



Quarry Bach, St Florence, near Tenby

Offers In Region Of £695,000

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Quarry Bach is an unmissable opportunity to purchase an amazingly spacious Detached Residence, currently configured as Three Townhouses with a Top Floor Apartment. This exceptional home offers sophisticated accommodation and meticulous design, with a staggering 9,673sq. ft (approx.) of extensive living and entertaining space, very generous landscaped gardens offering a choice of seating areas, ample off-road parking for over twenty cars, and a fully equipped commercial kitchen. This opportunity is perfect for seasoned investors looking to expand their portfolio with high-yielding assets, as Quarry Bach is easily the largest residential/commercial building in the local area, and offers huge potential for development for either.





The Property

Chandler Rogers are delighted to present **Quarry Bach**, an unmissable opportunity to purchase an amazingly spacious Detached Residence, currently configured as Three Townhouses with an additional Top Floor Apartment. This exceptional home offers sophisticated accommodation and meticulous design, with a staggering 9,673sq. ft (approx.) of extensive living and entertaining space arranged over three floors, very generous landscaped gardens offering a choice of seating areas, ample off-road parking for over twenty cars, and a fully equipped commercial kitchen. This opportunity is perfect for seasoned investors looking to expand their portfolio with high-yielding assets, as Quarry Bach is easily the largest residential/commercial building in the local area, and offers huge potential for development for either. The property offers endless versatility; it is immensely suitable for families looking for a multi-generational home, and is ideally suited for a lifestyle business such as luxury serviced holiday letting apartments, a spa hotel, a restaurant with rooms where diners can tuck into the very best local fare before spending the night in comfy, chic surroundings, an intimate wedding venue, a luxury rural retreat, or HQ for a private outside catering operation. Yet another option would be to completely sub-divide the property into three separate leasehold dwellings; we are advised this could be possible with just a relatively small amount of investment, potentially almost doubling the value of the property. The stylish and versatile accommodation has been transformed by the current owners with renovations carried out to an extremely high specification sympathetic





The popular village of St Florence has amenities including a village store, a public house and primary school, and the historic resort town of Tenby is approximately four miles away. Tenby has four beautiful beaches, a pretty working harbour and a variety of cafes and restaurants. In addition to the thriving tourist market, the local area has a significant economic footprint providing good commercial business centred on the Milford Haven Waterway and the Celtic Sea. The Valero oil refinery and the MOD have a significant presence in the area and also provide year-round visitors.

Townhouse One

Porch

Enter through glazed uPVC doors into large Porch. Windows to both sides. Glazed French doors with sidelites to Hallway.



Hallway

7.59m x 6.63m (24'11" x 21'9")

Very spacious L shape Hallway currently used as a Home Office. Window to front and feature stained glass window to side. Staircase to First Floor. Opening to Snug. Feature stone wall. Doorway to Commercial Kitchen.

Snug

6.88m x 3.91m (22'7" x 12'10")

Window to front. Opening to open plan Lounge/Kitchen/Dining Room. Ideal for use as a craft room or reading nook.

Cloakroom

Newly installed Cloakroom with matching modern suite comprising WC and pedestal wash hand basin. Vinyl flooring.



Open Plan Lounge/Kitchen/Dining Room

7.49m x 7.49m (24'7" x 24'7")

A fantastic contemporary open plan living space of extremely generous proportions. The kitchen suite and composite flooring were installed by a trusted local contractor, and are still under guarantee. French doors to the front, two window to the side and window to the rear. Door to Commercial Kitchen.

Kitchen

Featuring a stunning contemporary kitchen suite, fitted with a range of chic units with solid oak worktop, and corresponding island unit with seating for four people. Inset stainless steel sink and drainer with directional mixer tap over. Integral dishwasher. Space and connection for large upright fridge and freezer. 6 ring LPG range cooker and commercial grade extractor with toughened glass splashback. Composite flooring.





Lounge Area

The Lounge offers a choice of seating areas; a cosy cwtch with a large log burner and slate hearth, and a larger space for relaxing and watching TV or a movie.

Commercial Kitchen

7.26m x 4.5m (23'10" x 14'9")

The Commercial Kitchen has its own dedicated entrance to the rear for deliveries, and is well equipped to comply with current food hygiene legislation; a fantastic opportunity for those who wish to run a remunerative outside catering or food delivery business, or to offer delicious victuals to paying guests. Windows to side and rear. Door to Rear Porch. Double stainless steel sinks with drainers. Space and connection for two washing machines and a tumble dryer. A range of commercial kitchen equipment including a five ring LPG range cooker with double oven, deep fat fryer, and hot plate are all included within the offer. Commercial grade extractor system. Water resistant panelling to the walls. Non slip vinyl flooring. Door to Store



Storeroom

3.81m x 3.33m (12'6" x 10'11")

Window to rear. Door Inner Hall & separate staff WC with wash hand basin & frosted window to the rear.

First Floor Landing

Door to various rooms. Door to Second Floor Apartment.

Master Bedroom

6.96m x 3.84m (22'10" x 12'7")

An impressive Master Bedroom with a window to the front. Door to walk-in wardrobe with integral hanging rails. Door to En Suite Bathroom.



Master En Suite

Window to front. Fitted with contemporary suite comprising deep double ended panel bath with mixer tap, experience waterfall shower in separate glazed enclosure, WC and double wash hand basins in vanity unit. Part tiled walls. Composite industrial strength vinyl floor tiles.

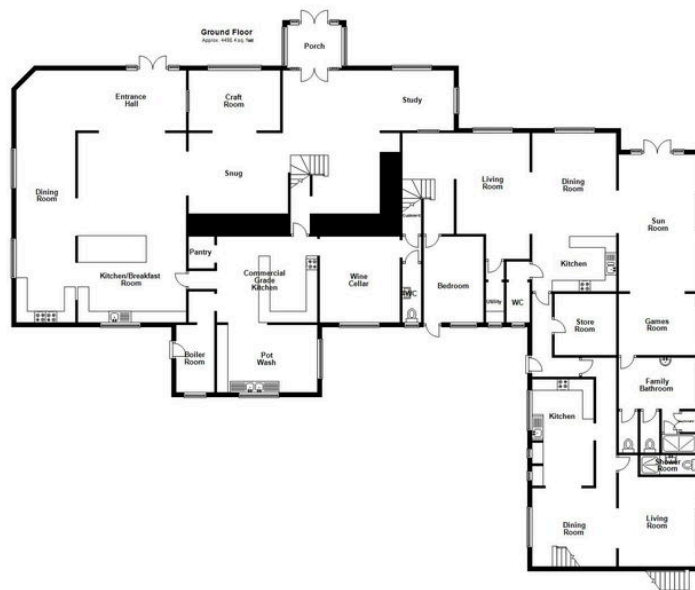
Inner Hall

Window to rear. Door to large cupboard with frosted window to rear, housing newly installed Tempest pressurised hot water system. Doors to two built in storage cupboards.

Bedroom 2

6.98m x 2.95m (22'11" x 9'8")

Window to rear. Door to En Suite Bathroom.



Total area approx. 10,970 sq. ft.
The figures are for guidance only and are not intended to be used for any other purpose.
Quarry Bach, St. Florence, TENBY

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