



Rose Cottage, New Hedges

PRICE REDUCED Offers In Region Of £590,000

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Rose Cottage, New Hedges





The Property

Rose Cottage is an impressive detached residence in the popular village of New Hedges, offering spacious and inviting accommodation currently configured as a Four Bedroom One Bathroom House with an adjoining self contained Annex offering Three Double Bedrooms, each with En Suite facilities. This versatile layout lends the property to a variety of uses and is ideal for those seeking multi-generational living, or to let out to provide a lucrative income. The House and the Annex are beautifully presented throughout with stylish and luxurious decor, and both enjoy gas fired central heating, uPVC triple or double glazing, and an abundance of off road parking and their own private gardens. Perfectly located on the perimeter of New Hedges village, the popular coastal harbour town of Tenby with its historic walled town, picturesque harbour and magnificent beaches is within walking distance. The seaside village of Saundersfoot is also just a short car journey away, and can also be reached on foot via the Pembrokeshire Coastal path.



Porch

Enter through glazed uPVC doors. Windows to side and front. Glazed uPVC door to Lounge

Lounge/Dining Room

7.28m x 4.63m (23'10" x 15'2")

Large window to front. Staircase to First Floor. Door to Living Room. Opening to Sitting/ Dining Room. Gas flame effect fireplace in



Living Room

3.39m x 3.39m (11'1" x 11'1")

Window to front. Oak brick paved parquet flooring. A versatile Reception Room, currently used as a craft room.

Sitting Room

Glazed French doors to the Kitchen. Oak brick paved parquet flooring.

Kitchen/Breakfast Room

5.75m x 5.28m (18'10" x 17'3")

Window and French doors to the side leading to the garden. Fitted with a range of wall and base units with matching worktop extending to breakfast bar with space for four seats. Space and connection for gas fired range cooker with extractor over, upright fridge and freezer. Integral undercounter fridge and dishwasher. Inset 1.5 ceramic Belfast sink and drainer. Fully tiled walls. Tiled floor in the Kitchen Area and oak brick paved parquet flooring in the Dining



First Floor Landing

Window to rear. Doors to all rooms.

Bedroom 1

3.99m x 3.12m (13'1" x 10'2")

Window to rear.

Bathroom

Window to rear. Fitted with matching modern suite comprising WC, pedestal wash hand basin, corner bath with mixer tap and mixer shower, and electric shower in separate glazed enclosure. Fully tiled walls. Vinyl floor tiles.



Bedroom 2

5m x 2.43m (16'4" x 7'11")

Window to front.

Bedroom 3

2.84m x 2.54m (9'3" x 8'4")

Window to front.

Bedroom 4

4.08m x 3.19m (13'4" x 10'5")

Window to front.





Garden

The house enjoys a low maintenance south facing suntrap garden, enclosed by timber fencing with a neat lawn, decorative borders and pot plants, which provides a wonderful spot for al fresco dining and relaxing.

Inner Hall

Doors to Rear Hallway and large storage cupboard.

Rear Hallway

Glazed fire door to rear. Doors to Laundry Room and WC.



Laundry

Space and connection for washing machine and tumble dryer. Wall mounted i-Mini gas fired boiler servicing the Annex. Tiled floor. Hatch to Loft Room with Velux to side ideal for storage or for use as a Studio.

WC

Frosted window to rear. WC Wall mounted Worcester gas boiler serving the main house. Fully tiled walls and floor.

The Annex

Rose Cottage annex is a successful holiday letting property which enjoys it's own private outdoor space and parking.



Hallway

Enter through glazed uPVC door. Two frosted windows to the front. Doors to all rooms. Interconnecting door to Inner Hallway and the Main House. Oak brick pattern parquet flooring.

Lounge Diner

5.58m x 3.9m (18'3" x 12'9")

Window to rear with distant sea views. Oak brick pattern parquet flooring. Door to Kitchen.

Kitchen

2.59m x 1.76m (8'5" x 5'9")

Windows to front and side. Newly fitted with a range of wall and base units with matching worktop. Integral four ring electric hob. Space and connection for under counter fridge. Inset stainless steel sink and drainer with mixer tap over. Fully tiled walls and floor.

Bedroom 1
4.53m x 4.13m (14'10" x 13'6")

Window to rear. Door to En Suite.

En Suite

Fitted with matching suite comprising WC, pedestal wash hand basin, and bath with shower over. Fully tiled walls and floor. Extractor.

Bedroom 2
4.29m x 4.13m (14'0" x 13'6")

Window to rear with distant sea views. Oak brick pattern parquet flooring. Door to En Suite

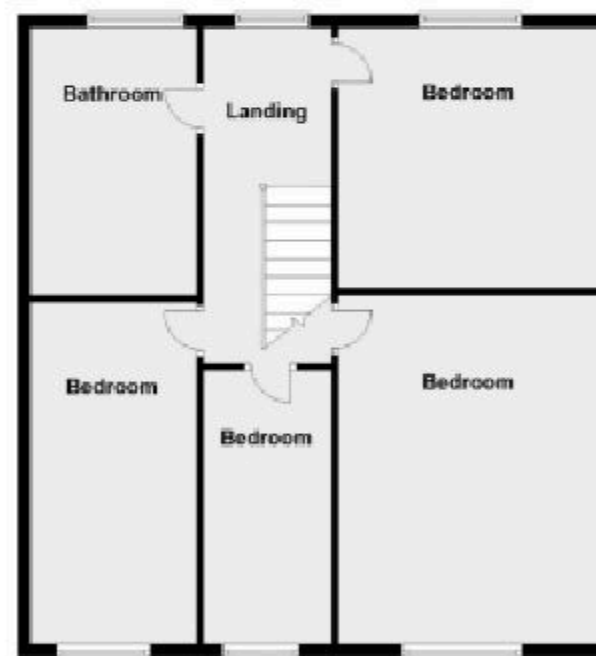


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

Ground Floor



First Floor



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For illustrative purposes only, not to scale.