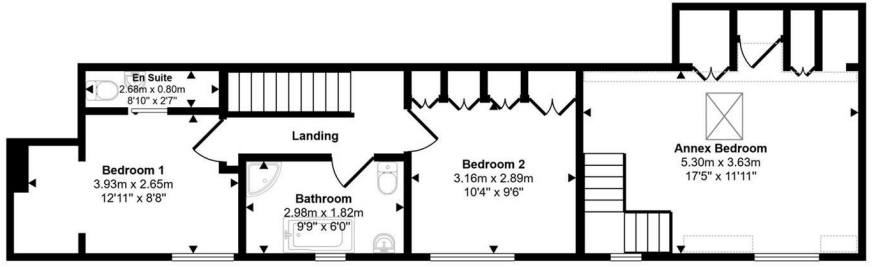


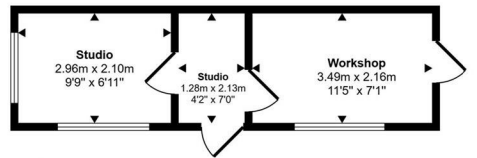
Ground Floor  
Approx 116 sq m / 1252 sq ft

Denotes head height below 1.5m  
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 60 sq m / 651 sq ft

Denotes head height below 1.5m  
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Studio  
Approx 17 sq m / 184 sq ft

Denotes head height below 1.5m  
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

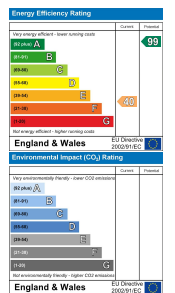
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Riverside Cottage Llanmill, Narberth, Pembrokeshire, SA67 8UE

- Chain Free
- Three Double Bedrooms
- Open Plan Living/Dining Room
- Studio And Workshop
- Oil Central Heating
- Idyllic Riverside Setting
- Set Within Approximately 1.6 Acres
- Character Cottage With Adjoining Annex
- Ample Driveway Parking
- EPC Rating: E



Offers In Excess Of £550,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Riverside Cottage is nestled in the charming hamlet of Llanmill, just a short drive from the highly sought after market town of Narberth. Riverside Cottage is a delightful character farmhouse with an attached one- bedroom annex and many original features, set within approximately acres of mature gardens and woodland. The River Gwyddno creates a picturesque water side setting. Adding to the unique appeal, village peacocks are known to roam and reside within the grounds, creating a truly idyllic countryside setting.

Entered via a welcoming entrance porch, the home opens into an impressive living and dining room that truly forms the heart of the property. Full of warmth and character, this inviting space features a stunning inglenook fireplace with bread oven and a log burner, creating a cosy snug area. An additional open fireplace at the opposite end enhances the cottage's timeless appeal. Perfect for entertaining or relaxed family gatherings, the room offers both comfort and versatility. The ground floor further benefits from a modern fitted kitchen, with range cooker and integrated dishwasher, while a rear entrance porch has useful storage, and a convenient utility/wet room.

To the first floor are two double bedrooms, both enjoying lovely views over the garden. Bedroom one has fitted wardrobes and bedroom two features a charming inglenook space which has been thoughtfully adapted into a unique seating area, alongside the added benefit of an en-suite WC.

In addition to the main cottage, the property also benefits from an adjoining one-bedroom annex, with separate entrance, offering excellent potential for multi-generational living, a superb holiday let opportunity or could be incorporated into the main house. The annex comprises a cosy living/dining room with a feature fireplace, a fitted kitchen, a bright and welcoming conservatory, and a downstairs shower room and WC, while the first floor provides a comfortable double bedroom with views over the garden.

The property has a gated driveway providing a wonderful sense of arrival leading to a parking area for several vehicles and a greenhouse. The mature gardens which surround Riverside Cottage are beautifully established with a wide variety of plants, trees and shrubs bordered by the river with a feature pond. There is also a large wildlife pool and other interesting water features in the grounds making this a gardeners dream while for those looking to enjoy the peaceful outdoor surroundings there are several seating areas. There is a purpose built studio that would make an ideal office to work from home and a workshop with water and electricity. The river gently flows along the garden attracting lots of birds and wildlife enhancing the tranquil atmosphere. The rear garden leads seamlessly into an area of woodland, further adding to the property's picturesque and secluded setting. There are also additional sheds in the grounds ideal for storage.

Riverside Cottage offers a wonderful blend of traditional character, versatile accommodation and peaceful rural living, making it an exceptional home or countryside retreat. The current owners have made numerous quality improvements and upgrades to the property and viewing is highly recommended to appreciate these in full.



**DIRECTIONS**

From Narberth, take Station Road out of Town. Continue to follow to the road for approx 1.1 miles. Turn left off the B4314, and continue past the Crematorium on your left. As you enter the village of Llanmill, the driveway will be on the right, just before the bridge. What/Three/Words:///cemented.spice.folds

**GENERAL INFORMATION**

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'E'  
HEATING: Oil And Electric

ref: ADD/ LLE/ MAY/ 26/DRAFT

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**LOCATION AERIAL VIEW**

