



## Dove's Nest , St Florence, SA70 8LU

£495,000



**\*\*Charming Character Home with Annexe and Large Garden\*\***

Nestled in the heart of the village of St Florence and built around 1780, this picturesque residence features an original Flemish Chimney, and has since been thoughtfully extended while preserving its cottage character, with exposed stone walls, timber beams, and aga in the kitchen.

The large south-facing rear garden is enhanced with countryside views and to the front there is parking for several vehicles. Not merely a three-bedroom character home, Doves Nest further impresses with its attached one-bedroom annexe, an invaluable addition for versatile living arrangements or potential income generation.

St Florence is a popular village with amenities including a village hall, church, primary school, a small local shop, inviting pubs, and a sense of community.

- **Beautiful 3 Bedroom Family Home**
  - **Large South Facing Garden**
  - **Quiet Village Location**
- **Perfect Multi-Generational Property**
  - **Multiple Reception Rooms**
- **Separate One Bedroom Annex**
  - **Off Road Parking**
- **Character Features Throughout**
- **Featuring 18th Century Flemish Chimney**
- **MUST VIEW PROPERTY!**

#### Hallway

Hallway has black and white tiled floor, centre ceiling light point and central heating radiator. Stairs lead up to the first floor.

#### Front Sitting Room 17'8 x 12'6 (5.38m x 3.81m)

Front sitting room has timber double glazed bay window to the front and two timber double glazed windows to the side, three wall light fittings and wood burning stove set into fireplace.

#### Kitchen/Diner 18'0 x 12'1 (5.49m x 3.68m)

Across the hall is the kitchen/diner which has beamed ceiling, ceiling spotlights, tiled floor and two timber double glazed windows to the side with storage under the window seats. Kitchen comprises a number of wall and floor mounted units, Belfast sink with hot and cold taps, space for tall fridge/freezer, original large stone Flemish chimney with bread oven and inset oil fired Stanley Aga with two ring LPG gas hob alongside. A half glazed leaded glass timber door opens to the lounge.

#### Lounge 19'6 x 23'1 (5.94m x 7.04m)

Lounge has two timber double glazed windows to the side, timber French doors opening to the side courtyard, wood burning stove set into the fireplace, three wall light fittings, centre ceiling light point, TV point and timber flooring. From here, another set of stairs lead to the first floor and a door to the rear of the lounge opens to the rear hallway.

#### Rear Hallway

Hallway has centre ceiling light point, ceiling skylight, storage cupboards and original floor tiles. A door to the rear opens to the annex.

#### Utility Room 5'6 x 4'6 (1.68m x 1.37m)

Utility room has ceiling light point, tiled floor, space and plumbing for washing machine, tumble dryer, space for freezer and door to WC.

#### WC 3'9\* x 4'6 (1.14m\* x 1.37m)

WC has ceiling light point, tiled floor, WC set into vanity unit and wash hand basin.

#### Play Room 16'4 x 9'10 (4.98m x 3.00m)

Also off the hallway is a fully tiled room with lino floor currently used as a playroom, but previously a spa room with timber ceiling, large store cupboard, ceiling spotlights, central heating radiator and timber double glazed window to the side of the property

#### First Floor Landing

Stairs from the main hallway lead up to the first floor landing which has a feature leaded light window over the stairs and a further window with slate sill and central heating radiator under. Galley landing has two wall lights and loft access hatch. Further along the hallway are two further wall lights and a ceiling skylight and the top part of the Flemish chimney is visible. Another set of stairs lead down into the lounge.

#### Master Bedroom 17'8 x 12'7 (5.38m x 3.84m)

Master bedroom has ceiling light point, timber double glazed bay window to the front and another timber double glazed window to the side, fireplace with timber surround and mantle (currently not in use) and central heating radiator.

#### En-Suite Shower Room 8'4 x 7'7 (2.54m x 2.31m)

En-Suite has timber flooring, timber double glazed half frosted window to the side with slate sill, shower cubicle with electric shower, WC and wash hand basin.

#### Bedroom Two 14'0 x 10'8 (4.27m x 3.25m)

Bedroom two has centre ceiling light point, timber double glazed window to the side, fireplace (currently not in use), fitted storage cupboard and central heating radiator.

#### Bathroom 10'0 approx x 10'9 (3.05m approx x 3.28m)

Bathroom has centre ceiling light point, ceiling skylight, timber flooring, half tiled walls, free standing roll top bath with hot and cold taps, shower cubicle with electric shower, WC with high level cistern, wash hand basin and cupboard housing the hot water tank.

#### Bedroom Three 13'11 x 10'3 (4.24m x 3.12m)

Bedroom three has centre ceiling light point, two timber double glazed windows to the side, central heating radiator and fitted wardrobe.

#### Annex Hallway

Hallway has ceiling skylight, laminate floor, ceiling spotlight and wall light.

#### Annex Open Plan Living Area 22'0 x 18'4 (6.71m x 5.59m)

Open plan living area - Kitchen area has ceiling skylight, continuation of the laminate flooring, Economy 7 electric heater, a number of wall and floor mounted units, four ring hob run off LPG gas, electric oven under, Belfast sink with mixer tap, hot water supplied via separate pump situated in cupboard alongside, tiled splashback and wooden worksurface.

Lounge area has two ceiling skylights, half glazed multi pane door to the rear, two large multi pane windows, one overlooking the garden and the other to the side, continuation of the laminate flooring, ceiling spotlights, two wall lights and Economy 7 electric heater. Door off lounge leads to the bedroom.

#### Annex Bedroom 12'10 x 8'9 (3.91m x 2.67m)

Bedroom has timber window to the side, ceiling spotlight, two wall lights, fitted wardrobe and loft access hatch. Door leads to a further room which could be a dressing room (12'10 x 5'5) and has timber window to the side, ceiling spotlight, wall light and Economy 7 electric heater.

#### Annex Shower Room 5'6 x 4'7 (1.68m x 1.40m)

Shower room has centre ceiling light point, laminate flooring, shower cubicle with electric shower, WC, wash hand basin set into vanity unit and electric Economy 7 heater.

#### Outside

To the side of the property is a gravel drive with space for approximately three cars parked end to end. To the rear of the drive is the courtyard off the lounge and a brick arch with wrought iron gate opening to the rear, south facing garden. Off the annex is a patio area with space for table and chairs and the garden extends farther down with mature shrubs, apple tree and plants. There is a vegetable patch to the rear with garden shed and potting shed and a lawned area surrounded by mature hedge and shrubs. Garden is private and a definite sun trap.

Outside to the front of the property and across the road is a small strip of land owned by Doves Nest, currently with mature shrubs and plants.

#### Please Note

The Pembrokeshire County Council Tax Band is F - approximately £2738.31 for 2024/25.

We are advised that mains electric, water and drainage is connected to the property. Oil-fired central heating.

Aerial Photo



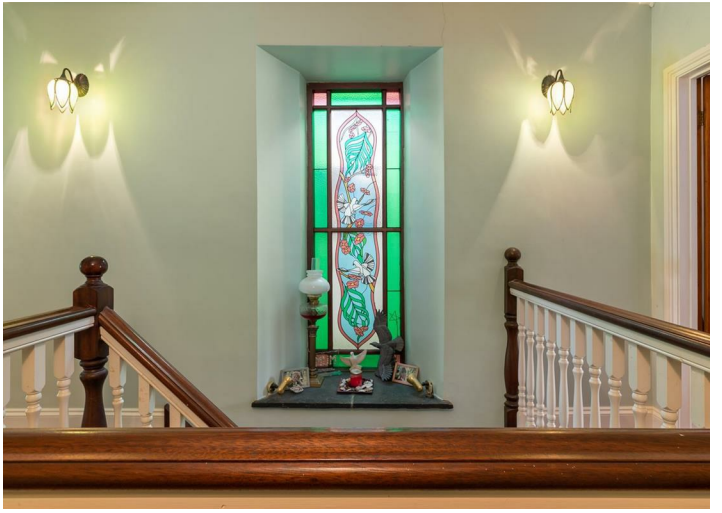
Drive into the village of St Florence from the B4316. Drive round the one way system past the Sun Inn on your right and Flemish Close on your left and at the T Junction straight ahead is Doves Nest. The property is entered via a timber front door that opens into the hallway.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 36                      | 70        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |



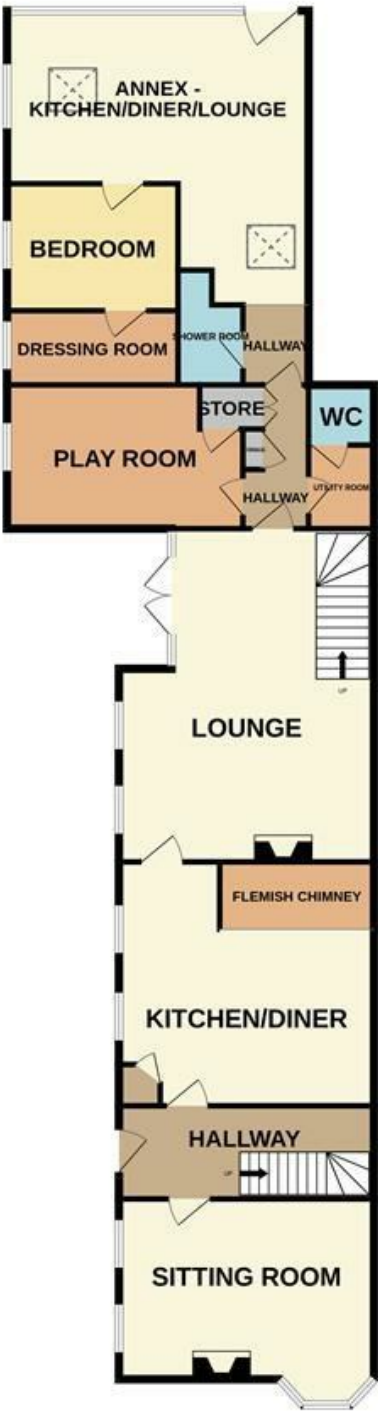




Floor Plan

GROUND FLOOR  
1790 sq.ft. (166.3 sq.m.) approx.

1ST FLOOR  
1028 sq.ft. (95.5 sq.m.) approx.



TOTAL FLOOR AREA : 2817 sq.ft. (261.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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