



## Penally, Tenby, SA70 7PE

£525,000



Orchard House is a detached house in the heart of Penally. On a large plot with a spacious South-East facing garden looking out over Tenby Golf Course towards the Gower, the house would make a fantastic family home in a popular village setting.

The property boasts countryside views, 4 double bedrooms, separate dining room and utility room, and has patio doors leading out from the lounge and kitchen. The separate garage offers room for secure parking, or a handy workshop/hobby space.

The house is on the village road, and the rear landscaped garden offers a range of areas to enjoy. A short walk through the village will bring you to the local amenities and to the famous South Beach.



LOCK HOUSE C. 1750



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



- **Large Plot**
- **Countryside Views to Rear**
  - **Separate Garage**
  - **Sought After Position**

- **Quiet Village Location**
  - **2 Reception Rooms**
  - **Big South Facing Garden**

#### Porch + Entrance Hall

uPVC front door has tall feature windows either side, and opens into porch area, leading into the main entrance hall.

The entrance hall has laminate flooring, timber staircase, and ground floor wc with basin.

#### Lounge 18'8" x 11'9" (5.7 x 3.6)

Large living room with dual aspect windows, and sliding doors to rear garden. There is an electric fire in ornamental fireplace, with ceiling and wall lights, plus central heating radiators.

#### Dining Room 12'9" x 9'10" (3.9 x 3)

Family dining room with ample room for a table and chairs, window to the front and central heating radiator.

#### Kitchen 18'0" x 9'10" (5.5 x 3)

A bright room benefitting from lots of natural light, a range of wall and base units with tiled splashback, large window and sliding doors overlooking the garden. Door to utility room.

#### Utility Room 9'2" x 4'11" (2.8 x 1.5)

Convenient room leading out to the garden, with worktop space, boiler, and rooms for washing machine, tumble dryer and under counter fridge.

#### Upstairs Landing

The carpeted landing has timber balustrade, and a large airing cupboard plus loft access hatch.

#### Bedroom 1 + Ensuite 12'9" x 11'9" + 11'9" x 5'10" (3.9 x 3.6 + 3.6 x 1.8)

Master bedroom with dual aspect windows, built in wardrobe, radiator and door to ensuite.

Part tiled ensuite with shower enclosure, radiators, towel heater, sink in vanity, and wc.

#### Bedroom 2 / Office 13'1" x 9'10" (4 x 3)

Double room with window to rear offering views over the garden towards Tenby. Central heating radiator.

#### Bedroom 3 12'9" x 10'2" (3.9 x 3.1)

Double bedroom with window to rear, overlooking the garden with views out towards Tenby. Pedestal sink in the corner, radiator, and room for freestanding wardrobes etc.

#### Bedroom 4 12'9" x 9'6" (3.9 x 2.9)

Currently used as a single bedroom, the room has window to the front and radiator.

#### Family Bathroom 9'6" x 6'2" (2.9 x 1.9)

Spacious tiled room, with bath with shower over, sink in vanity, and obscure window to front.

#### WC 6'6" x 2'7" (2 x 0.8)

Separate wc with wash hand basin and obscure window to side.

#### Garage


A single garage with electric up and over door to front. There is a separate storage/utility room accessed from the garden, which has a window to the rear, and pedestal sink.

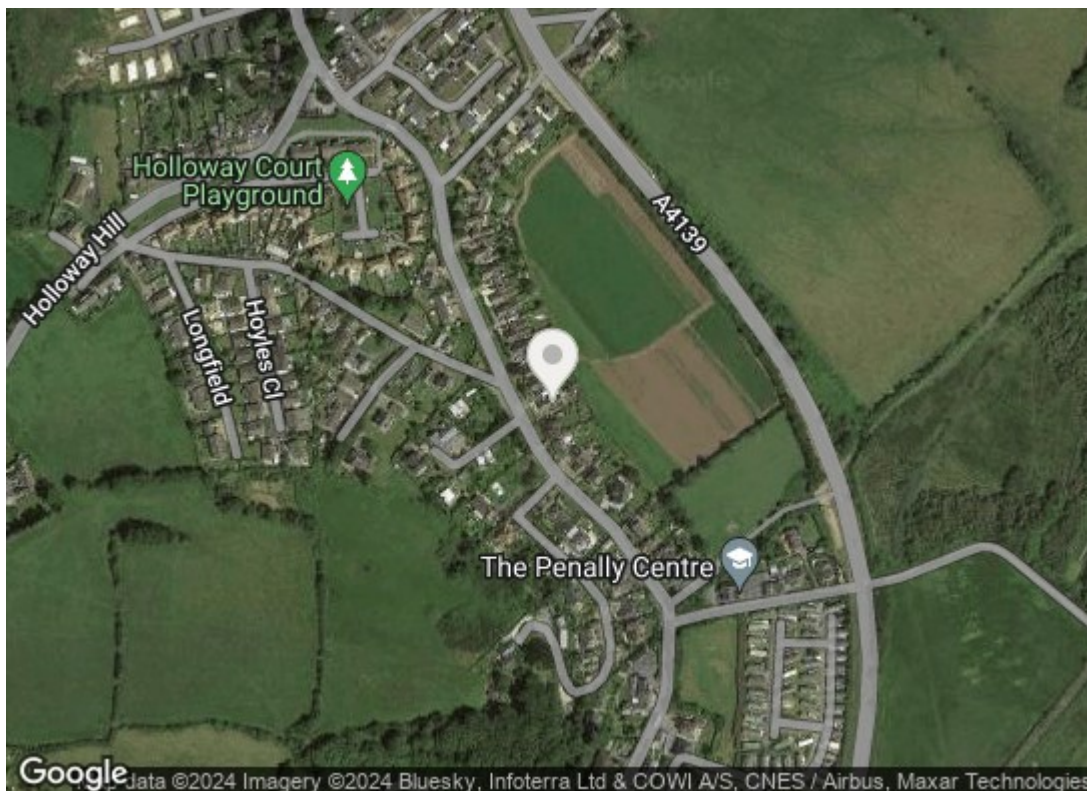
#### Externally

The house is on a large plot, with driveway to the front and a spacious garden behind.

The rear garden offers countryside views and has several areas to enjoy including a raised patio terrace, various borders with a range of mature trees and shrubs, and pathways to the shed, greenhouse, summerhouse and additional shed used as a workshop.

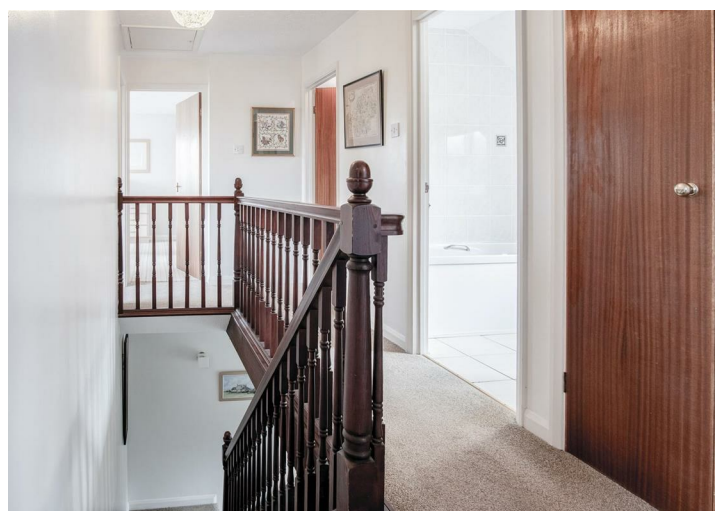
To the side of the house is a separate area with water butt and shed, ideal for storing things out of sight. There is a fence dividing this area from the front, and could be removed to create more parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



From Tenby, enter the village after turning right shortly after Kiln Park's petrol station. Follow the road through the village and down the hill. Orchard House is on the left hand side shortly before School Lane. Viewings by prior appointment only.





# Floor Plan

## GROUND FLOOR



## 1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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