



Blackthorn Lodge

Cold Blow, Narberth, SA67 8RR

OIRO: £450,000 | Freehold | EPC: C



Introducing this exceptional four-bedroom detached dormer bungalow, nestled in the highly desirable village of Cold Blow, on the outskirts of the popular town of Narberth. With its spacious living areas, generously sized double bedrooms and beautifully maintained grounds, this property is sure to meet the expectations of the most discerning buyers.

Upon entering, you are welcomed by a bright and spacious entrance way, with a practical utility room, ideal for coats, shoes, and household storage. The traditional kitchen is thoughtfully designed, featuring solid cabinetry, worktops, integrated appliances, and a Belfast sink that adds both charm and functionality. The expansive lounge and dining area provide a superb space for both relaxation and entertaining, enhanced by french doors that open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. The property comprises four spacious double bedrooms, all beautifully appointed. On the first floor, two bedrooms benefit from private en-suite shower rooms, offering a perfect blend of comfort and privacy. The well-appointed family bathroom on the ground floor is designed to cater to the needs of a modern family.

Externally, the property boasts a meticulously maintained block-paved driveway with ample parking for multiple vehicles. The double garage provides additional storage and workshop space, perfect for a variety of uses. The expansive rear garden, predominantly laid to lawn, wraps around the property and is bathed in natural light throughout the day, making it ideal for outdoor entertaining.

This superb property is located in the sought-after village of Cold Blow, just a short drive from the vibrant Narberth High Street. Narberth is renowned for its charming independent shops, cafés, and restaurants, along with excellent local amenities such as a leisure centre, swimming pool, and well-regarded primary schools. The Queens Hall, a hub for live performances and cultural events, is also nearby. Cold Blow's central location in Pembrokeshire offers easy access to the county's stunning coastline and picturesque beaches, making this property an ideal choice for those seeking a blend of rural tranquillity and convenient access to the best of West Wales.



Entrance Porch

A welcoming area with durable tiled flooring. Provides access into the kitchen and lounge. A door also opens to the cloakroom/utility room.

Kitchen

4.62m x 3.10m (15'2" x 10'2")

A bright and well-appointed kitchen featuring tiled flooring and a comprehensive range of matching eye-level and base units. The durable worktops are complemented by tiled splash backs. Fitted with a traditional Belfast sink, double eye-level oven, electric stove with four-ring hob, and an extractor hood. A large window to the front aspect floods the room with natural light, while a radiator provides warmth.

Cloakroom/Utility Room

1.91m x 1.84m (6'3" x 6'0")

A functional utility space with tiled flooring, offering a base-level unit with a worktop, and plumbing for a washing machine and dryer. Includes a sink, glazed window to the front aspect, WC, and radiator.

Lounge

7.19m x 4.20m (23'7" x 13'9")

A spacious and comfortable living area, perfect for relaxation. The room features laminate flooring and benefits from plenty of natural light through large windows on the front and side aspects. Two radiators ensure warmth, and multiple television points provide flexibility for furniture arrangements.

Dining Area

4.20m x 3.40m (13'9" x 11'2")

An inviting dining space designed for entertaining. Finished with laminate flooring and illuminated by wall-mounted lighting. French doors open out to the garden, creating an ideal connection between indoor and outdoor living spaces. There is ample room for a large dining table, with a radiator adding comfort.

Bathroom

2.35m x 2.35m (7'9" x 7'9")

A fully tiled bathroom featuring a sink set within a worktop, with shelving below for additional storage. Includes a panelled bath, shower with a glass screen, glazed window to the side aspect, WC, and extractor fan.

Bedroom

3.60m x 3.40m (11'10" x 11'2")

A spacious double bedroom with laminate flooring. A large window overlooks the rear garden, and a radiator provides heating.

Bedroom

3.24m x 3.10m (10'7" x 10'2")

Another well-proportioned double bedroom, also with laminate flooring. Features a window with views to the rear aspect, and a radiator for warmth.

Master Bedroom

5.94m x 5.09m (19'6" x 16'8")

A generously sized master bedroom with wooden flooring, offering views to the side through large windows. Eaves storage provides convenient space, and a radiator ensures comfort.

En-suite Shower Room

2.26m x 1.57m (7'5" x 5'2")

Finished with wooden flooring and tiled walls, this en-suite features a WC, sink, and corner shower with a marble-effect surround and glass shower screen. A velux window allows natural light, while a radiator and extractor fan complete the room.

Bedroom

4.20m x 3.61m (13'9" x 11'10")

A well-proportioned second bedroom with wooden flooring, eaves storage, and a window to the side aspect. A radiator provides heating.

En-suite Shower Room

2.46m x 1.52m (8'1" x 5'0")

This en-suite features wooden flooring and tiled walls, with a WC, sink, and corner shower with a marble-effect surround and glass screen. A velux window, radiator, and extractor fan are also included.

Double Garage

6.15m x 6.00m (20'2" x 19'8")

A large, practical garage with a concrete floor, electrical points, and two sliding up-and-over doors. The garage includes a window to the side aspect and a side access door leading to the garden.

External

The property is approached via a block-paved driveway, offering parking for multiple vehicles and leading to the double garage. The front garden is framed by dwarf red brick walls and includes raised planters with established trees. The garden wraps around the property, predominantly laid to lawn, and is enclosed by walls and fencing for privacy.

Additional Information:

The property is heated via oil central heating and shares a septic tank with the neighbouring house. The road leading to the property belongs to the neighbouring property, with maintenance costs shared between both households.

Directions

From Narberth travel south on the A478 towards Tenby continuing through Narberth bridge and up providence Hill. Take the left fork at Allensbank corner and continue to the junction. At the junction turn right and the property can be found on the left hand side as indicated by our "For Sale" board.

Council Tax Band

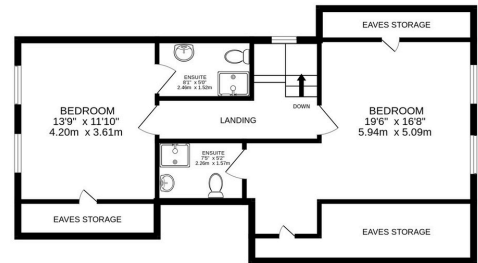
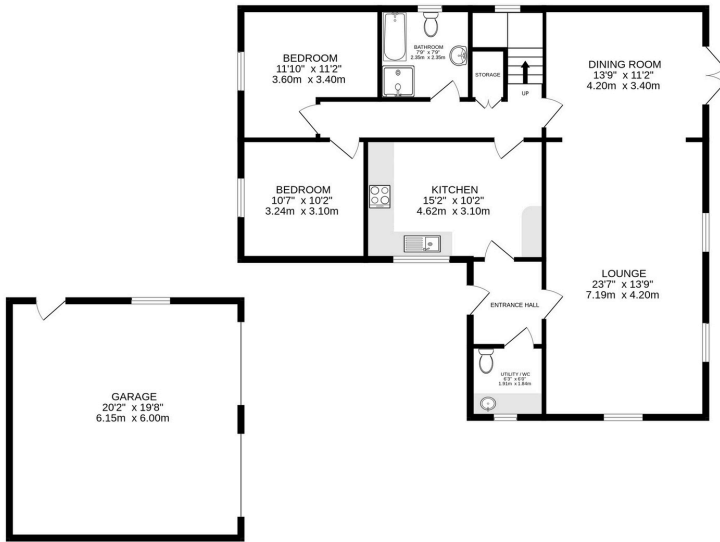
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GROUND FLOOR
1509 sq.ft. (140.2 sq.m.) approx.

1ST FLOOR
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 2208 sq.ft. (205.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	82

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