



Hushwing Living

# Retirement is a new adventure

Retirement cottages in Pembrokeshire



# About us

Hushwing Living promotes a unique approach to retirement living in Pembrokeshire. We want to make it easy for you to enjoy the retirement chapter of your life in a safe, comfortable and peaceful home environment, independently, with the reassurance of some help whenever you may need it.

Whether you're looking to rent or buy, our cottages provide the perfect opportunity to retire to Pembrokeshire on your own terms.

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 start a renewed life of retirement in Pembrokeshire. Born from a lifetime love and passion for Pembrokeshire, it is a vision to create an idyllic home for later life. Thankfully, many people in their 50s, 60s, and beyond are fit, healthy, and active, often excited about a fresh start and a new adventure in retirement.

We are a very much family-owned business. Living on-site, this is also our home, and we are here to help. We 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



# Hafod

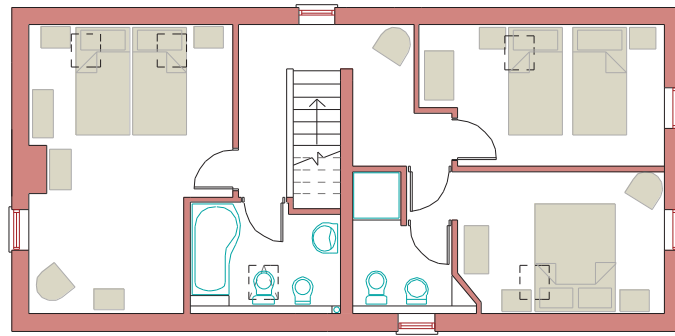
2 storeys • 3 bedrooms • 1650 sq ft

A perfect Home! This detached, spacious Pembrokeshire retirement cottage features clever architectural design, combining a comfortable mix of traditional and clean contemporary style.

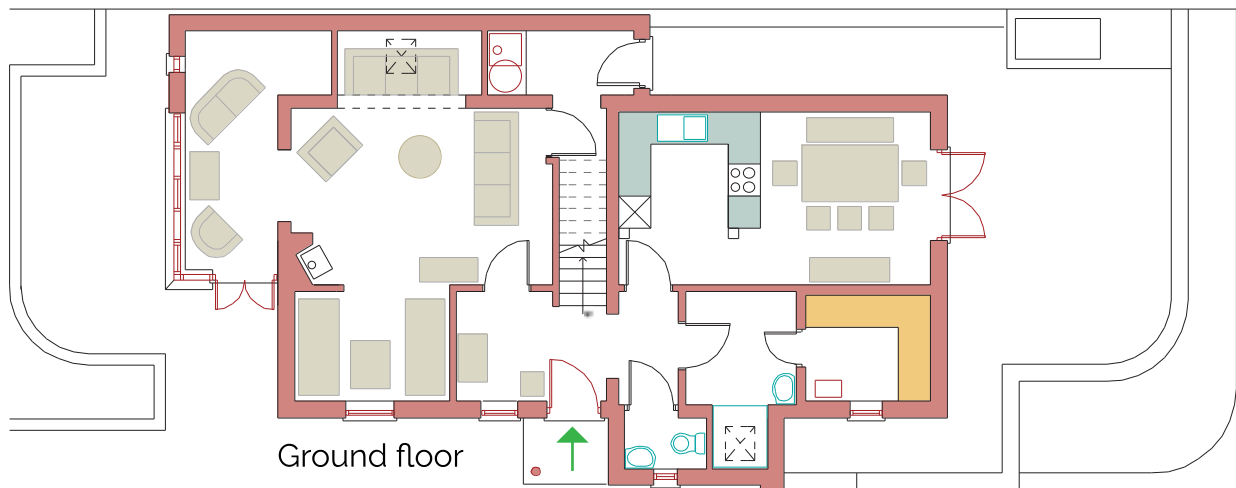
## Property features

- Lounge with sun room – French doors leading to west terrace
- Log burner in lounge
- Dining kitchen
- Hall with separate toilet
- Finnish sauna (optional) with shower room
- 3 bedrooms upstairs:
  - – kingsize double with ensuite (shower, toilet and basin)
  - – super king
  - – twin room
- Bathroom with bath, toilet, bidet, basin and shower over bath
- Utility room
- Breakfast and evening terraces
- Parking for 2 cars directly outside cottage





First floor



Ground floor

## Accommodation

Three bedrooms offer airy spaces in varying sizes upstairs, with half boarded painted walls in cabin style. One main bathroom and one ensuite have tiled floors while the bedrooms offer superb comfort underfoot with smooth, warm whitewood floors. Heating upstairs is by radiators from the central heating.

Downstairs the dining kitchen has French doors leading to a large terrace and there is also a wet room shower alongside the integrated Finnish sauna.

The lounge is spacious and interesting and opens through to a sun room with French doors out to a west facing terrace from which to relax and enjoy our beautiful sunsets.

Floors throughout downstairs are tiled with underfloor heating, contributing to a comfort experience all year round and the log burner in the lounge offers that finishing cosy touch.

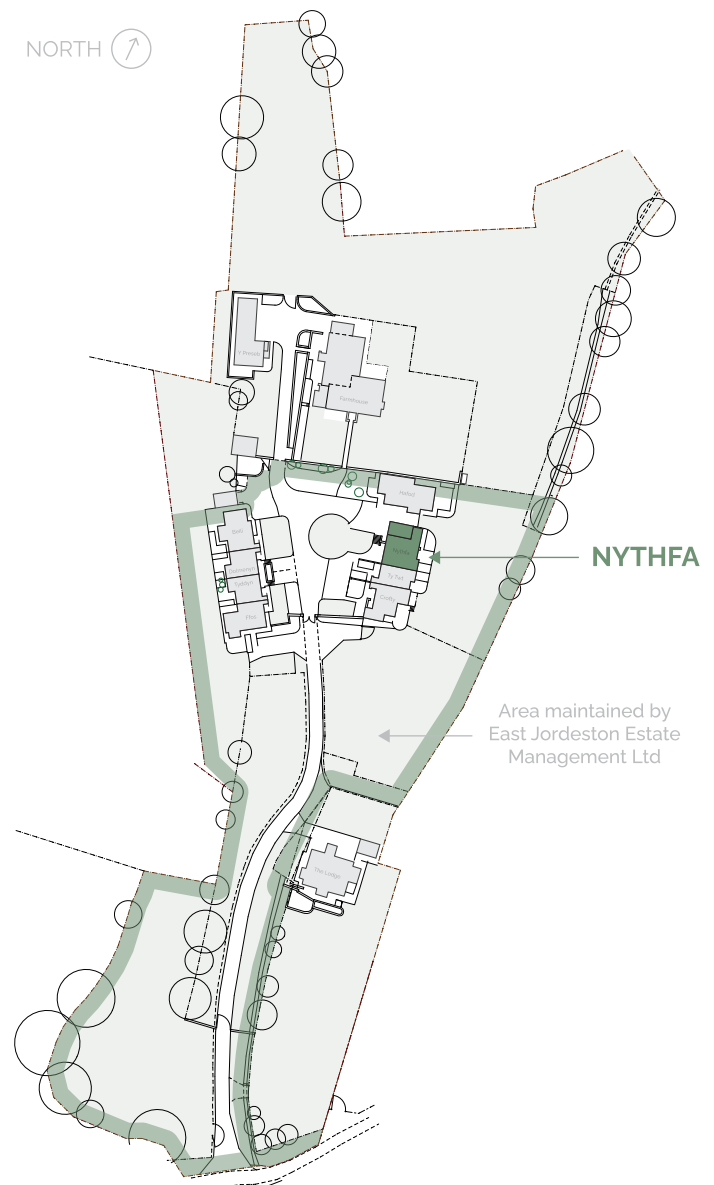
# Nythfa

2 storeys • 3 bedrooms • 1245 sq ft

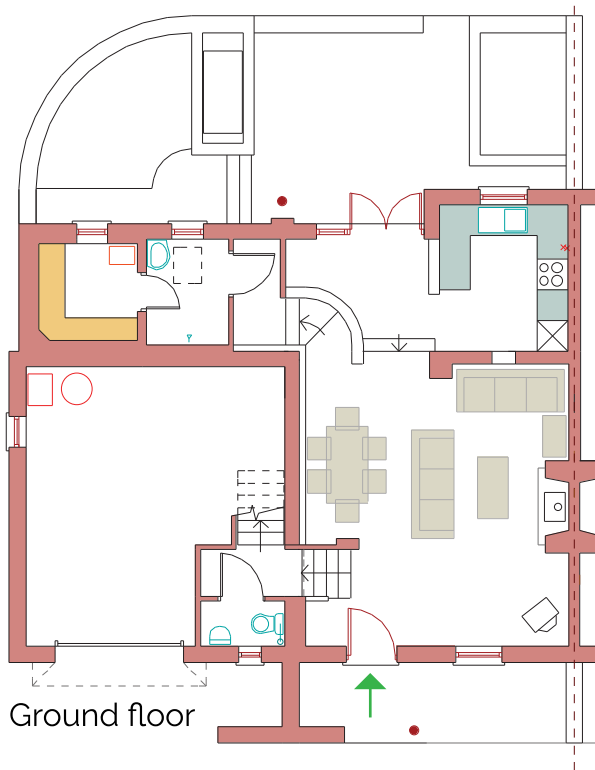
'Nesting Place' is the translation of this aptly named beautiful Pembrokeshire retirement cottage, with generous accommodation on several levels, offering chic contemporary style to an exceptional standard.

## Property features

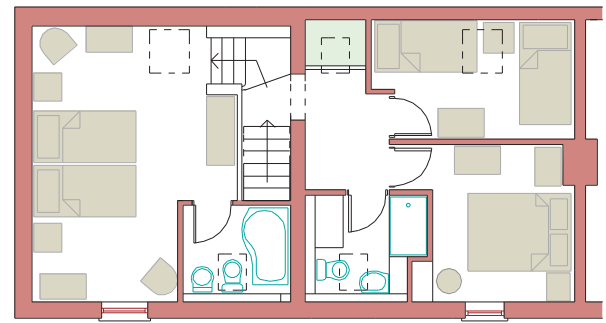
- Lounge with dining area
- Log burner in lounge
- Kitchen with vestibule to terrace
- Finnish sauna (optional) with shower room
- Toilet on half landing
- 3 bedrooms upstairs:
  - – super king with ensuite (bath, toilet, basin and shower over bath)
  - – kingsize double
  - – twin room
- Bathroom upstairs with shower tub, toilet and basin
- Breakfast terrace
- Single garage, plus parking for 1 car directly outside cottage
- Dedicated EV charger



Hushwing Living



Ground floor



First floor

## Accommodation

Upstairs the master ensuite bedroom is spacious and airy with smooth, warm whitewood floors through all three bedrooms. Modern bathrooms are tiled throughout with heating upstairs by radiators.

Downstairs, an open plan lounge and dining area lead through to a fully fitted kitchen with vestibule and French doors to a private terrace. There is

also a sparkling wet room shower and authentic Finnish sauna (optional).

All floors downstairs are tiled with underfloor heating providing a special comfort experience with the added extra of the log burner in the lounge. A wonderful home for your new retirement adventures!

# Ty Twt

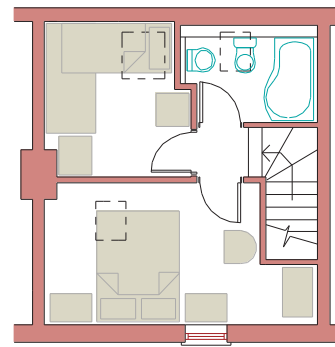
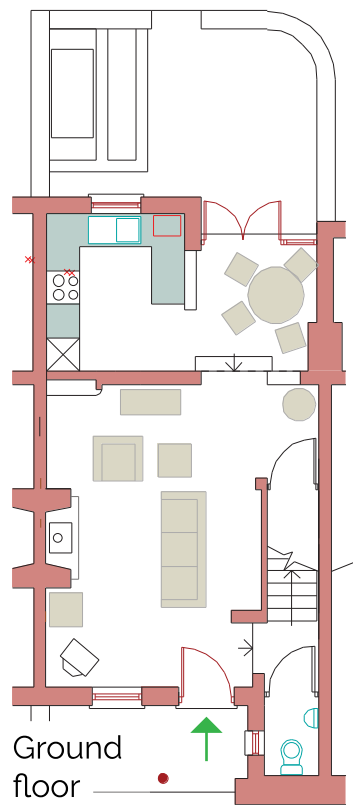
2 storeys • 2 bedrooms • 750 sq ft

A gem of a retirement cottage for a couple or single person, Ty Twt is snuggled between Nythfa and Crofty cottages. Thoughtfully designed to be neat, cosy and very comfortable, it offers accommodation in a fresh contemporary style.

## Property features

- Lounge with log burner
- Kitchen –dining area with access to terrace
- Lower floor toilet
- 2 bedrooms upstairs:
  - – kingsize double
  - – single
- Bathroom with bath, toilet, basin and shower over bath
- Breakfast terrace
- Allocated Parking for one car directly outside cottage





First floor

## Accommodation

Two calming, cabin style bedrooms nestle upstairs, together with a sparkling, modern tiled bathroom. Heating upstairs is by radiators from the central heating and the smooth, warm whitewood floors offer superb comfort underfoot.

Living space downstairs is surprisingly spacious yet cosy and relaxing. Floors are tiled downstairs

with underfloor heating. The open plan lounge with log burner leads through to the excellently equipped kitchen and dining area with French doors to a breakfast terrace. This has access to shared grassed and landscaped grounds. There is level easy access from the allocated parking bay to delightful Ty Twt.



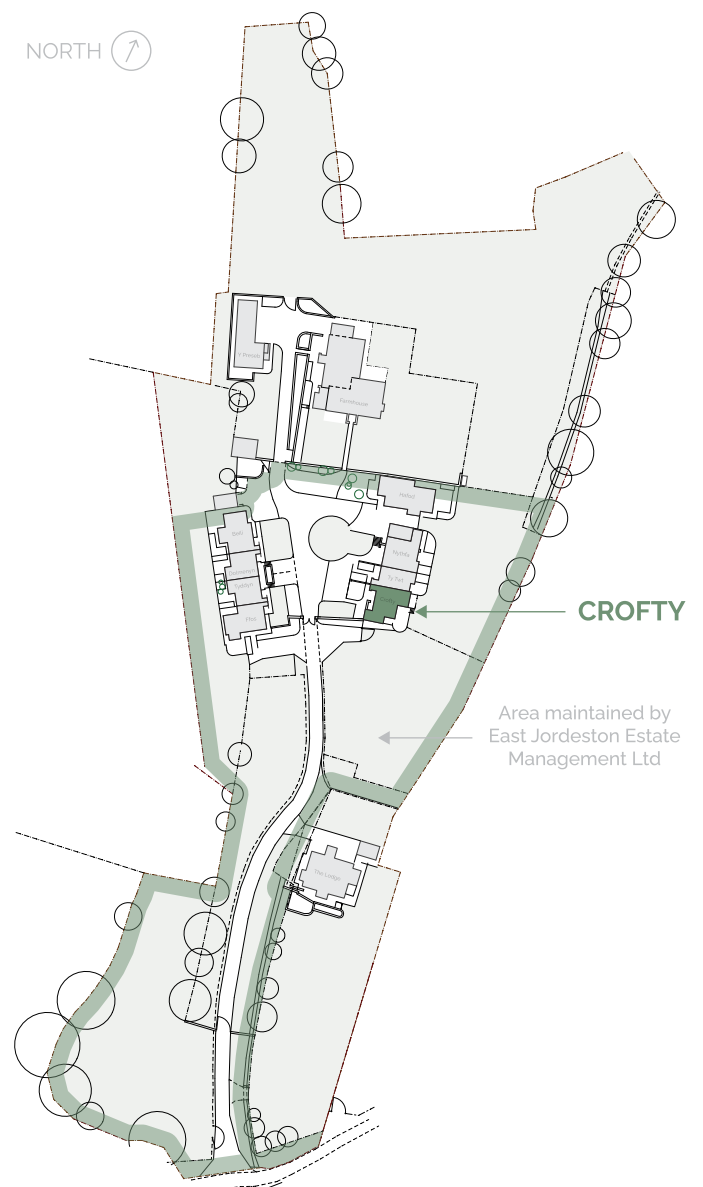
# Crofty

2 storeys • 3 bedrooms • 1020 sq ft

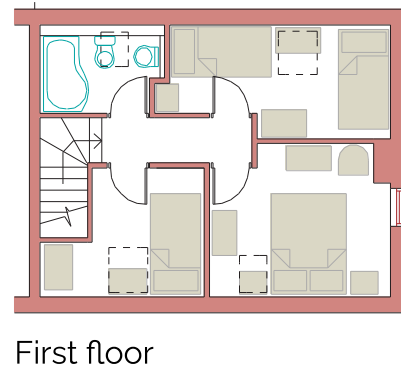
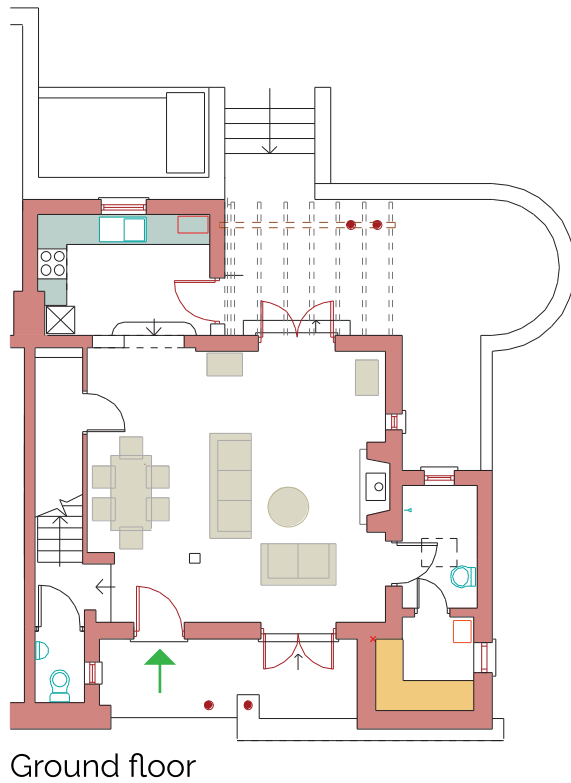
A lovely, welcoming and chic Pembrokeshire retirement cottage. Attractive, spacious and well lit living accommodation with French doors to several terraces, makes this the ideal cottage for your new cosy home. It offers a real sense of inviting the countryside indoors and when the sun shines you can always find a sunny spot to relax and enjoy.

## Property features

- Lounge with dining area
- Log burner in lounge
- Kitchen with access to terrace
- Ground floor toilet
- Finnish sauna (optional) with shower room
- 3 bedrooms upstairs:
  - – 1 kingsize double
  - – 1 twin
  - – 1 single
- Bathroom with bath, toilet, basin and shower over bath
- Covered veranda to west
- Terrace
- Allocated parking for one car directly outside cottage



Hushwing Living



## Accommodation

Upstairs there are three cabin style, half boarded bedrooms and a sparkling, modern bathroom. Floors upstairs are fully tiled in the bathroom and smooth, warm, whitewood throughout the bedrooms. Heating upstairs is by radiators from the central heating.

Downstairs the open plan lounge with dining area leads to the fitted kitchen with access to a glazed roofed terrace.

All floors downstairs are fully tiled with underfloor heating providing an exceptional standard of comfort all year round. A log burner in the lounge and optional private Finnish sauna and wet room on the ground floor contribute to a wonderful Pembrokeshire lifestyle at this stylish cottage home.

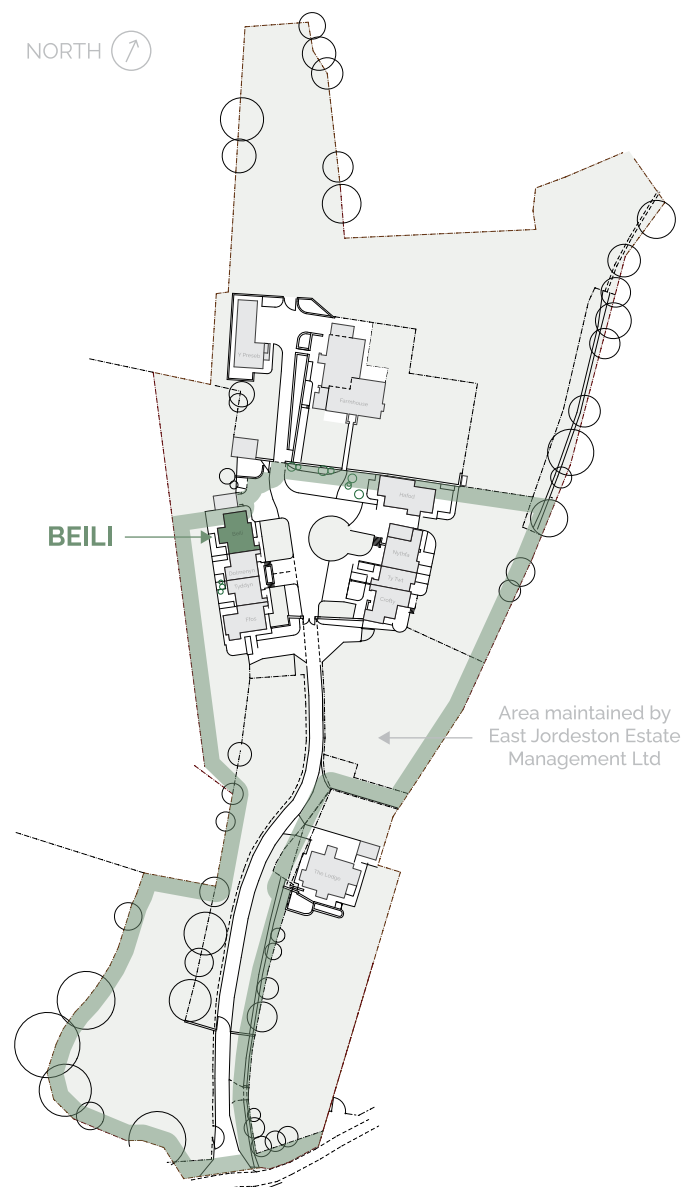
# Beili

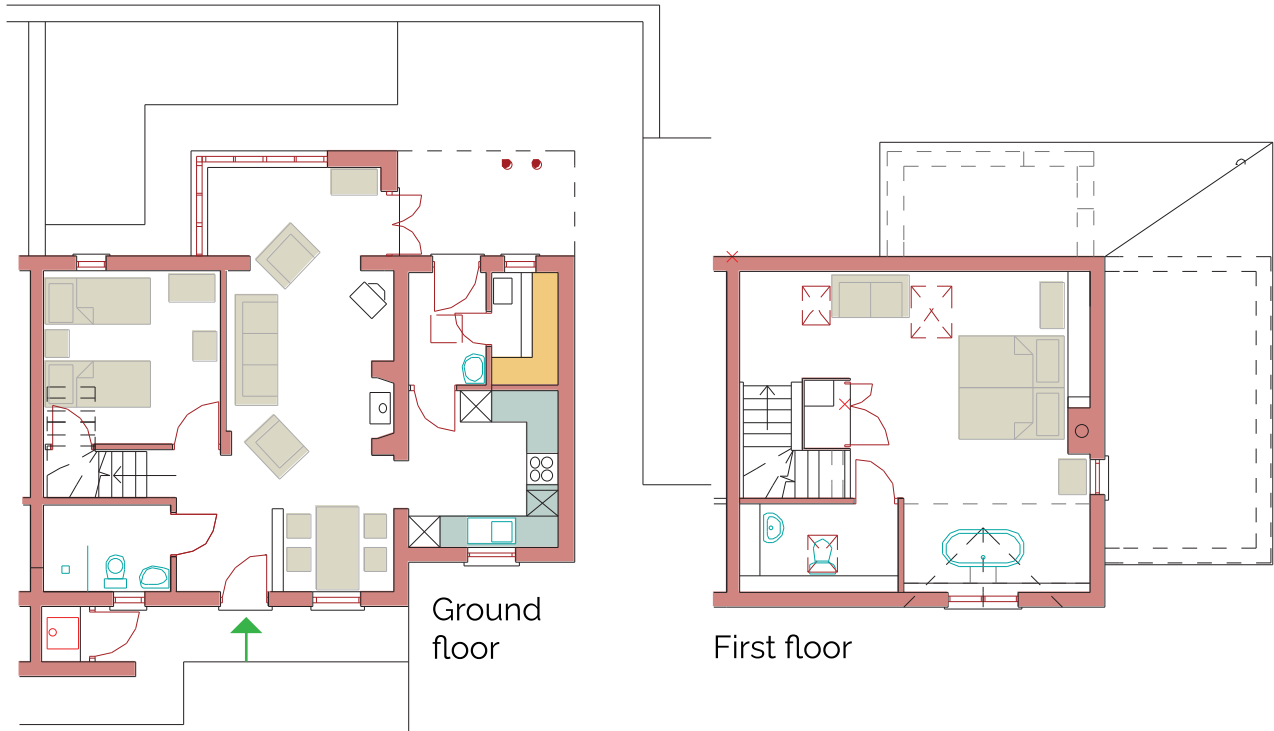
2 storeys • 2 bedrooms • 1130 sq ft

Beili is a delightfully romantic Pembrokeshire cottage. From its cedar cloaked kitchen and Finnish sauna, to its painted boarded walls, it radiates a chic, contemporary style and is finished to an exceptional standard.

## Property features

- Lounge with sun room – French doors leading to partly roofed terrace
- Log burner in lounge
- Dining area
- Kitchen
- Hall
- Finnish sauna with shower room
- Ground floor shower room with toilet and basin
- 1 twin/double bedroom (downstairs)
- Master superking bedroom (upstairs) with freestanding bath and ensuite (toilet and basin)
- West facing terrace
- Allocated parking directly outside cottage
- Dedicated EV charger





## Accommodation

Upstairs, the master ensuite bedroom is a dream and incorporates a modern freestanding bath in its spacious, airy interior. Smooth, warm, whitewood floors offer superb comfort in the main bedroom with tiled ensuite and bath areas. Heating upstairs is by radiators from the central heating.

Downstairs there is a second large twin/double bedroom with sparkling modern wet room and walk-in shower. An open plan lounge, sun room

and dining area lead through to a large kitchen, from which there is access to the second shower room and sauna.

All floors downstairs are tiled, with underfloor heating. The log burner and private Finnish sauna contribute to a special comfort experience in this wonderful cottage which is cool in summer and the perfect cosy retreat on cooler winter days. An ideal home for stress free later life living.

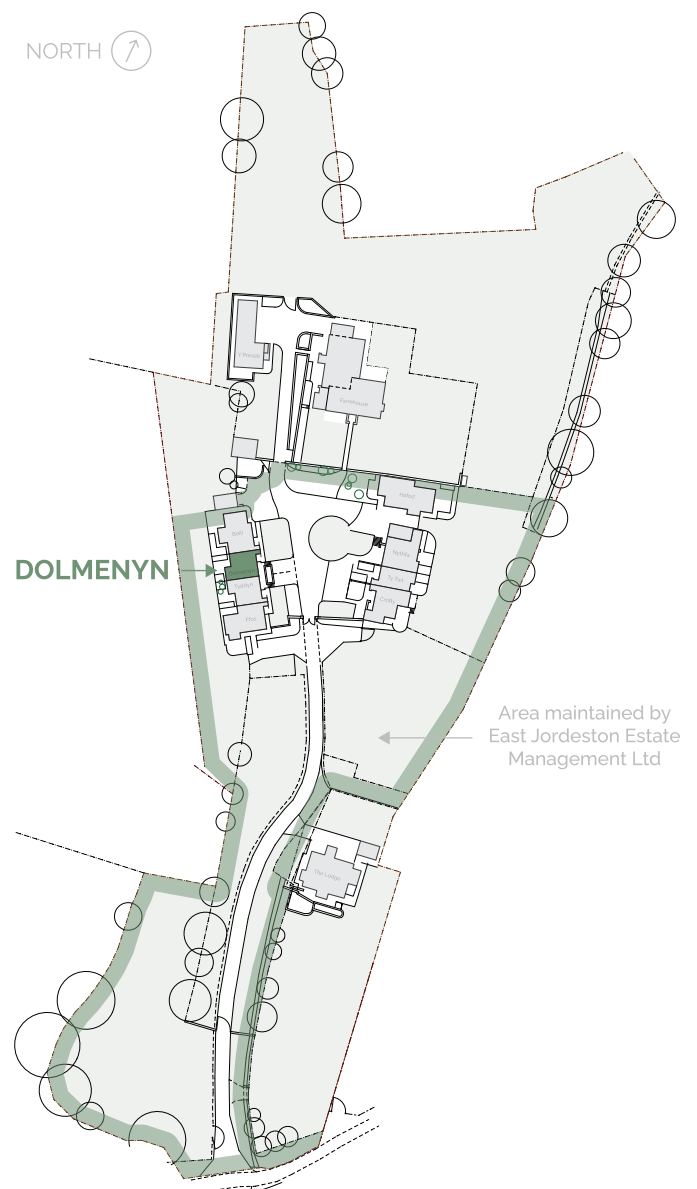
# Dolmenyn

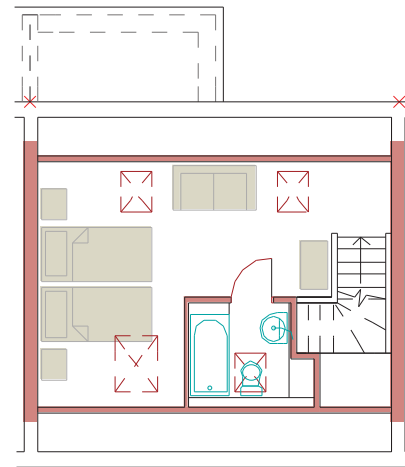
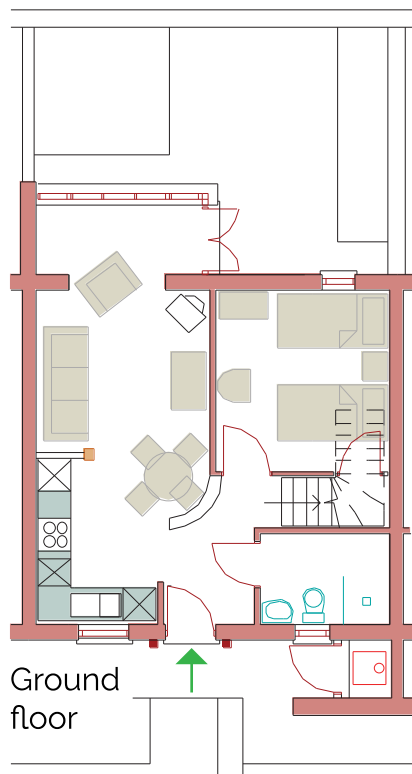
2 storeys • 2 bedrooms • 775 sq ft

Well designed to be very comfortable, stylish and chic, Dolmenyn is a lovely Pembrokeshire cottage for a couple with the option of spacious bedrooms up and downstairs. Also perfectly suited to a single person.

## Property features

- Open plan kitchen with dining area leading into lounge with integrated sun room
- French doors open from sun room to cosy west facing walled terrace
- Hall
- Ground floor shower room with toilet and basin
- 1 twin/double bedroom (downstairs)
- Master super king bedroom upstairs with ensuite (bath, toilet and basin)
- West facing terrace
- Allocated parking for one car directly outside cottage





First floor

## Accommodation

Upstairs the ensuite master bedroom provides an exceptional standard of design and comfort, from the vaulted ceilings with exposed beams to the smooth timber whitewood flooring. A real feeling of Scandi chic meets cosy cottage. Heating upstairs is by radiators from the central heating.

Downstairs there is a large second double/twin bedroom with adjacent sparkling wet room and walk in shower. Open plan living from the kitchen with dining area through to the lounge, leads to a sun room with French doors to an enclosed

terrace offering beautiful west facing views over countryside.

Underfloor heating runs throughout the ground floor under fully tiled floors, providing an exceptional standard of cosy warmth in the cooler months and cool comfort in summer. All necessary requirements for easy, modern living are built into this cute, convenient and relaxing cottage. An ideal home for stress free later life living.

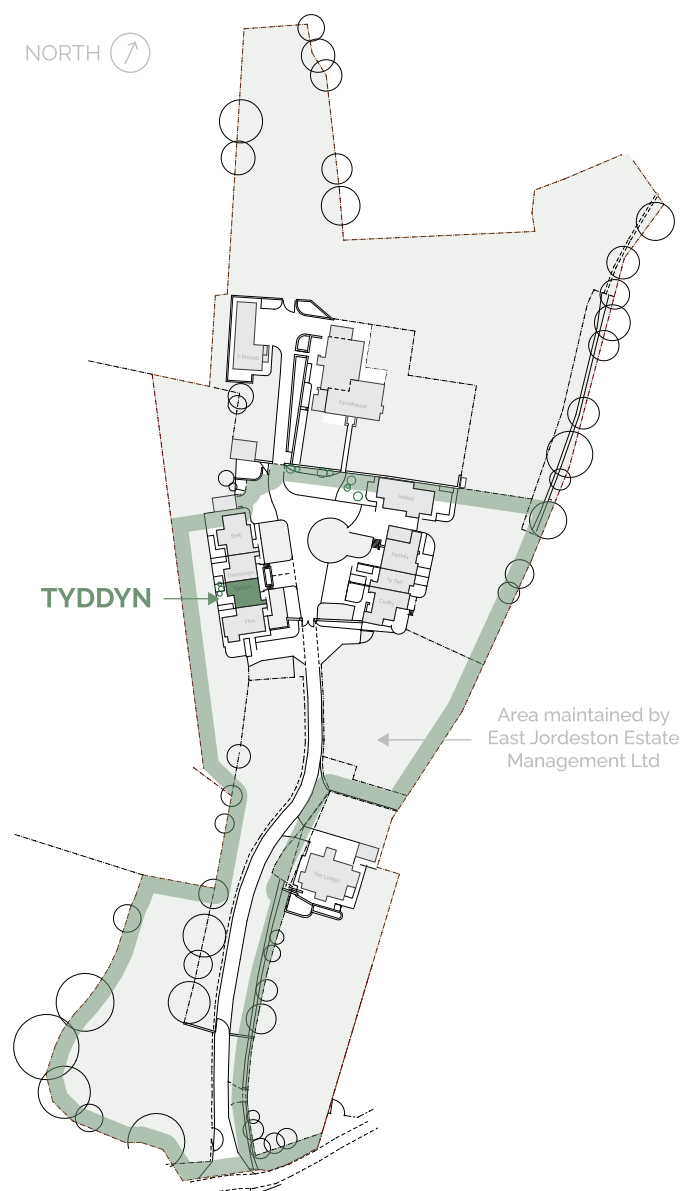
# Tyddyn

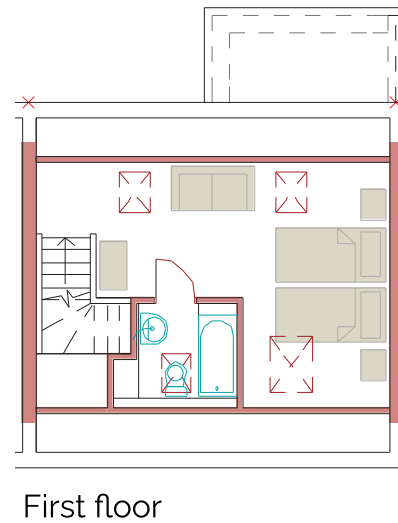
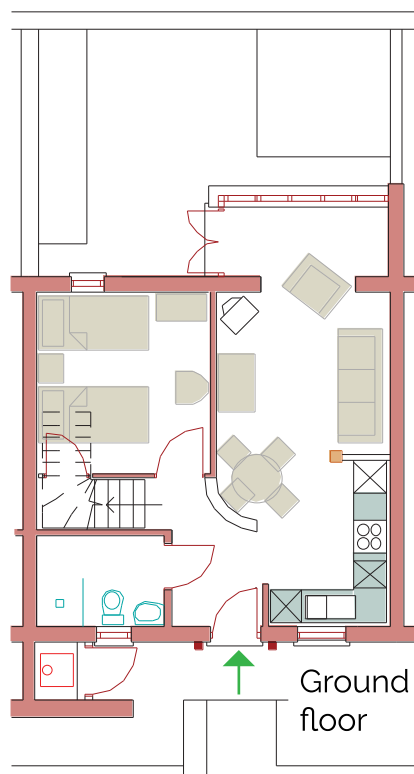
2 storeys • 2 bedrooms • 795 sq ft

Well designed to be very comfortable, stylish and chic, Tyddyn is a lovely Pembrokeshire cottage for a couple with the option of spacious bedrooms up and downstairs. Also perfectly suited to a single person.

## Property features

- Open plan kitchen with dining area leading into lounge with integrated sun room
- French doors open from sun room to cosy west facing walled terrace
- Hall
- Ground floor shower room with toilet and basin
- 1 twin/double bedroom (downstairs)
- Master super king bedroom upstairs with ensuite (bath, toilet and basin)
- West facing terrace
- Allocated parking for one car directly outside cottage





## Accommodation

Upstairs the ensuite master bedroom provides an exceptional standard of design and comfort, from the vaulted ceilings with exposed beams to the smooth timber whitewood flooring. A real feeling of Scandi chic meets cosy cottage. Heating upstairs is by radiators from the central heating.

Downstairs there is a large second double/twin bedroom with adjacent sparkling wet room and walk in shower. Open plan living from the kitchen with dining area through to the lounge, leads to a sun room with French doors to an enclosed

terrace offering beautiful west facing views over countryside.

Underfloor heating runs throughout the ground floor under fully tiled floors, providing an exceptional standard of cosy warmth in the cooler months and cool comfort in summer. All necessary requirements for easy, modern living are built into this cute, convenient and relaxing cottage. An ideal home for stress free later life living.



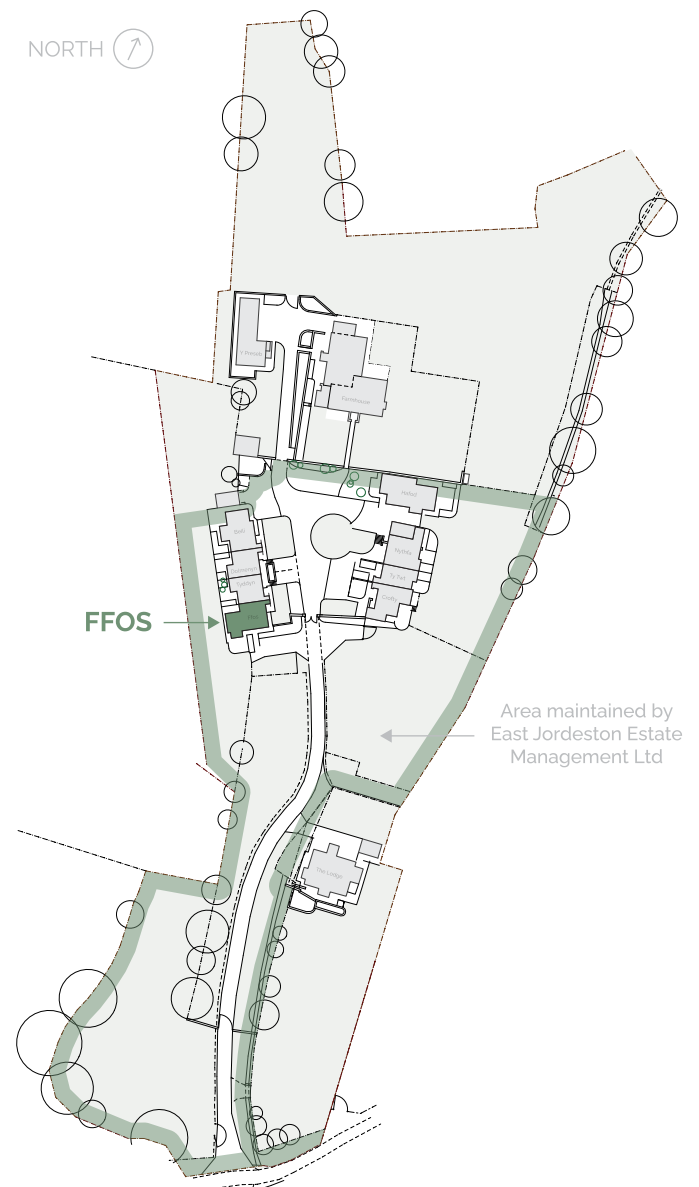
# Ffos

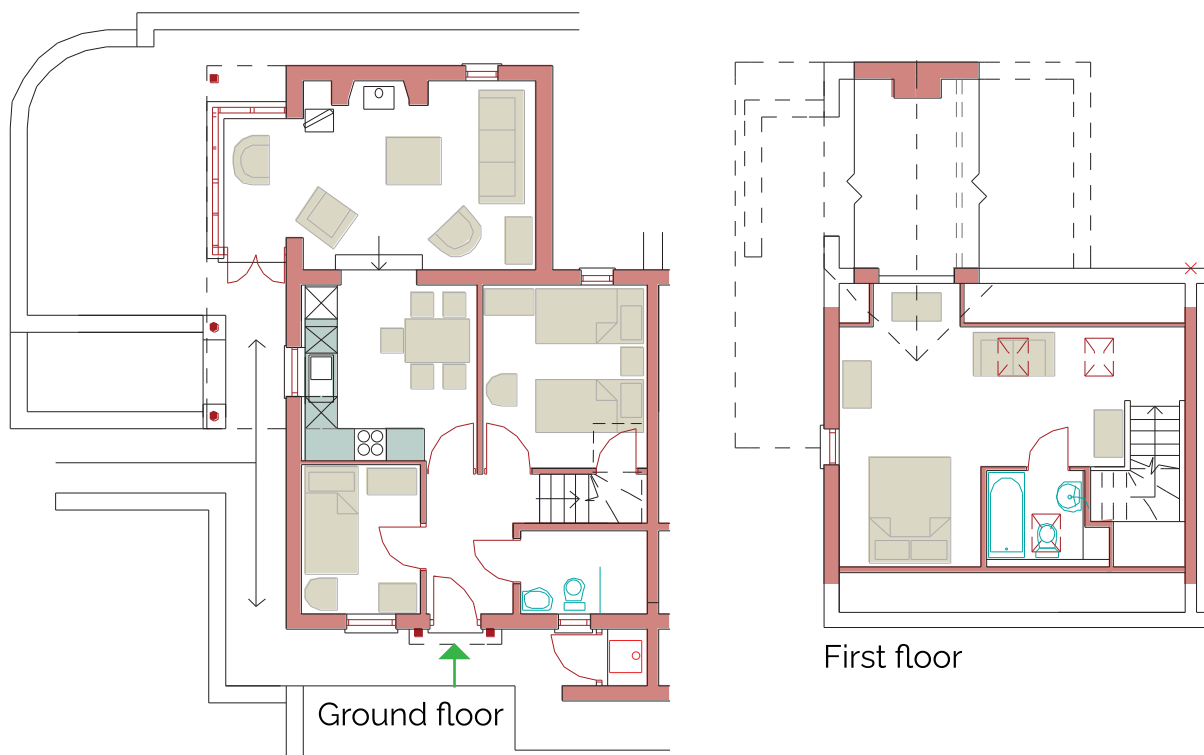
2 storeys • 3 bedrooms • 968 sq ft

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

## Property features

- Lounge with French doors leading to terrace
- Log burner in lounge
- Dining kitchen
- Hall
- Ground floor shower room with toilet and basin
- 2 bedrooms downstairs:
- 1 twin/double bedroom
- 1 single bedroom
- Master kingsize bedroom upstairs with ensuite (bath, toilet and basin)
- South facing terrace
- Allocated parking for 2 cars directly outside cottage.





## Accommodation

Upstairs, the spacious L-shaped master bedroom with beautiful smooth whitewood floor, offers a calming, cabin style space and contains an ensuite with tiled floor. Heating upstairs is by radiators from the central heating.

Downstairs there is a second large double bedroom and single bedroom, with the convenience of a sparkling modern tiled wet room and walk in shower all accessed off the entrance hall.

The modern dining kitchen leads down two shallow steps into the stylish living room. With a feature chimney breast and log burner, vaulted

beamed ceiling and sunroom with expansive countryside views, this is a very inviting and special living space. Access from the lounge through French doors to the large private south facing terrace offers an easy transition from inside to outside.

Underfloor heating runs throughout the ground floor under fully tiled floors, offering cosy warmth at cooler times. With its clean, cool tiled floors in summer the fresh, modern style is further enhanced by painted boarded walls and overhanging roofs. Ffos offers a perfect home for your new retirement adventure.

Availability & pricing: [hushwingliving.com/ffos](https://hushwingliving.com/ffos)

# General information

## 55-plus living

Purchasing or renting with Hushwing Living is restricted to a minimum age requirement of 55 years..

## The properties

All cottages are a traditional build, bringing an element of Scandi design to complement a traditional Welsh cottage. With slate roofs, galvanised Lindab guttering and a combination of cedar cladding and render finish, the properties nestle effortlessly in to our mature landscaped gardens.

Each property comes with its own adjacent parking space. Additional visitor spaces available.

## Estate road and entrance gates

The estate access road is private. The Management Company is responsible for maintenance and repair.

## Boundaries

Individual property boundaries are indicated within the appropriate rental agreement or sales contract.

## Services

Drainage - Processed via a private septic tank system.

Electricity supply (metered individually) – residents responsible for their own electricity costs.

Individual oil boilers – residents responsible for their own oil usage costs.

Phone - Please contact us to discuss options.

Internet - Satellite internet is provided as part of the management charge.

## Insurance

Buildings insurance is covered through the management fee, ensuring that all properties have an appropriate and comprehensive insurance policy in place.

Content insurance is the responsibility of each individual resident.



## Management Company - East Jordeston Estate Management Ltd.

The Management Company is responsible for the following estate maintenance and management services:

- Estate road maintenance and repair
- Communal estate grounds/gardening
- Entrance gate maintenance and repair
- Path and parking area maintenance and repair
- Periodic external decoration included for rental properties and available at an additional charge for purchased properties.
- External window cleaning
- Gutter cleaning
- Bin collection
- Septic tank management and maintenance
- Estate Manager/caretaker
- Buildings Insurance
- Boiler and appliance servicing
- Sinking fund

Management Company expenses are covered by the management fund.

Property owners will contribute to the management fund via an annual fee. For tenants, contribution to the management fund is included in the monthly rental charge.

### Sale & rental terms

Sale - 999 year long leasehold.

Rental - 6 month fixed term occupation contract under the new Renting Home Wales act 2016.

### Local Authority

Pembrokeshire County Council





## Contact information

East Jordeston, St Florence, Tenby, Pembrokeshire SA70 8NT

[retire@hushwingliving.com](mailto:retire@hushwingliving.com)

01834 871416

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



Hushwing Living

Design by *Flock of Clouds*