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National Trust

CYMRU / WALES

Ar Osod / To Let

Little Breck, Amroth, Pembrokeshire, SA67 8PP,
£950 y mis calendr / per calendar month



DESCRIPTION

A spacious, detached three-bedroom property within an extensive garden, located in the picturesque village of Stepside on the National Trust's Colby Woodland Garden estate. The property is decorated throughout with three bedrooms, one with en-suite, and is set within its own grounds, having off road parking and garage.

Location

Located in Pembrokeshire, Little Breck is situated on the edge of the village Stepside. The property is located approx. 6.5 miles from Tenby, approx. 17 miles from Haverfordwest and approx. 20 miles from Carmarthen

Directions

From Carmarthen follow the A477 to Llanteg. On leaving Llanteg continue on the A477 for approx. 1 mile turning left for Amorth and continue for 1 mile, turning left towards Colby Woodland Gardens. Little Breck is located approx 0.5 mile on the left hand side and is accessed up a short uphill track, being the first property on the left. For users of satellite navigation please use the postcode SA67 8PP.

LLEOLIAD / LOCATION MAP



What3Words: [///umbudsman.cost.kite](https://www.what3words.com/umbudsman.cost.kite)

Colby Woodland Garden

Set in a tranquil secret valley this hidden woodland garden with a rich industrial past is full of surprises. Spring brings carpets of bluebells, crocuses, and daffodils, then swathes of camellias, rhododendrons and azaleas, followed by hydrangeas and the summer wildflowers. Enjoy shady woodland walks, the wildflower meadow and colourful walled garden in summer, and the marvellous colours of acers, dogwoods and sweet-gum in autumn. Explore the meadow with its lovely stream, stepping stones, log bridge and abundant dragonflies and butterflies. Build dens in the woods, cook your own food at one of our campfires or why not just bring a picnic, let the kids play in the stream and relax? Discover the secret past, hidden wildlife and rich history in the Bothy.

THE PROPERTY

Ground Floor

Front Entrance to Hallway

Wooden flooring throughout. Storage cupboard with coat hooks. Second storage cupboard with shelving and radiator. Hatch access to attic.

Kitchen (4.84m x 4.64m) A range of base and wall units including stainless steel sink with single drainer, hot and cold taps. Electric 4 ring hob with overhead extractor fan. Built in oven and grill. Space for washing machine and under unit fridge (600mm width). Radiator and several double electric sockets. Consumer unit in cupboard. Dual aspect secondary glazing windows. Storage cupboard with shelving. Door leading to Garage.

Garage (5.5m x 3.03m) Side opening double doors to front of the property, concrete flooring, 3 double electric sockets, inside tap and drain. Side door leading to additional storage area with heating system. Rear door leading to Utility Room.

Utility Room (1.72m x 3.75m) Wooden worktop with single base and double wall unit and several double electric sockets. Deep ceramic sink with hot and cold taps. One radiator. Rear window and external door leading to patio area.

Cloak Room Comprises WC, sink, radiator and extractor fan.

Dining Room (4.54m x 4.84m) Secondary glazing window looking out over the rear garden and single door leading to patio area. Two radiators with double electric sockets.

Sitting Room (6.1m x 4.85m) Secondary glazing window overlooking rear garden with double door leading to patio area. Wood burner stove over a tiled hearth. TV point, electric sockets and two radiators.

Bedroom 1 (2.71m x 4.19m) Wooden floor bedroom with built-in storage cupboard, electric sockets, radiator and window overlooking front of the property.

Bedroom 2 (3.03m x 3.58m) Wooden floor bedroom with built-in storage cupboard, electric sockets, radiator and window overlooking front of the property.

Bathroom

Spacious bathroom with tiled floor comprising white three-piece suite including WC with handrail, hand basin with mixer tap, mirror and light, bath with hot and cold taps. Separate open shower area with Triton shower, foldout seat and handrails. One radiator with towel rail and two windows to side of the property.

Bedroom 3 (3.6m x 3.83m) Wooden floor bedroom with electric sockets, radiator and windows overlooking rear and side garden of the property. Door leading to En-suite.

En-Suite Comprises WC, sink with tiled splash back, mirror and light. Radiator and towel rail and extractor fan. Tiled shower enclosure with Triton shower.

Outside

The property benefits from a generous sloping garden with a mixture of shrubs and trees within mature boundaries. The rear patio area overlooks the garden. A rotary washing line and the Air Source Heat Pump are located near the back door. To the front of the property there is parking for up to two/three cars. The property is enclosed with both post and wire fencing and mature trees.



Services

Air Source Heat Pump heating and hot water system. Electricity from main supply. Mains water and mains sewerage. BT telephone point subject to any BT regulations.

Outgoings and Council Tax

The tenant is to pay Council Tax, and all other outgoing relating to the property. The property is in Band F for Council Tax and the standard charge for 2026/2027 payable to Pembrokeshire County Council is £3,129.00

Energy Performance

An Energy Performance Certificate for this property will be provided before occupancy.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

The Contract

The property is available to let under a Standard Occupation Contract

Rent

The prospective tenant is asked to pay £950 per calendar month. The rent is to be payable monthly in advance by direct debit with the first payment being made on the commencement of the tenancy.

Rent reviews

The National Trust carries out rent reviews of the property every two years to open market value.

Insurance

The National Trust will be responsible for insuring the building but the Contract Holder will be responsible for insuring the contents.

Viewings

Viewings strictly by appointment only to those who have reached our shortlist. Date of which to be confirmed after the closing date for applications **which is 4pm on 04/05/2026**

Contact

Letting Department, Ysbyty Estate Office, Dinas, Betws y Coed, Conwy, LL24 0HF
wa.tenantenquiries@nationaltrust.org.uk

Credit Check

The National Trust will request all interested parties to complete the Enclosed/attached Credit Reference Occupation Contract Application Form. All information contained will be handled in compliance with the Data Protection Act. Only the successful applicant will be subject to the Credit Check by the Credit Referencing Agency.

Repairing Responsibilities (Summary)

The National Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration. The National Trust will also be responsible for servicing the appliances.

The Contract Holder will be responsible for internal repairs and decoration, garden, fences, drives.

Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets

Pets must be discussed during the application process.

GDPR

Our full Privacy Policy can be found online at

<https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy. For further information about being a National Trust tenant, you can visit us online at www.nationaltrust.org.uk/tenants

Note:

These particulars are issued for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair summary of the property. Any description or information given should not be relied upon as a statement or representation of fact.

Photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are only approximate. Prospective applicants must satisfy themselves by inspection as to these and other relevant details. The National Trust reserves the right to not have to accept any offer received for this property.

National Trust Contract Holders

As a Contract Holder of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your Occupation Contract. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting landlord-tenant relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

Renting Homes (Fees etc.) (Wales) Act 2019 - Permitted Payments Schedule

Permitted Payment	Notes
The Rent	The agreed rent for the property is a permitted payment within the Act and is payable as per the terms of the Contract.
Security Deposit and Holding Deposit	Whilst the receipt of a deposit is a permitted payment under the Renting Homes (Fees etc.) (Wales) Act 2019, for organisational reasons, <i>we do not</i> currently take security or holding deposits for our residential lettings.
Default Payments	A payment to be made in the event of a default by the Contract Holder is a permitted payment, where the description of default is specified by regulations and will be subject to restrictions that apply to any prescribed limits, for example;- <ul style="list-style-type: none"> • Interest on late payment of Rent • Costs relating to changing, adding to or removing locks that give access to the dwelling (as a result of a breach of the Occupation Contract) • Replacing a key or security device that gives access to the dwelling (as a result of a breach of the Occupation Contract)
Council Tax	A payment that a Contract Holder is required to make to a billing authority in respect of council tax is a permitted payment. Although these situations are uncommon, we may occasionally need to pay these and recharge these costs to Contract Holder/s where appropriate.
Utilities (Electricity, Gas and Other Fuels, Water or Sewage)	Contract Holder/s will be responsible for the payment of Utilities, the costs of utilities is a permitted payment. Where forming part of the letting and as set out in the Occupation Contract, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Contract Holder/s. Where a property is not on mains water and is fed by a private water supply which we maintain, we may recharge the proportionate costs of the maintenance and servicing of the filtration equipment which supplies water to the property.
Television Licence	A payment to the British Broadcasting Corporation in respect of a TV Licence is a permitted payment and Contract Holders will be responsible for the payment of their own TV licence.
Communication Service	Contract Holder/s will be responsible for the payment of their communication service costs such as Telecoms and Broadband. For example, Contract Holders will be responsible for the payment of their landline.

	<p>The sub-recharging of communication costs such as telephone and broadband are a permitted payment. Although these situations are uncommon, we may pay and recharge these costs to Contract Holders where appropriate.</p>
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