

## TOUCHWOOD LOWER LAMPHEY ROAD, PEMBROKE SA71 5NJ **OFFERS AROUND £435,000**

**A SPACIOUS AND VERSATILE SOUTH-FACING DETACHED HOUSE WITH ATTRACTIVE GROUNDS SITUATED ABOUT MIDWAY BETWEEN THE HISTORIC TOWN OF PEMBROKE AND THE POPULAR VILLAGE OF LAMPHEY**



- **SUNNY SITTING ROOM**
- **5 BEDROOMS**
- **VARIOUS USEFUL OUTBUILDINGS**
- **20FT KITCHEN + UTILITY**
- **2 BATH/WCS + 3RD WC**
- **ATTRACTIVE ESTABLISHED GROUNDS**

**\* OCCUPANCY RESTRICTION – SEE OVERLEAF**



This literature has been prepared to give prospective purchasers a general impression only of the property. All measurements are approximate for ease of reading. This literature does not form part of any offer, warranty or contract. All negotiations shall be conducted through this office.

Company Reg. No. OC 392088

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## **GENERAL**

Touchwood stands in a semi-rural location about a mile from Pembroke (west) with its famous Norman Castle and a similar distance from Lamphey (east) which has a good range of amenities. The sandy beach at Freshwater East is about three miles.

There are extensive countryside views to the front and also outlooks over fields to the rear.

The accommodation offered by Touchwood is well proportioned and fairly versatile. The west section of the Ground Floor has potential as an Annexe or the like. The House is generally well presented both externally and internally.

The Grounds are also sizeable and have mature boundary hedges plus "in and out" drives etc..

***With approximate dimensions, the accommodation briefly comprises:-***

## **GROUND FLOOR**

<b>Open Entrance Porch</b>	14'2" x 7'11" (4.32m x 2.41m), stone featuring, crazy paved floor, hardwood door to:-
<b>Hall</b>	Staircase.
<b>Sitting Room</b>	16'9" x 11'2" (5.11m x 3.40m) two south facing windows to front, featuring brick fireplace with multi-fuel stove, built-in tv stand, ceiling beams, three wall light points.
<b>Kitchen/Diner</b>	20'5" (6.22m) overall and sub-divided by arched opening:-
<b>Dining Room</b>	10'0" x 9'9" (3.05m x 2.97m) south facing to front with rural views, two wall light points.
<b>Kitchen</b>	9'10" x 9'9" (3.00m x 2.97m) window to rear, views over fields via hedge, range of fitted wall and base units having pine doors and tiled work surfaces, built-in electric oven and lpg hob with extractor over, integrated dishwasher and fridge, one and a half bowl stone sink, door to:-
<b>Utility Room</b>	11'5" x 9'9" (3.48m x 2.97m) window and hardwood stable door to rear, stainless steel sink, plumbing for wash machine, vent for tumble drier, tiled floor, door to:-
<b>Cloakroom/WC</b>	
<b>Bedroom 4</b>	11'1" x 9'9" (3.38m x 2.97m) window to rear with views of fields via hedge.
<b>Bedroom 5</b>	8'11" x 8'6" (2.72m x 2.59m) plus door entrance space, south facing with countryside views.
<b>Office/Study</b>	6'0" x 5'6" (1.83m x 1.68m) side window.
<b>Bathroom/WC</b>	9'11" x 8'1" (3.02m x 2.46m) comprising bath, wash hand basin and WC, floor and wall tiling, heated towel rail.

***Note - subject to consent/alterations, Bedrooms 4 & 5, the Office/Study (potential as a Kitchen), and the Bathroom/WC could be utilised as a self-contained Annexe or the like perhaps for a Granny, a Teenager or for holiday-letting.***

## **FIRST FLOOR**

**Landing** Skylight, attractive balustrade, shelved airing cupboard.

**Bedroom 1** 14'10" x 11'10" (4.52m x 3.61m) door entrance space and built-in wardrobe, south-facing dormer window with extensive countryside outlooks plus skylight to rear, useful eaves storage.

**Bedroom 2** 13'11" x 9'3" (4.24m x 2.82m) plus built-in wardrobe, south facing dormer with rural views.

**Bedroom 3** 10'9" x 8'5" (3.28m x 2.57m) overall plus built-in wardrobe, skylight to front.

**Bathroom/WC** 10'4" x 5'2" (3.15m x 1.57m) suite comprising large shower cubicle, wash hand basin and WC, tiling, heated towel rail, useful eaves storage.

**OUTSIDE** Two timber gated entrances providing "in and out" drives together with ample parking. The main section of the Gardens is to the east side and comprises lawns, a pond and a variety of established trees including apples. To the front there is a lawn, well stocked flower/shrub beds, additional trees, a water feature and a sun-trap patio. Gated gravelled Yard. Paths to west side and rear.

The Outbuildings include a **Polytunnel** (approx 16' x 10' i.e. 4.88m x 3.05m), aluminium **Greenhouse** (approx 8' x 6' i.e. 2.44m x 1.83m), timber **Sheds** (approx 20' x 12' i.e. 6.10m x 3.66m) and 16' x 10' i.e. 4.88m x 3.05m), alloy **Shed** (approx 12' x 10' i.e. 3.66m x 3.05m) and **Outside WC**.

**SERVICES Etc (none tested)** Mains water and electricity. Private drainage. Oil fired central heating from a Worcester boiler.

**TENURE** We understand that this is Freehold.

**\* OCCUPANCY RESTRICTION** The Occupancy of the dwelling shall be restricted to...

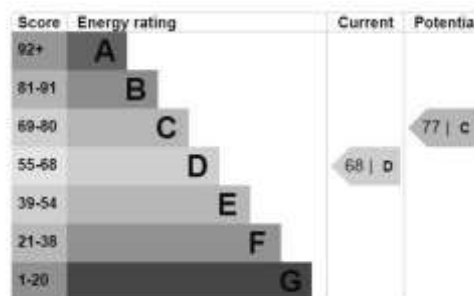
(a) a person solely or mainly working, or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants; or if it can be demonstrated that there are no such eligible occupiers.

(b) a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependants.

**DIRECTIONS**

1. From Pembroke. The west end of the Lower Lamphey Road can be accessed off Well Hill just below/south of the East End Roundabout. Touchwood will be found after about a mile on the left hand side.
2. From Lamphey. The east end of the Lower Lamphey Road is access off the A4139 just south of the railway bridge and west of the filling station. Touchwood will be found after about a mile on the right hand side.

**ENERGY PERFORMANCE**



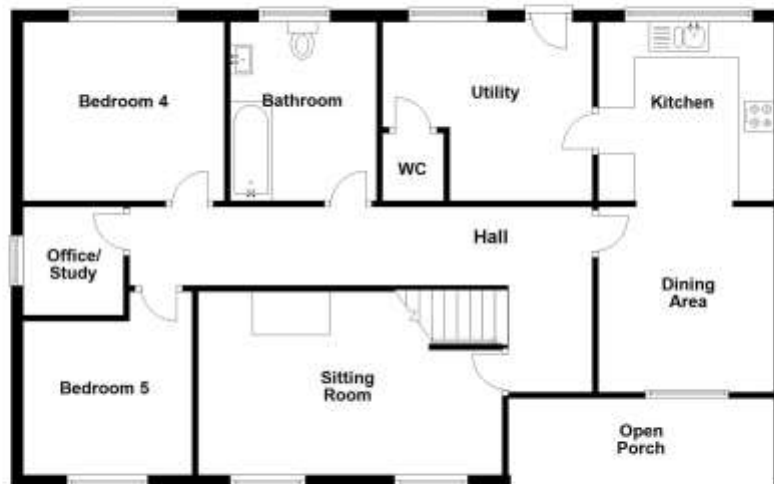
**VIEWING**

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



**FOR IDENTIFICATION  
PURPOSES ONLY -  
NOT TO SCALE**

### Ground Floor



### First Floor

