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The Old Shop
Tenby
SA70 8QJ

£325,000

House
Freehold



A large character cottage in the village of Jameston, just 5 minutes from the coast and beach of Manorbier. This delightful, detached property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The cottage also offers three bedrooms and three bathrooms, with a large kitchen/diner, separate utility, and bright landings ideal for use as a home office.

To the rear is an expansive garden, sprawling through various areas with patio, lawns, mature trees, an orchard and a pond, making it perfect for those who appreciate outdoor living and gardening.



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



- **Character Cottage**
- **Village Location**
- **Three Bathrooms**
- **Semi Rural Village**

- **Large Garden**
- **Three Bedrooms**
- **5 Minutes to the Beach**
- **Chain Free**

Hallway

Step into the cottage through the large timber door, with feature pane above. Hall has colourful mosaic tiled floor, and wooden staircase with storage under.

Living Room 13'1" x 11'9" min (4 x 3.6 min)

Opened up and divided into 2 areas, the bright room to the front has a sitting room and a hobby room (converted from the garage). There is a large window to front, and wooden clad ceiling, with the hobby room having a timber/glazed garage door and rear door to the utility room.

Hobby Room 9'2" x 19'0" (2.8 x 5.8)

Ample space to form part of the living room or use as a family room/office.

Dining Room 13'1" x 11'1" (4 x 3.4)

A cosy dining room with a large window to the front, and log burner in original fireplace.

Kitchen/Diner 30'6" x 9'2" (9.3 x 2.8)

The large room has freestanding base units, timber clad ceiling and spotlights, with windows out to the rear garden, and a small window to the side. There's plenty of room for appliances, such as American fridge/freezer, range cooker and dishwasher.

Storage Room 6'10" x 7'10" max (2.1 x 2.4 max)

Between the kitchen, living room and utility is a lobby housing the immersion water heater with Velux window above.

Ground Floor Shower Room 12'9" x 6'2" max (3.9 x 1.9 max)

Shower room with shower cubicle, WC, pedestal sink, towel heater and window.

Utility Room 4'3" x 10'5" (1.3 x 3.2)

Dedicated utility room with washing machine and dryer, oil fired boiler, and window to garden.

Landing

The large bright landing on first floor has timber banister and exposed floorboards, with uPVC window to front, and loft access above.

Bedroom One 13'1" x 11'9" (4 x 3.6)

Master bedroom suite with dressing room and en-suite shower room. There's a uPVC window to front, timber cottage style door, radiator and further door leading into the dressing room.

Dressing Room 9'10" x 9'2" (3 x 2.8)

Spacious room ideal for wardrobes and storage, or for use as e.g. a nursery, with high ceiling, and radiator, leading to the en-suite.

En-suite 8'2" x 7'2" (2.5 x 2.2)

Suite comprising bath, shower enclosure, WC, sink, and timber window overlooking rear garden.

Bedroom Two 13'1" x 10'9" (4 x 3.3)

Double bedroom with uPVC window to front, timber floorboards, cottage style radiator

Office 13'1" x 9'2" (4 x 2.8)

Off the half landing is an open space used as an office. It has exposed beams; Velux window above and doors to a bedroom and a shower room.

Bedroom Three 11'5" x 9'2" (3.5 x 2.8)

Bedroom with vaulted ceiling with timber beams, and a window to the rear.

Shower Room 9'2" x 4'3" (2.8 x 1.3)

Shower enclosure, sink, WC, and radiator.

Externally

To the rear is a large private garden with patio area off the kitchen. There are 2 stone storage sheds off the house, with a path leading to the expansive garden beyond. There is a large lawn that leads down the length of the plot, passing through areas with a pond, mature shrubs and trees (including fruit trees), and clearings ideal for catching the sun.

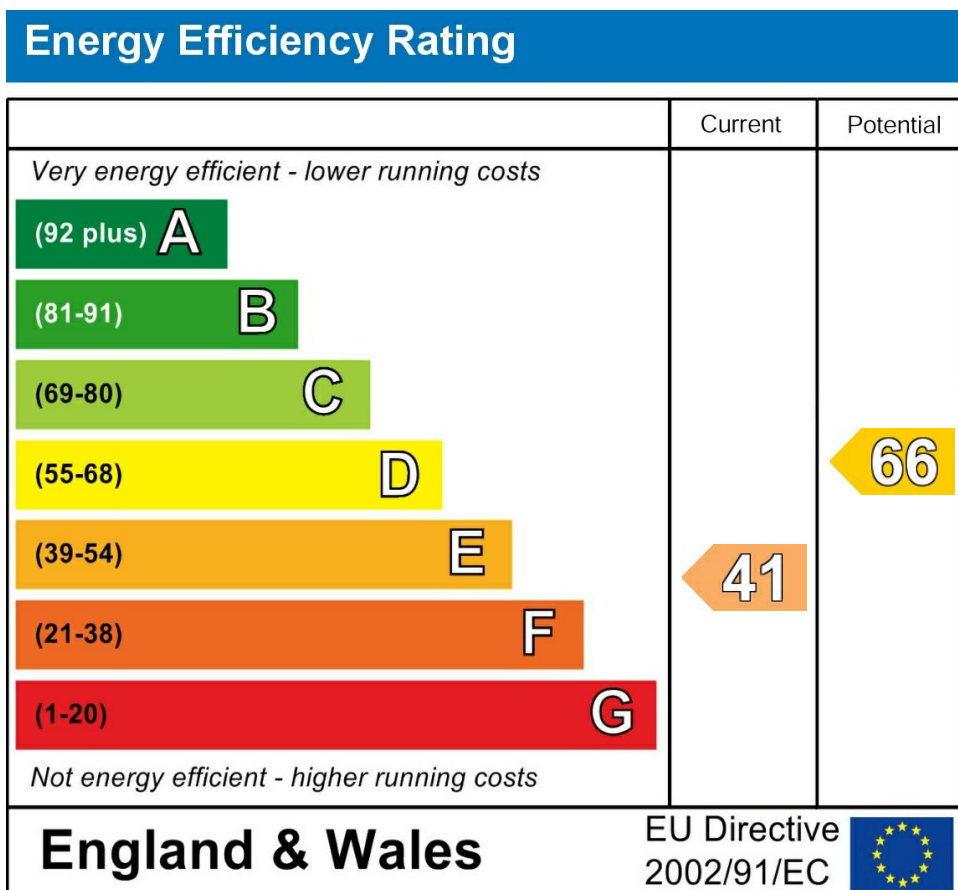
Please Note

The Pembrokeshire County Council Tax Band is E - approximately £2,504.18 for 2025/26.

Oil central heating and modern electric water heater. We are advised that mains electric, water and drainage is connected to the property. The gas hob is fed by Calor tanks kept externally.

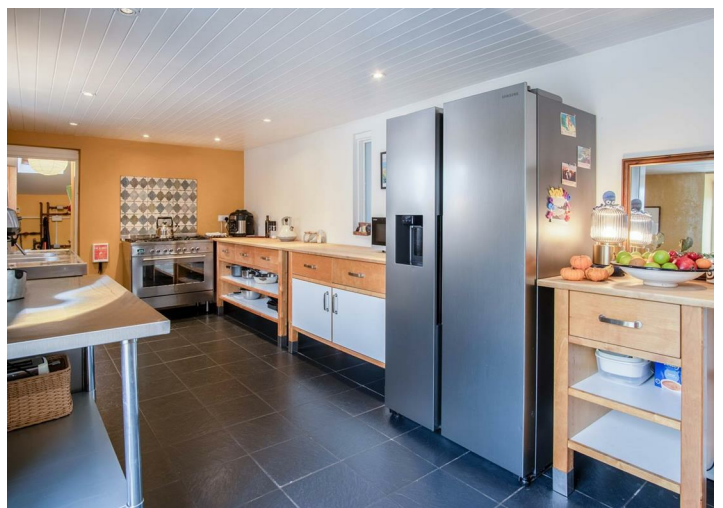


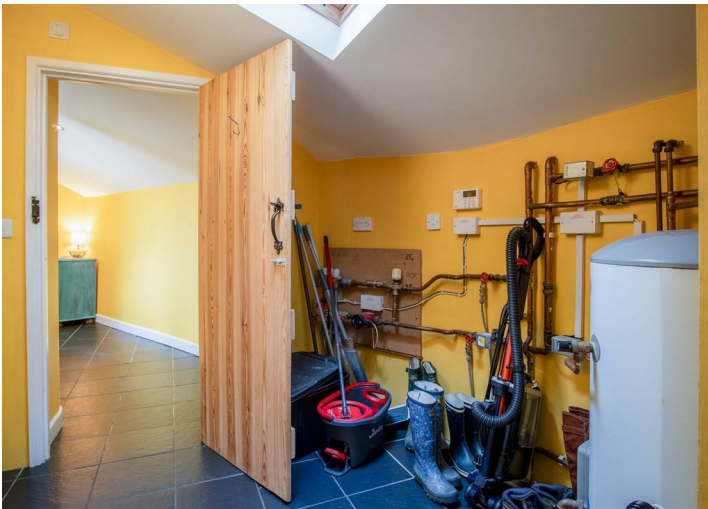
From Tenby, continue past Manorbier into the village of Jameston. The Old Shop is on the right-hand side just after the Swanlake Inn











Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only
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