



Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

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1 Rock Houses St. Julian Street
Tenby
SA70 7BD

£1,400,000

House
Freehold



An impressive Georgian property, perched overlooking Tenby's famous South Beach. Built in the early 1800s, the house boasts an array of original character features, and a private rear garden leading directly onto the beach below.

Rock House is one of several substantial properties on St Julian Street. Set over 5 floors, it has a total of 4 bedrooms, 3 bathrooms and 3 reception rooms, and has retained many impressive original features such as ornate coving and ceiling roses, and large sash bay windows.

There are incredible and uninterrupted sea views from inside the property itself, and the house has the added benefit of an exclusive private garden set on the cliffs, with steps leading down to the beach.



LOCK HOUSE C. 1750



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



- **Georgian Grade II Listed**
- **Access To Beach At Rear**
- **Access To 2 Levels From St Julian Street**
- **Breathtaking Views**

- **South Facing Garden Terrace**
- **Character Features**
- **Prime Location**

Ground Floor

Entrance Porch / Hall

From St Julian Street, steps up to large timber door opening into the hallway. Further timber and glazed double doors open into the bright hall, full of sunlight from the rear doors. The original feature staircase is in the middle of the house, with a rear door out to the balcony and garden.

Front Room / Study 15'1" x 12'5" (4.6 x 3.8)

Originally the kitchen, this cosy room has a window to front and side with fitted shelves and built in cupboard.

Dining Room 23'11" x 14'1" max (7.3 x 4.3 max)

A spacious and light room for entertaining, with original breakfast arch, and a large bay window to the rear with wooden shutters.

1st Floor

Sitting Room 23'11" x 19'0" max (7.3 x 5.8 max)

A sunny room on the 1st floor, offering sea views from the large bay window, and a fireplace with marble and timber mantle.

Bedroom Three 17'8" x 13'9" (5.4 x 4.2)

A good-sized double bedroom with windows to front and side, built-in storage cupboard, shower enclosure and sink.

Bathroom 16'0" x 5'10" max (4.9 x 1.8 max)

Found off the half landing, this room has a bath, shower, WC, pedestal wash hand basin, radiator and window to rear.

2nd Floor

Bedroom One & Ensuite 20'8" x 14'1" max (6.3 x 4.3 max)

A fantastic master bedroom, with window overlooking the sea, spacious built in wardrobe, and an ensuite with shower enclosure, separate bath, WC, sink and towel radiator.

Bedroom Two 17'8" x 14'9" (5.4 x 4.5)

Another guest bedroom to the front of the house, with windows to the front and side. The room has a wash hand basin and built in storage cupboard.

Floor 3

Attic Room 1 20'0" x 12'1" (6.1 x 3.7)

A twin bedroom with window to the rear and skylight.

Attic Room 2 19'8" x 14'1" (6 x 4.3)

Similar in size to the bedroom, this room is used as a storage room with window to front with a skylight.

Both rooms have original timber floorboards, thought to be originally sourced from Milford Haven dockyards after being repurposed from cargo ships of the era.

Basement Level

Storage / Workshop Room 13'9" x 12'5" (4.2 x 3.8)

To the front of the house is a door at the bottom of steps leading down from the street.

The first room is a storage / workshop room with a window to the front and a Belfast sink with hot and cold taps. The room houses the Worcester boiler (circa 4 years old), and Vaillant cylinder with pressure vessel.

Laundry Room 13'9" x 4'11" (4.2 x 1.5)

A handy dedicated storage space with a washing machine and tumble dryer set in alcove.

Kitchen 18'8" x 19'0" max (5.7 x 5.8 max)

The kitchen is a bright space, benefitting from sunlight from the South-facing windows and door that leads to the garden.

The floor is tiled, and the room has a range of wall and base units with electric hob and double sink, aga cooker, and built in storage cupboard. There's ample room for freestanding fridge/freezer, and dining table/chairs.

There is a further door leading through to a shower room, and this is currently used as a pantry.

Garden

The impressive rear patio garden is accessed off the kitchen, or from the balcony off the ground floor. Adjoining the house is a stone-built storage shed.

The balcony has steps adjoining the lower terrace. The terrace is split over 2 levels, surrounded by character stone walls, with a range of mature plants.

Stone steps lead from the patio through a gate, that joins a path to the beach that is for the exclusive use of the properties in the terrace.

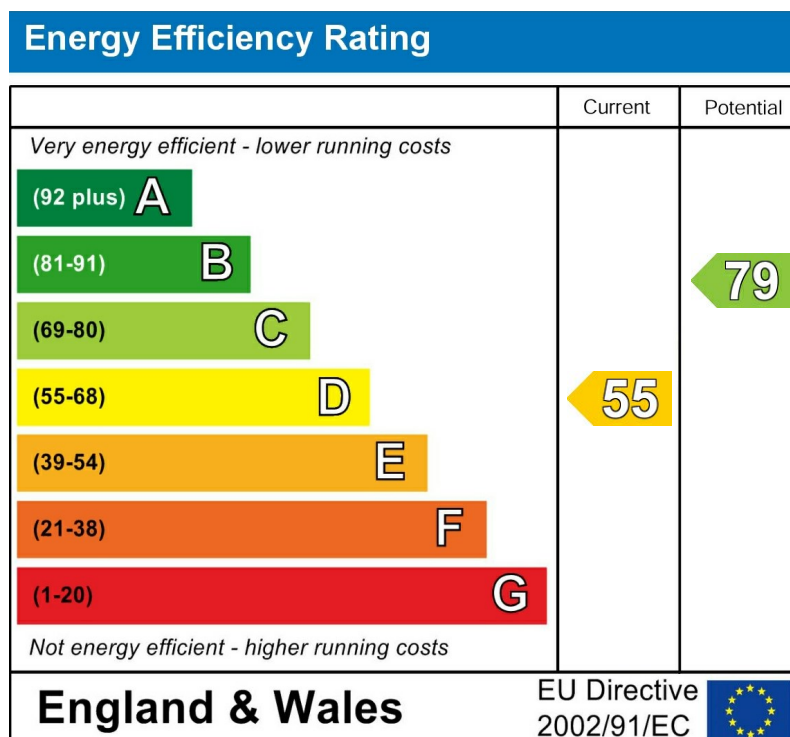
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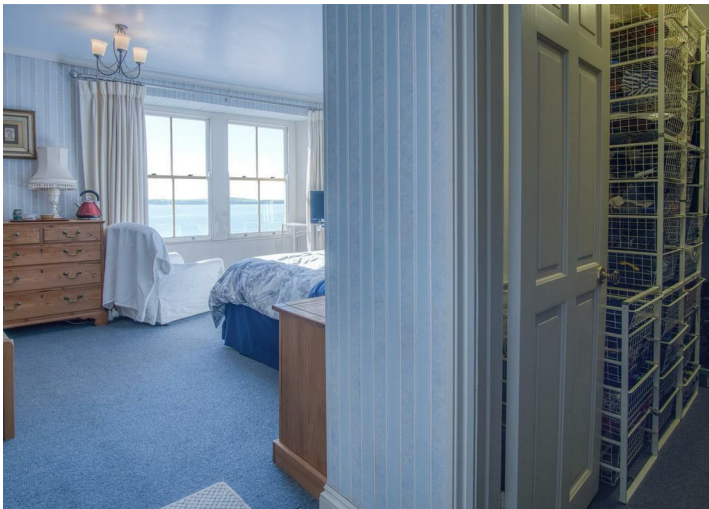
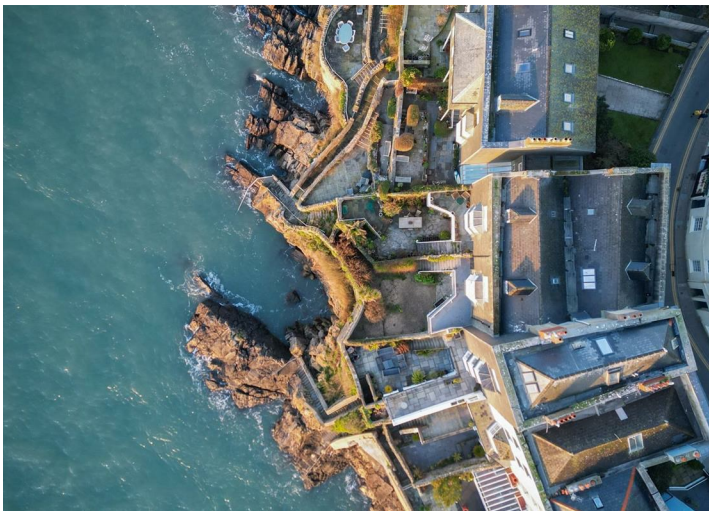
We are advised that mains electric, gas, water and drainage is connected to the property.

The Pembrokeshire County Council Tax Band is I - approximately £4483.52 for 2024/25.

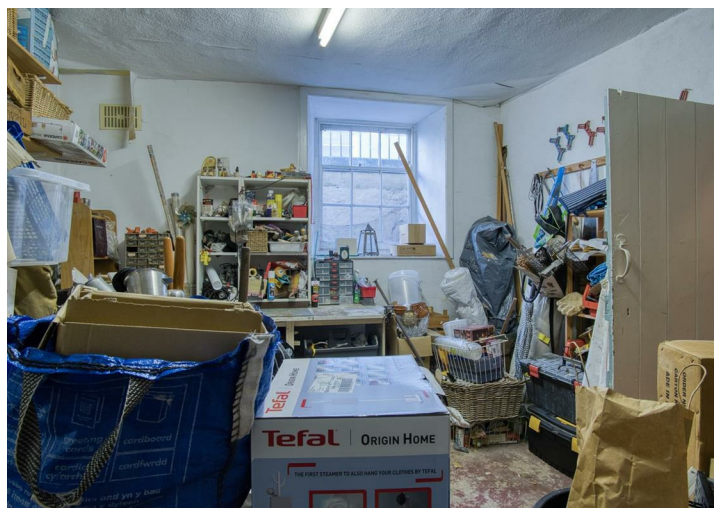
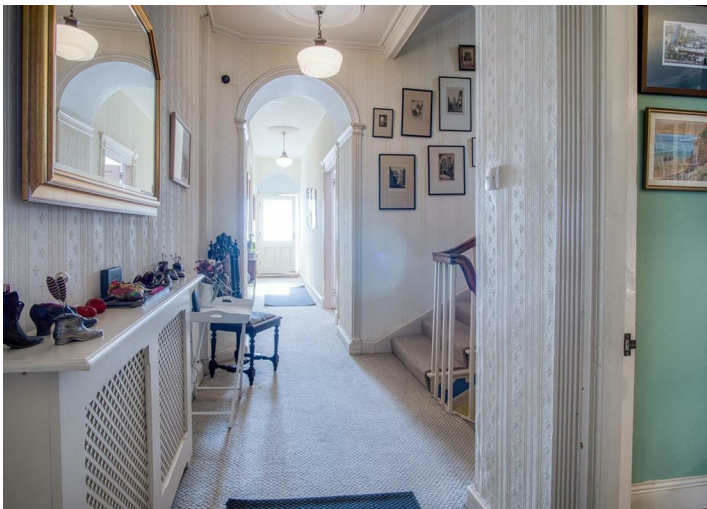


From Tenby's Tudor Square, continue down St Julian Street and past our office, the road bears around to the left, on the right-hand side is 1 Rock Houses.

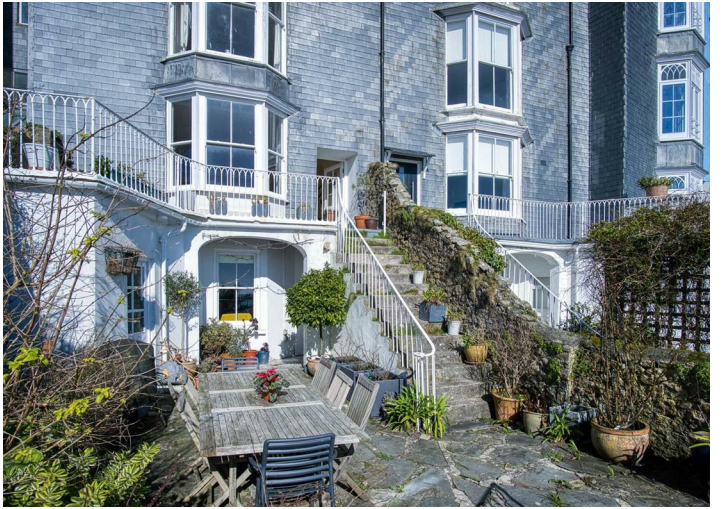












Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only
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