

BEAR COTTAGE FIDDLERS LANE ST FLORENCE SA70 8BA

OFFERS AROUND £675,000

AN ATTRACTIVE, MODERN AND SPACIOUS COTTAGE-STYLE HOUSE IN A SELECT AREA ON THE EDGE OF THIS SOUGHT AFTER VILLAGE



- **4 RECEPTION ROOMS**
- **4 BEDROOMS**
- **AMPLE PARKING + LARGE GARAGE**
- **21FT KITCHEN + BREAKFAST ROOM**
- **2 BATHROOMS**
- **SIZEABLE, SECLUDED GARDENS**

GENERAL

The quiet and pretty village of St Florence is blessed by an attractive woodland river walk, spectacular views of The Ridgeway and a 12th Century Norman Church. In the heart of the village there is a primary school, a convenience store and two dining pubs. There is also a garden centre with a highly regarded restaurant and a village hall. St Florence is a thriving and friendly community which organises various recreational activities and social events throughout the year.

The village lies close to the southern section of the beautiful Pembrokeshire Coast National Park. Several spectacular sandy beaches and stunning walks are within a few minutes drive. Nearby are facilities such as the Manor House Wildlife Park and Heatherton Activities Centre. St. Florence is about four miles from the picturesque seaside towns of Tenby and Saundersfoot.

Fiddlers Lane is possibly the most sought after location in St Florence. Bear Cottage is situated 200 metres down this quiet no-through lane which contains a small number of prestigious and exceptional homes. The location adjoins fields on the northern edge of the village yet is only a short walk from all its amenities.

Bear Cottage is enclosed by sizeable and secluded gardens and it is particularly well separated from adjacent houses. It was custom-built to a high standard in 2009 and has been finished with careful attention to detail. It consequently combines a cottage exterior with a modern specification and an interior that is particularly spacious and light. It features a character slate roof, stone chimney, sash windows and an attractive porch. Inside there are Iroko hardwood doors and other high quality fittings.

Bear Cottage would be ideal for a family. The house and grounds are easily manageable and would therefore also suit retirees.

With approximate dimensions, the accommodation briefly comprises:-

GROUND FLOOR

Entrance Porch	Slate ramp and floor, feature stonework, sensor light, windows to both sides, hardwood front door:-
Hall	14'0" x 8'1" (4.27m x 2.46m) an attractive hall with an oak floor and a feature Iroko hardwood staircase leading up to a galleried landing. Multi-glazed doors to lounge and kitchen. Cupboard under stairs.
Lobby	Oak floor, spacious cloaks cupboard and access to:-
Cloakroom	6'5" x 5'3" (1.96m x 1.60m) attractively tiled walls with an oak floor, wash-hand basin and toilet.
Lounge	15'10" x 13'0" (4.83m x 3.96m) a spacious lounge with windows overlooking the front and side gardens, and a bespoke "Minster" fireplace surround and hearth. Arched opening to dining room. TV points.
Dining Room	13'0" x 9'11" (3.96m x 3.02m) double multi-glazed doors to Sun Lounge and hardwood door to Kitchen. Two windows overlooking the rear garden.
Sun Lounge	12'2" x 10'4" (3.71m x 3.15m) a bright, warm room with windows to all sides, including full height windows over French doors which lead to a small patio outside and into the side garden. Ceramic tiled floor. Two opening roof windows.
Additional Sitting Room	12'5" x 9'5" (3.78m x 2.87m) this light and attractive room leading off the hall could also be utilised as a study or ground floor bedroom. Window to front. TV point.

Kitchen/Breakfast Room	20'6" x 12'0" (6.25m x 3.66m) the kitchen has a separate breakfast area, two windows and French doors leading onto an outside seating area in the rear garden. There is an attractive range of fitted wall and base units with inset lights and display cabinets. Built-in dishwasher and two integral fridges. Built-in oven, hob and extractor. Ceramic floor tiling. TV point.
Utility Room	11'9" x 6'2" (3.58m x 1.88m) fitted with a good range of wall and base units and work surfaces including a built-in freezer, vented tumble drier and extractor fan. Stainless steel sink and plumbing for washing machine. Ceramic floor tiling. Hardwood doors to rear garden and to...
Integral Garage	16'2" x 11'9" (4.93m x 3.58m) access via timber doors.
FIRST FLOOR	
Galleried Landing	With two windows to the front.
Master Suite	Comprising:- Principal Bedroom - 13'1" x 13'0" (3.99m x 3.96m) a substantial double bedroom with windows to front and rear, TV point and archway to dressing room. Dressing Room - 9'4" x 4'0" (2.82m x 1.22m) plus elegant built in wardrobes. Full En-suite Bathroom - 9'2" x 7'5" (2.79m x 2.26m) attractively tiled suite comprising full-sized bath, shower cubicle, vanity wash-hand basin with additional cupboards, and toilet. Chrome-ladder heated towel rail. Window to rear and extractor.
Bedroom 2	12'5" x 10'3" (3.78m x 3.12m) spacious double bedroom with window to front. TV point.
Bedroom 3	14'8" x 11'9" (4.47m x 3.58) a large triple aspect room with sloping ceilings and windows to the front, side and rear, ensuring plenty of natural light.
Bedroom 4	9'5" x 8'4" (2.87m x 2.54m) plus integral wardrobes, window overlooking rear garden, built-in wardrobe and an airing cupboard housing the large capacity hot water cylinder, complete with back-up electric immersion heater. TV point.
Second Bathroom	8'2" x 8'1" (2.49m x 2.46m) fully tiled walls and floor, an attractive four-piece suite comprising a full sized corner bath, shower enclosure, toilet and wash-hand basin, chrome-ladder heated towel rail, window to rear and extractor.
Storage Loft	Access from landing to loft, where there is a large A-Frame (open-plan) storage area with light and power. The fully-boarded storage section measures 34'4" x 9'8" (10.46m x 2.95m).
OUTSIDE	Gated, ornamental gravel driveway providing parking for several vehicles. Sizeable level lawned gardens incorporating various ornamental shrubs, wildflowers and patio areas. Mature boundary hedging and trees provide additional privacy and shelter. Outside water supply, electricity sockets and security lighting.
SERVICES ETC (None Tested)	Mains drainage. Electricity and telephone/broadband services supplied by underground cables. Multiple telephone and computer points. Oil fired central heating with thermostatic valved radiators in all rooms. Pressurised, fully pumped hot water system with motorised valves for HW and dual zone heating. Fully programmable boiler control, and programmable thermostats - upstairs and downstairs. TV multi-room distribution unit.

TENURE Freehold

COUNCIL TAX Band G

DIRECTIONS From the Sageston Roundabout on the A477T, turn south onto the B4318 signposted to Tenby. After 1.7 miles turn right, signposted to St Florence. Fiddlers Lane is on your left, before you reach the village centre. Bear Cottage is 200 yards on the right hand side, as indicated by the "For Sale" sign. Postcode SA70 8BA.

ENERGY PERFORMANCE EPC Rating - C

VIEWING **STRICTLY BY APPOINTMENT WITH THE SOLE AGENT**
GUY THOMAS LLP ON 01646 682342.

