



Green Pastures, Rushylake, Saundersfoot

Guide Price £349,000

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The Property

Introducing this gorgeous quirky yet contemporary home located in the sought after resort village of Saundersfoot. Just a ten minute walk to the beach through a beautiful wooded footpath, this property oozes in style, has been sympathetically renovated enhancing beautiful original features. Briefly comprising of an open plan living room and kitchen area, two double bedrooms, bathroom with separate WC the property sits elevated on the south side of Saundersfoot and to the rear enjoys outlooks of mature woodland. The property also benefits from planning permission for for a rear two storey extension and a loft conversion to create a four bedroom two bathroom property with a balcony. The village centre and it's amenities are within easy reach, as is the popular coastal resort of Tenby, with a regular bus service available virtually on your doorstep.

Entrance Porch

Enter the property through the double glazed front door into a triple aspect glazed porch. With a part glazed timber door to the Kitchen/ Breakfast Room.



Kitchen/Diner/Lounge

An open plan Kitchen/Diner and Lounge.



Kitchen/Diner

4.22m x 2.97m (13'10" x 9'9")

With a window to the front. A range of matching fitted wall and base units, with a solid Oak worktop. Integral electric oven and hob, with an extractor over. White ceramic sink and drainer with mixer tap over. Integral washing machine. Space and connection for fridge freezer. Room for a family dining suite. LVT flooring.

Lounge

4.47m x 2.97m (14'8" x 9'9")

South facing with a picture window overlooking the garden and woodland beyond. A fireplace with a multi fuel burner and oak hearth. Stylish upright radiator. Wood flooring.

Hallway

A large hallway featuring an arched window to the side and beautiful original parquet flooring.



Bedroom 1

4.13m x 3.71m (13'6" x 12'2")

With a window to the rear overlooking the garden. Wood flooring.

Bedroom 2

2.77m x 2.73m (9'1" x 8'11")

With a picture window incorporating French door to the front. Wood flooring

Bathroom

With a frosted window to the front. An L-shaped bath, and a walk-in shower. A vanity wash hand basin. Fully tiled walls and floors.



Cloakroom

With a frosted window to the front and matching WC and vanity wash hand basin. Tiled flooring.

Garden Room and Stores

At the lower ground floor level a charming garden room overlooks the garden, with a useful stores area.

Externally

Vehicular access from Stammers Lane to a gravelled parking area suitable for two cars. A lawned front garden with a patio area. The rear of the property is also mainly laid to lawn and contains several mature specimen trees, as well as an apple tree. Established hedging provides peace and privacy. Pedestrian access to the road.





Agents note

Full planning permission has been granted for a new front porch, rear storey extension with a balcony and a loft conversion and the addition of dormer windows and rooflight. Valid until 04 Oct 2025 the application can be viewed online, reference NP/20/0298/FUL.

Property Information

We understand that the tenure is Freehold and that the utilities are mains connected.

With uPVC double glazed windows, and gas central heating. the boiler and radiators were all installed new two years ago.

The property sits within council tax band D.

Directions

At the New Hedges roundabout on the A478 take the exit sign posted Saundersfoot. Proceed down the hill through Broadfield and, where the road levels, a bus shelter will be seen on the left



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		



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For illustrative purposes only, not to scale.