



Winch Hill End Lane, Saundersfoot, SA69 9AW

Guide Price £230,000



ONLINE AUCTION from 1st OCTOBER-3rd OCTOBER with Paul Fosh Auctions

This charming, detached dormer bungalow is located in the small hamlet of Sardis (near Saundersfoot) and offers spacious and versatile accommodation. There are plenty of countryside walks to be explored that lead to the nearby beaches and the local bus route passes nearby the property. A 10-minute drive down winding country roads will take you to the village of Saundersfoot, known for its array of shops & eateries, harbour & beach, and the year-round events that take place.

The two reception rooms overlook the beautiful rear garden and countryside with distant sea views beyond. The fitted kitchen to the front of the property leads on to a good-sized dining room. There are 2 double bedrooms situated on the ground floor with a further two rooms upstairs. There is plenty of storage throughout the property and an easily accessible loft space. The shower room and separate WC are located on the ground floor.

The property benefits from double-glazing and oil-fired central heating. Externally the front driveway offers parking for up to 3 cars plus an attached single-car garage. The beautiful and mature garden surrounds the property offering space to enjoy the Pembrokeshire sunshine throughout the day.



LOCK HOUSE C.1750



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



- **Detached Dormer Bungalow**
 - **2 to 4 Bedrooms**
- **Beautiful Garden & Countryside Views**
 - **Large Driveway & Garage**
 - **NO ONWARD CHAIN!**

- **Rural Location**
- **3 Reception Rooms & Kitchen**
 - **Shower Room & WC**
- **Short Drive to Saundersfoot**

Entrance Hall

The uPVC front door opens into the hallway featuring ceiling light, 2 central heating radiators, under stairs storage cupboard, and double-glazed window to the front of the property. There is also a small nook providing a great space for coats and shoes.

Living Room 23'5" x 12'9" (7.14m x 3.9m)

Lounge has 2 ceiling light points, a large stone fireplace with working chimney able to take an open fire, 2 central heating radiators, heating thermostat, and TV aerial socket. An aluminium sliding door opens onto the rear garden and a large uPVC double glazed window overlooks the rear garden and countryside beyond.

Garden Room 17'8" x 9'2" (5.4m x 2.8m)

Sliding doors and 2 picture windows look out onto the rear garden and countryside beyond. A small porthole window brings extra light into this garden room. A wooden internal window looks into the garage. The room features an electric wall heater and 2 ceiling light points.

Kitchen 14'9" x 11'9" (4.5m x 3.6m)

The kitchen features electric oven with extractor fan over, space for fridge, washing machine and dishwasher, stainless steel sink and drainer, central heating radiator, and wall and base units. The uPVC double glazed window to the front of the property takes in the front garden and beautiful countryside views. There is a central ceiling florescent strip light. The electric fuse box is in this room.

Dining Room 16'8" x 8'6" (5.1m x 2.6m)

Through the open arch-shaped doorway from the kitchen, is a good-sized dining room with central heating radiator, central ceiling light, uPVC double-glazed window to the front and stain-glassed window with a rose design looking through to the garden room.

Cloakroom 5'6" x 3'3" (1.7m x 1m)

Located off the main entrance hallway is a separate WC

with obscured glass window to the front of the property and central ceiling light.

Shower Room 8'6" x 5'2" (2.6m x 1.6m)

The family shower room features double shower unit, pedestal hand basin, ceiling light, central heating radiator and wall mounted heater and shaver plug. There is an obscured glass window to the front. The storage cupboard also contains the immersion water tank.

Bedroom One 12'5" x 11'9" (3.8m x 3.59m)

Bedroom 1 features an in-built wardrobe, central ceiling light, central heating radiator, aerial socket, and double-glazed uPVC window to the front.

Bedroom Two 11'9" x 11'9" (3.6m x 3.6m)

Bedroom 2 features an in-built wardrobe, central ceiling light, central heating radiator, aerial socket, and double-glazed uPVC window to the rear.

Loft Room One 11'9" x 11'9" (3.6m x 3.6m)

This room features timber-frame skylight window and central heating radiator with ceiling light point. Small eaves storage.

Loft Room Two 11'9" x 11'1" (3.6m x 3.4m)

This room features timber-frame skylight window and central heating radiator with ceiling light point. Small eaves storage.

Loft 11'9" x 11'9" (3.6m x 3.6m)

A door from the second loft room opens to this large storage space. The chimney stack goes up through this room and there is no electric in this room.

Garage 21'7" x 10'9" (6.6m x 3.3m)

The attached single car garage has a non-insulated steel roller door to the front of the property and a timber-frame window to the rear that looks into the garden room. There is a fluorescent strip light and electric sockets and the Firebird oil boiler is in this room.

Externally

Outside to the front is a large tarmac driveway with enough space for approximately 3 cars. The well-loved garden surrounds the property with lawn space, mature plants and shrubs, fruit trees and a small pond. There are 2 disused sheds in the furthest corner, whilst the compost bin and the oil tank are located to the left of the property. The galvanised steel gate to the front makes the property fully enclosed.

Please Note

The Pembrokeshire County Council Tax Band is F - approximately £2736.43 for 2024/25.

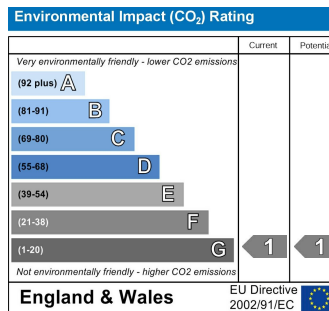
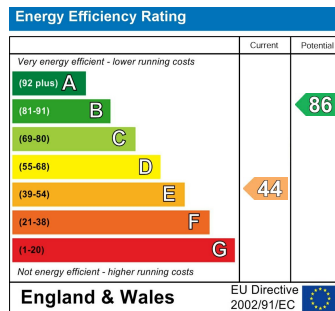
We are advised that mains electric and water is connected to the property. This property has oil central heating and a private drainage system - cesspit.

Auction fees: The sale of each lot is subject to a buyer's premium of 1.2% of the purchase price (subject to a minimum of £1,200) including VAT unless otherwise stated.

Additional costs: The purchase of the property may be subject to (but are not limited to), VAT (if applicable), reimbursement of the seller's search fees, reimbursement of seller's legal and/or sales costs, stamp duty/land transaction tax (LTT). Please check accompanying legal pack for further details on the Paul Fosh website www.eigonlineauctions.com.

Block viewings available on Thursday 19th September 1-3pm and Wednesday 25th September 2-4pm

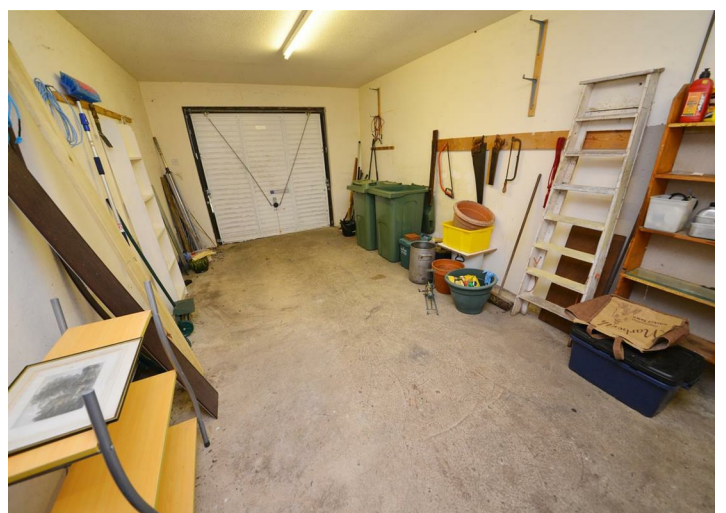
Auction Fees And Additional Costs



From Saundersfoot village, follow the B4316 through the village and turn right at St Issell's Parish Church. Continue up the hill for less than 2 miles and take the first left towards Sardis. End Lane is found on the right hand side, with the 'no through road' sign at the entrance. Winch Hill is the second house along on the right hand side.





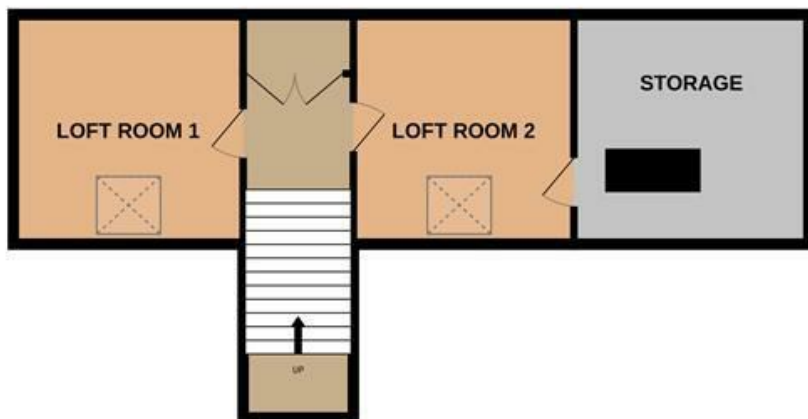


Floor Plan

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2023

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.