



Lock House, St Julian Street, Tenby  
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## Coach Guest House Deer Park, Tenby, SA70 7LE

£595,000



An established and successful 7-bedroom guest house, offering not just a place to stay, but a lifestyle opportunity for those looking to run their own guest house business in a prime location. Situated just a short walk away from the beaches and Tenby town centre, this property is perfectly positioned to attract tourists and visitors looking to explore the beauty of Tenby.

The owner's accommodation comprises 2 bedrooms, lounge, kitchen and shower room, and offers a private retreat in a separate area below the guest accommodation, allowing you to manage the property with ease, while still enjoying your own space and garden to rear.

The good-sized garden provides a peaceful outdoor space, with a mix of lawned and decked areas, and various mature trees and shrubs.

EPC rating = C



LOCK HOUSE C. 1750



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



- **Walking Distance to Town Centre**
- **Modern Owners' Accommodation**
  - **All Guest Rooms En-Suite**
  - **Front Patio Seating Area**

- **7 Guest Bedrooms**
- **Large Enclosed Garden**
  - **Newly Decorated**
- **Sold as Going Concern**

### About the property

Coach Guest House is an established and successful business, based in the heart of Tenby. Set over 3 floors, all 7 guest rooms have an en-suite shower room, flat screen TV, tea & coffee making facilities and a mini fridge.

Like many properties on Deer Park, this property was turned into a guest house during the Victorian era with the arrival of the railways and has continued operating since.

The owners' accommodation on the lower ground floor offers modern and spacious apartment style accommodation, with a large garden to the rear.

The property has been thoughtfully refurbished by the owners over the last 10 years, and is a very well-presented property with a mix of modern and traditional features. The guest house can be sold as a going concern, with the new owner able to jump into an established business and continue trading from day 1.

### Entrance Hall

The main entrance hallway has a door to the lower ground floor (owner's accommodation and guest breakfast room), with staircase up to guest rooms. A door opens to a spacious inner hall, leading to further guest rooms, storage, and large boiler cupboard.

### Dining Room 18'0" x 16'4" (5.5 x 5)

Stairs lead down to the dining room, with feature beams, timber sash window with secondary glazing and a uPVC door to front. There is additional storage under the stairs and this cupboard doubles as a small utility, with washing machine and dryer.

### Kitchen

Partly tiled kitchen situated between the guest and owner's areas. There is LVT flooring (running through to the hallway), gas range cooker, wall mounted microwaves, sink, dishwasher and space for several freestanding fridge freezers.

### Owners' Bedroom Two 15'8" x 11'9" max (4.8 x 3.6 max)

A double bedroom divided into 2 areas, ideal for use as a dressing area. There are fitted storage units, radiator, further space for storage units and room is lit with modern ceiling spotlights.

### Owners' Bedroom One 15'1" x 7'10" (4.6 x 2.4)

A double bedroom with radiator, space for freestanding wardrobes etc and lit with modern ceiling spotlights.

### Owners' Hallway

Kitchen leads through to a central hallway which is used as an office space with ample room for additional freestanding storage.

### Owners' Shower Room 7'6" x 4'11" (2.3 x 1.5)

A modern and spacious shower room with waterfall shower and built in storage, towel radiator, WC, sink and extractor, with lino floor and marina board.

### Owners' Lounge 14'1" x 12'5" (4.3 x 3.8)

A cosy and bright lounge with several windows to the rear overlooking the garden and door leading out to the rear. There's a tall radiator, electric flame effect fire and ceiling spotlights.

### Rear Garden

A spacious enclosed garden to the rear with two separate decked sitting areas, lawn area and various mature trees and shrubs. To the very end of the garden is a block-built storage shed.

### Front Patio

The guest house is set back off the street with steps off the pavement to a patio seating area. Steps lead up to the main entrance door. There are external stairs leading down to the breakfast room and an external storage space under the patio in what was historically a coal store.

### Bedroom 1 "Deluxe En-Suite Superking" 14'1" x 12'5" (4.3 x 3.8)

A bright room on the ground floor with tall timber sash window with double glazing to the front, carpeted flooring and door to en-suite shower room.

### En-Suite (Bedroom 1)

Modern shower room with shower cubicle, WC, wash hand basin and heated towel rail. Lino flooring and tile effect panels.

### Bedroom Two "Classic En-Suite King" 15'8" x 8'6" (4.8 x 2.6)

Ground floor bedroom to the rear of the property with uPVC window overlooking the rear garden and en-suite shower room.

### En-Suite (Bedroom 2) 9'2" x 5'2" (2.8 x 1.6)

A good-sized shower room with shower cubicle, WC, wash hand basin and heated towel rail. Lino flooring and tile effect panels.

### Bedroom Three "Cosy En-Suite Double" 9'10" x 11'9" (3 x 3.6)

The 3rd ground floor guest bedroom has uPVC window to the rear of the property and en-suite.

### En-Suite (Bedroom 3) 5'10" x 5'10" (1.8 x 1.8)

Shower room with shower cubicle, WC, wash hand basin and heated towel rail. Lino flooring and tile effect panels.

### Storage Room (Bedroom 4) 8'10" x 13'5" (2.7 x 4.1)

Previously used as a guest bedroom with the potential to convert back, this room is used as a storage/laundry room, with space and plumbing for washing machines and dryers.

### Boiler Room

A discreet room off the inner hallway housing the gas boiler, modern hot water cylinders and pressure vessel.

### Bedroom Five "Superior En-Suite King" 11'5" x 10'9" (3.5 x 3.3)

A first-floor double bedroom with large uPVC window to the rear and ensuite shower room.

### En-Suite (Bedroom 5) 7'2" x 3'7" (2.2 x 1.1)

Shower cubicle, WC, wash hand basin and heated towel rail.

### Bedroom Six "Deluxe En-Suite King" 14'4" x 12'5" max (4.37 x 3.8 max)

A spacious L-shaped room with large window to the front of the property. Door to en-suite.

### En-Suite (Bedroom 6) 7'6" x 3'11" (2.3 x 1.2)

Shower cubicle, WC, wash hand basin and heated towel rail.

### Bedroom Seven "Rooftops View Suite" 18'4" x 10'2" total (5.6 x 3.1 total)

A large room divided into a bedroom and lounge area by a sliding door, with en-suite shower room and views over the town from both the bedroom and lounge.

### En-Suite (Bedroom 7) 8'10" x 3'7" (2.7 x 1.1)

Shower cubicle, WC, wash hand basin and heated towel rail.

### Bedroom Eight "Standard Triple En-Suite" 19'8" x 11'9" max (6 x 3.6 max)

A popular family guest room with pitched ceiling and beams, a dormer uPVC window to the front and door to en-suite shower room.

### En-Suite (Bedroom 8) 9'2" x 2'7" (2.8 x 0.8)

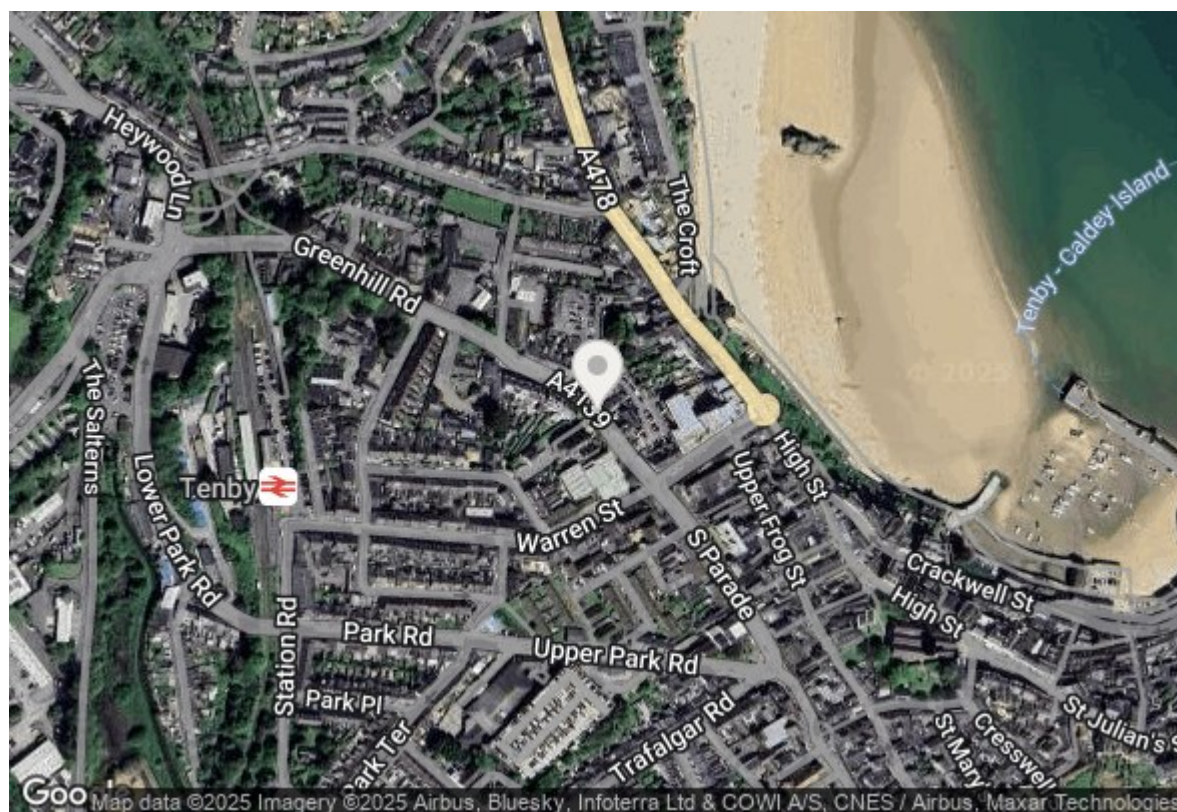
Shower cubicle, WC, wash hand basin and heated towel rail.

### Please Note:

The current rateable value (1 April 2023 to present) is £7,400

There is mains gas, mains electric, water and drainage to the property.





When entering Tenby town on the A4139, Coach Guest House is on the right-hand side on Deer Park, shortly after St Teilo's Catholic School.













BASEMENT



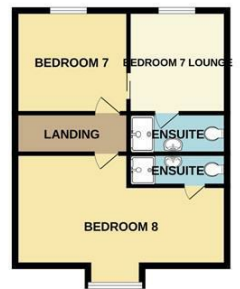
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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