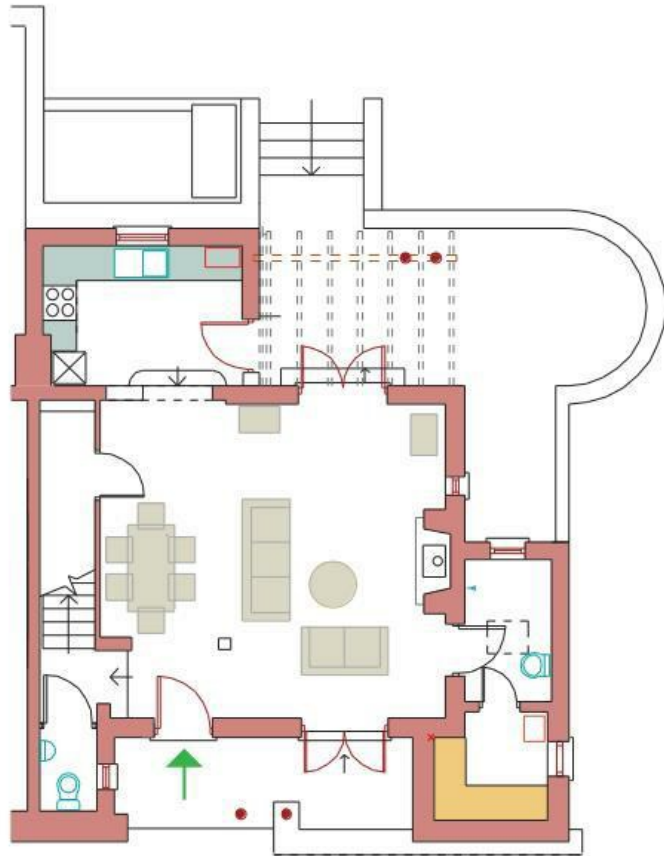
From Tenby, heading toward Pembroke on the B4318, turn left into St Florence at the crossroads after Manor Wildlife Park. Continue down the road and turn right into Locke's Lane after the bus stop. Hushwing Living is down this road on the right hand side.



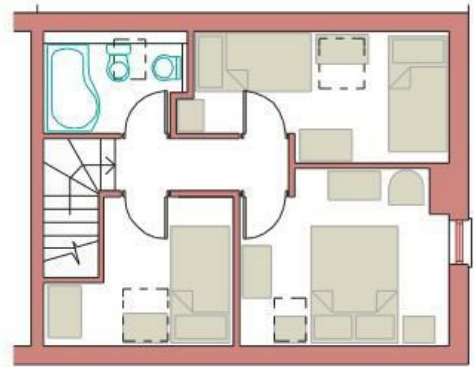




## Floor Plan



Ground floor



First floor

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.