



THE BURROWS B&B

Freshwater East, Pembrokeshire, SA71 5LA

Freehold | Ref: 3440638

KEY HIGHLIGHTS



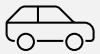
Offering stunning sea views



6 beautiful and modern bedrooms



Desirable location



Ample parking, gardens and grounds



Versatile offering with an array of uses



Conversion to Residential STP. EPC rating A



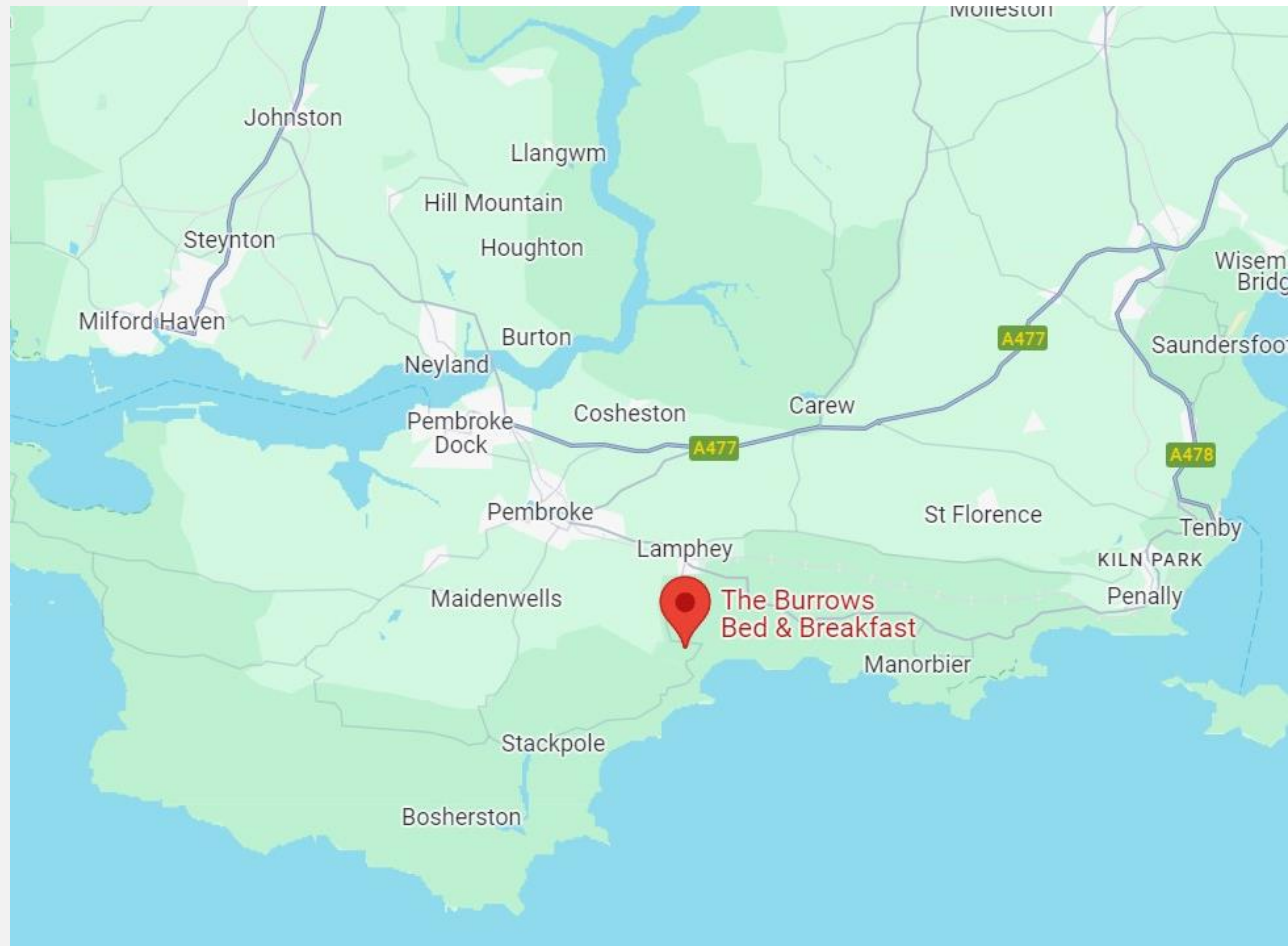
LOCATION



Freshwater East, Pembrokeshire, SA71 5LA

what3words: ///otherwise.copying.foggy

Freshwater East is a charming village located on the coast of Pembrokeshire in South Wales. It's known for its beautiful sandy bay and scenic surroundings. The village is approximately 7 miles (11 km) from Pembroke by road and about 2 miles (3.2 km) south of Lamphey. The wider area offers a wide range of activities and attractions for visitors and locals alike.



DESCRIPTION

The Burrows Bed & Breakfast is a charming and luxurious Georgian property located in the quiet conservation area of Portclew, Pembrokeshire. It's just a 10-minute walk from Freshwater East Beach and the Pembrokeshire Coast Path. It offers fabulous views out across the bay and sea beyond.

The B&B offers four high-quality rooms, each featuring modern en suite bathrooms with underfloor heating. Further bedrooms could be converted into letting accommodation should one desire although these are currently being used as owner's accommodation. Also present is a beautiful farmhouse kitchen along with a cosy but spacious living area with an inglenook fireplace inset with a woodburning stove, along with a breakfast/dining room for guests.

Externally, the gardens wrap around the property with off-road parking for circa six vehicles.



INTERNAL DETAILS

The property is spread across four floors. A former farmhouse, the building boasts a plethora of period features including exposed stone, timbers and sash windows. The lower ground floor offers owner's accommodation which is accessed from the main body of the house, but there is also a door to the side of the property. It is a spacious area. On entering through the side door, you have a cloakroom/utility room to your left, and to your right, you have a further storage room or office. Flowing through the entrance hall and over original tiled flooring you enter the sitting room, a cosy but sizeable room with exposed beams and stonework, and an inglenook fireplace which takes centre stage and is inset with a wood burning stove. Walking up three original stone steps, you come into the kitchen, a bright and light room again laid with tiled flooring. Floor and wall units provide ample storage, along with a prep area and an oil-fired Aga to one end. The main entrance hall is off the kitchen; with a weighty front door at the end, it provides access to numerous rooms, one of which is the breakfast/dining room, a charming room with a deep and full height bay window which has views across the gardens. There is also ample space for covers. Further on this floor is a guest sitting room which flows into a conservatory along with another, versatile, room which is currently being used as the owner's reception/check-in area for guests.





LETTING ACCOMMODATION

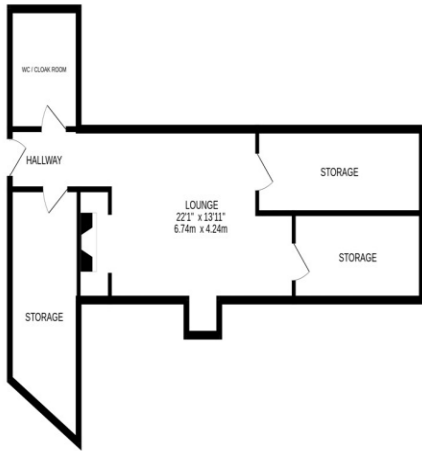
The letting accommodation is spread across the first and second floors. Currently only operating four bedrooms, it has the opportunity to expand on this by adding an extra two rooms as part of the offering. All rooms benefit from en-suites which have been recently refurbished to a very modern and high standard and offer views out onto the countryside and coastline beyond.

OWNER'S ACCOMMODATION

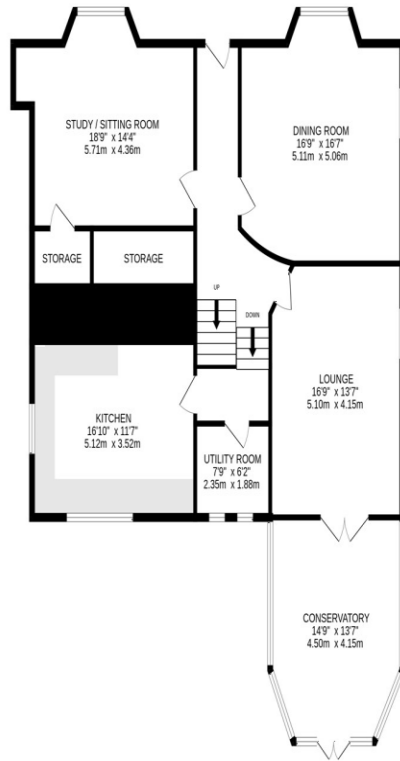
The owner's accommodation is within the main building and comprises one double bedroom with dual aspect views out onto the rear and coastline. A separate bathroom with separate toilet is across the landing which currently acts as the wash facilities for the owners. The owners use the lower ground floor sitting room along with a kitchen/breakfast room.



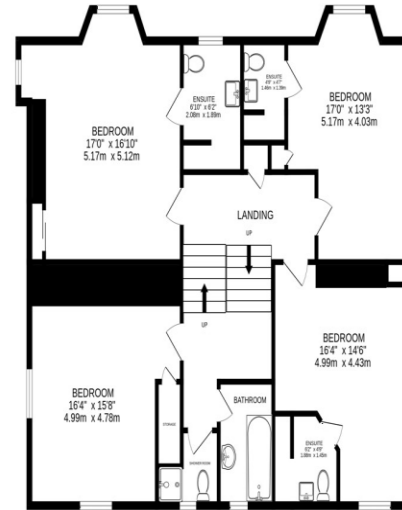
LOWER GROUND FLOOR
601 sq.ft. (55.8 sq.m.) approx.



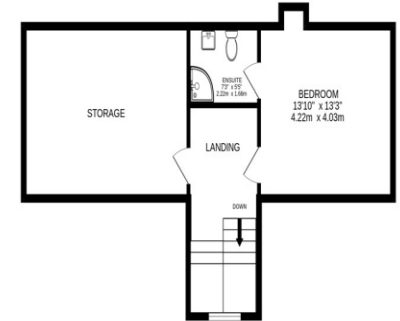
GROUND FLOOR
1355 sq.ft. (125.9 sq.m.) approx.



1ST FLOOR
1203 sq.ft. (111.8 sq.m.) approx.



2ND FLOOR
516 sq.ft. (47.9 sq.m.) approx.



FLOOR PLAN

TOTAL FLOOR AREA : 3675 sq.ft. (341.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FIXTURES & FITTINGS

Fixtures & fittings are included in the freehold sale. Those items that are personal to the current owners may be removed. Please contact the selling agent for further information

EXTERNAL DETAILS

Externally, the property sits within just under one acre of grounds which wrap around the property. The gardens are mostly laid to lawn interspersed with mature shrubs and trees. There is also a paved seating area which is perfect for catching the morning sun along with a larger grassed paddock area which is left for nature. To the front and side is the parking which has ample space for six vehicles. Also present is a spacious outdoor stone storage barn, along with a stone garage which is currently being used for the owner's storage but could be converted to further accommodation subject to the relevant consents.



TRADING INFORMATION

Trading information can be sought via the selling agent, please contact them for further details.

TENURE

Freehold

THE OPPORTUNITY

This property presents a fantastic opportunity to acquire a beautiful and profitable property on the South Coast in Pembrokeshire. Offering views across to the sea and a versatile accommodation model, it has enjoyed top star reviews and repeat business year after year. If, however, you wished for this to be your family home, then subject to the relevant consents, this would make a fabulous family home within striking distance of the beach and many other activities and amenities that Pembrokeshire has on offer.



CONTACTS

No direct approach may be made to the business. For an appointment to view, or for further information, please contact



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CONDITIONS OF Christie & Co

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CUSTOMER DUE DILIGENCE CHECKS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same.

