



La Casita Manorbier SA70 7SX

£550,000

House
Freehold



A spacious 4-5 bedroom detached family house set on a large plot, providing ample outdoor space with mature gardens surrounding the property.

The house has large living areas, with an open plan lounge and dining area connecting to a bright sun room. There is a double garage, utility room and separate kitchen, with 3 bedrooms and bathroom upstairs and a further 2 bedrooms and shower room downstairs. The property has a lot of character, and although it would benefit from modernisation throughout, has bags of potential.

Manorbier itself is a delightful village, known for its stunning coastline and rich history. Residents can enjoy the nearby beach, local shops and the famous Manorbier Castle a short walk away, making it a wonderful place to call home.

- **Detached House**
- **Double Garage**
- **Driveway and Ample Parking**
- **Village Location**

- **Large Plot**
- **Sunny Rear Garden**
- **Spacious Rooms**

Hallway

Spacious and welcoming entrance hall with space for furniture/shoes etc. There are 2 understairs storage cupboards and parquet flooring running through to the lounge and dining rooms.

Lounge 23'7" x 19'0" approx (7.2 x 5.8 approx)

A large room set over 2 levels, with parquet flooring running throughout, fireplace and big picture window overlooking the rear garden. There's an opening to the dining room, each side of which connects to the sun room.

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

The dining room is a spacious room accessed from the lounge and kitchen. It has parquet floor running through, with doors opening into the sun room and a serving hatch from the kitchen.

Conservatory / Sun Room 16'4" x 10'9" (5 x 3.3)

The sun room has a tiled floor with sliding doors out to the garden and another set into the dining room. There are recessed skylights above, with windows to the side and into the kitchen.

Kitchen 12'5" x 8'10" (3.8 x 2.7)

A traditional style kitchen with wall and base units and a larder cupboard. There is a window to the side and a serving hatch through to dining room.

Main Bedroom & Ensuite 16'8" x 12'9" max (5.1 x 3.9 max)

The large bedroom has windows to side and rear. There are fitted built in wardrobes and a separate storage cupboard.

There is an ensuite bathroom with bath, WC, sink, large obscure window and built in storage cupboard.

Bedroom Two 14'9" x 9'6" (4.5 x 2.9)

A double bedroom with window over rear garden and double fitted wardrobes.

Bedroom Three 9'2" x 8'10" (2.8 x 2.7)

A ground floor double bedroom with window to the front of the property.

Bedroom Four 12'5" x 9'10" max (3.8 x 3 max)

A bedroom with windows to the rear and side. The room has a built in storage cupboard with eaves storage and loft access.

Bedroom / Office 15'5" x 9'3" (4.7 x 2.83)

Another ground floor bedroom (currently used as an office) with tiled flooring and large window to the front of the house.

Bathroom 9'10" x 7'10" (3 x 2.4)

1st floor family bathroom with bath, sink, WC and obscure window to side.

Shower Room 6'6" x 6'2" (2 x 1.89)

Ground floor shower room with corner shower cubicle, WC, sink, window to front, tall radiator and tiled floor.

Utility Room 6'6" x 6'2" (2 x 1.9)

A handy separate utility room, with sink and drainer above a cupboard and window to front. The combi boiler is in this room.

Garage

There's a lean-to porch between house and garage, with 2 doors leading to a WC and a storage cupboard. The large double garage beyond has up and over doors to the front with a window to the rear.

Externally

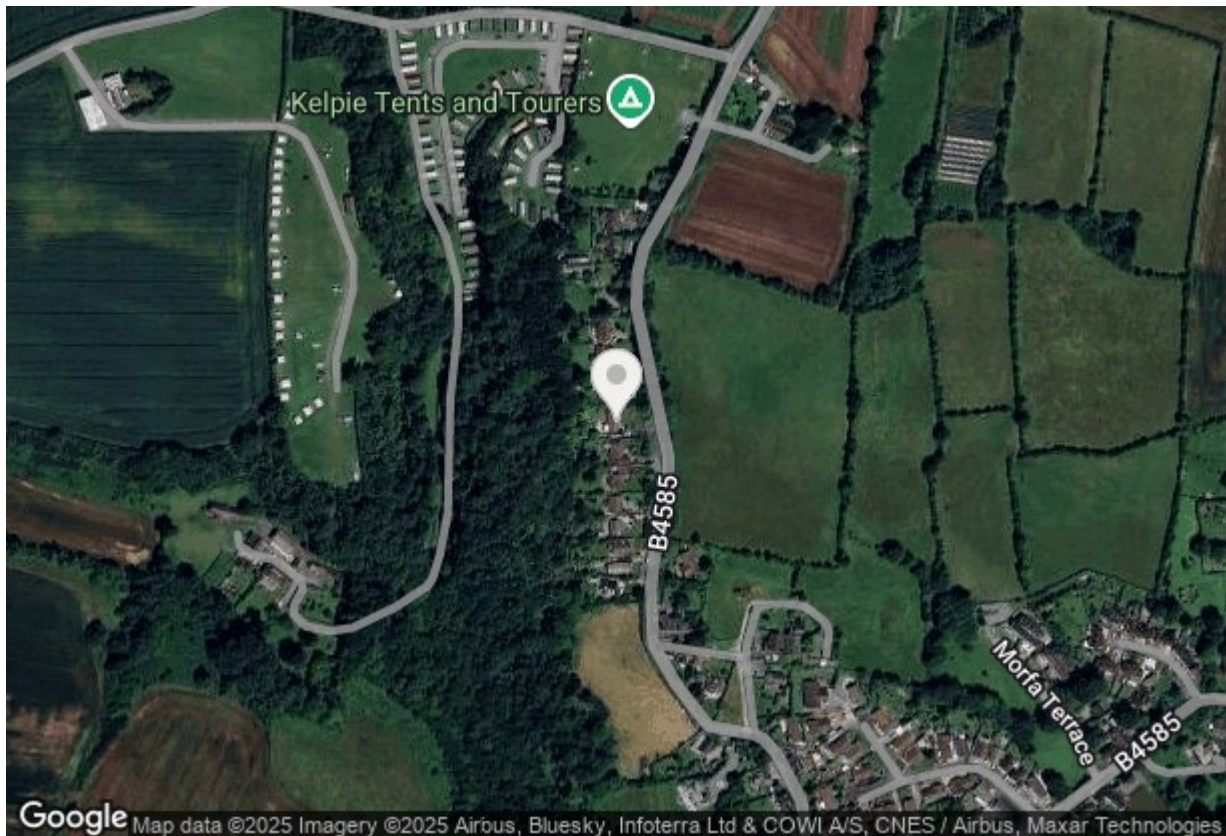
To the front - the property is entered via a large drive and parking area, set back from the road by a front garden and mature conifer trees.

To the rear - a large south-facing garden which is lawned, with mature trees and shrubs. The garden backs onto a stone wall, believed to be from the original Castle estate, with woodland beyond. The garden benefits from privacy from neighbours provided by hedgerows to the side.


Please Note

The Pembrokeshire County Council Tax Band is G - approximately £3119.68 for 2024/25.

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



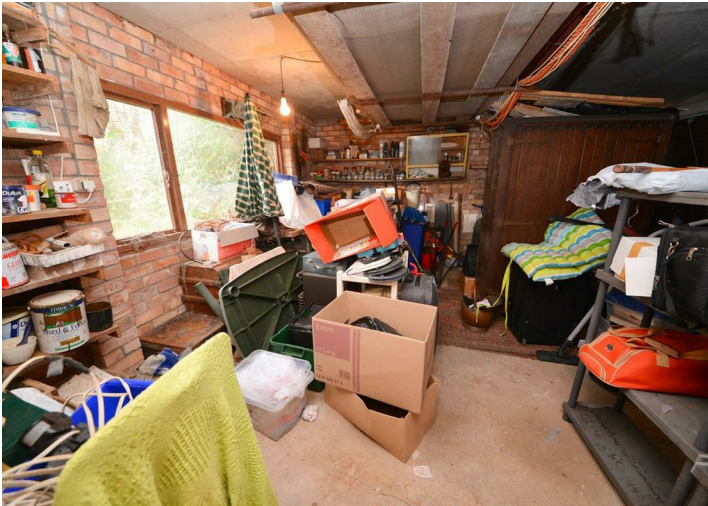
When driving towards Pembroke on the A4139, take the left turning into Manorbier shortly before the entrance to Jameston village. La Casita is a short distance down this road after Kelpie tents and tourers and is the property tucked behind a row of conifer trees in the front garden.

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 59 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |









Floor Plan

GROUND FLOOR



1ST FLOOR



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