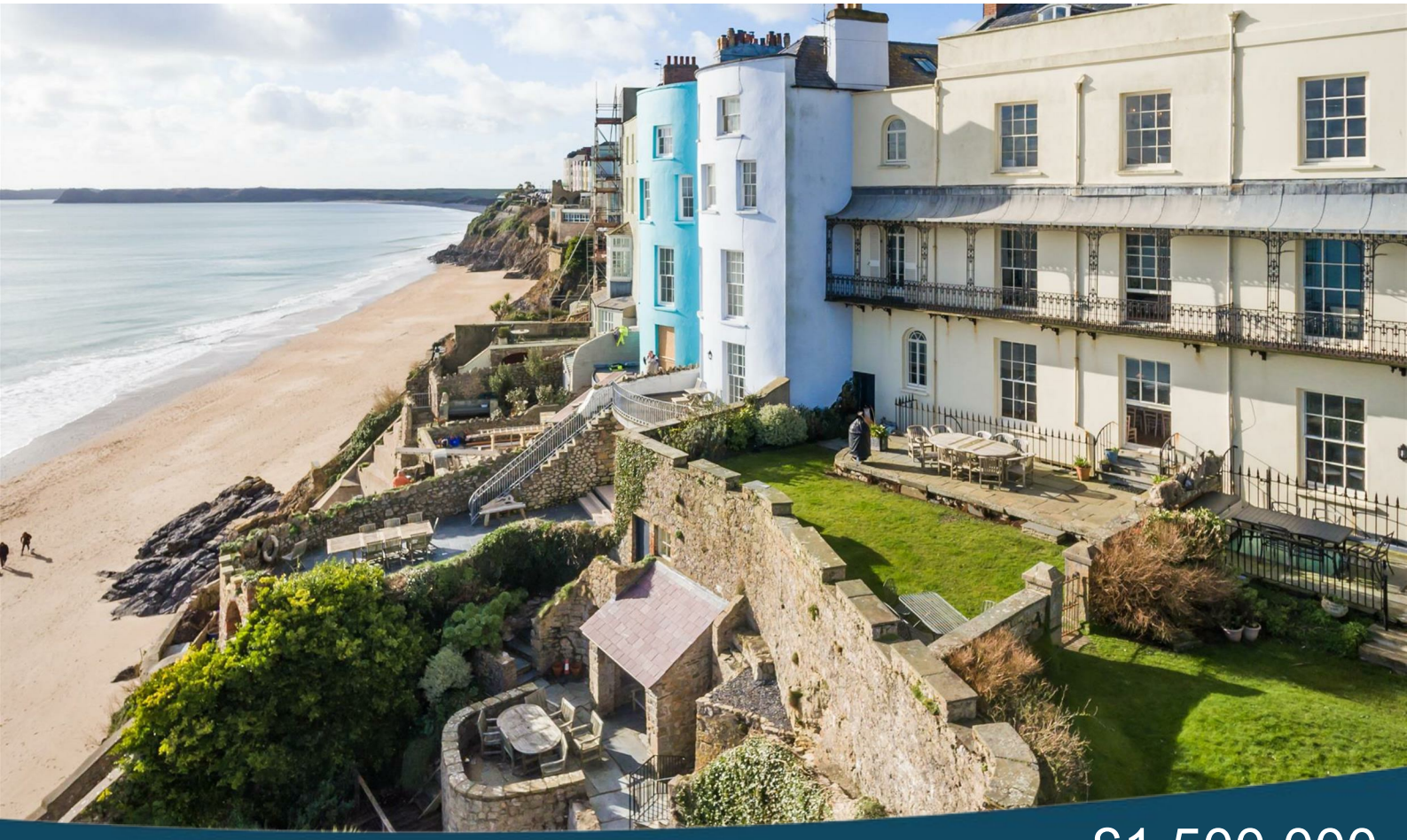
Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

Telephone; (01834) 842204
Email; sales@birtandco.co.uk

www.birtandco.co.uk



1 Lexden Terrace, St. Julian Street
Tenby
SA70 7BJ

£1,500,000

House - Townhouse
Freehold

7 | 4 | 4 | E

A rare opportunity to purchase one of Tenby's finest Grade II* listed homes, with 2 parking spaces.

This premier house is situated in the distinguished row of Lexden Terrace, in which the front gated courtyard and cliff-top garden are located. Boasting spectacular views towards St. Catherine's Island, Caldey Island and Carmarthen Bay beyond.

St Catherine's House is the largest of the terraced houses. Built circa 1845, the property is set over five floors with seven bedrooms, four bathrooms and four reception rooms and has retained many of the original architectural features. It has the added benefit of an exclusive private garden, and a flagstone terrace built into the cliffs, with steps leading directly to the golden sand beach below.

LOCK HOUSE C. 1750

The Property Ombudsman

Regulated by R.I.C.S Giles Birt, B.Sc., M.R.I.C.S

RICS

- **Grade II* Listed Georgian Terraced House**
- **Distinguished Tenby Property**
- **Unobstructed Sea Views**
- **Private Seafront Garden with Beach Access**
- **Beautifully Furnished Throughout**
- **Secure Gated Parking**

Entrance Hall
The property is entered via a solid wood door opening into the entrance hall which has a beautiful ornate ceiling and solid wood Welsh Oak flooring which continues throughout the ground floor.

Dining Room / Study
The Dining Room/Study (currently used as an additional TV room) has a large feature window with wooden shutters to the front of the property, original fireplace with slate hearth and traditional cast iron central heating radiator.

Inner Hallway
Double half glazed wooden doors open to the inner hallway which has beautiful, cantilevered stairs to the upper floors, original decorative ceiling rose, traditional cast iron central heating radiator, door to the ground floor wet room and stairs leading to the lower ground floor.

A storage cupboard houses the controls to the central heating system.

Wet Room
The Wet Room has ceiling spotlights, tiled floor and shower area with modern sink and WC, obscured glass windows to two aspects and stainless steel central heated towel rail/radiator.

Kitchen / Dining Room
The large Kitchen/Dining Room has two shuttered and rising sash windows which open into the recesses to allow access onto the rear patio and lawned areas. The windows make the most of the stunning views of Castle Beach, St Catherine's Island and the Gower coast beyond. The Bulthaup kitchen units are custom designed and made, with integral appliances including dishwasher, Siemens ceramic hob, built in oven, built in secondary steamer oven with hot plate drawer and built in fridge/freezers to either side of the ovens. There are two traditional cast iron central heating radiators and a door that leads through to the utility room.

Utility Room
The Utility Room has a window with wooden shutters to the rear of the property overlooking the garden and St Catherine's Island beyond, a Belfast sink and plumbing for a washing machine.

Lower Ground Floor
The Lower Ground area still holds the servants' bells as a decorative feature and has stone slab flooring and a door to the front of the property which opens to the front steps. There is a bedroom, large storeroom, and a small shower room. A door opens from the hallway to the outside passage which leads to the rear garden and access to the beach.

Games Room
The Games Room has parquet flooring, slate hearth and a wooden shuttered sash window to the front of the property overlooking the outside steps to the lower ground area.

Original Kitchen
The Original Kitchen has quarry tiled floor, beautiful period dressers, large gas fired Aga, twin bowl sink with single drainer and space for washing machine or dishwasher. A door and a sash window open to the rear of the property and there is a storage cupboard off the kitchen.

First Floor Landing
The cantilevered staircase leads up to the first floor and is illuminated with wall lights.

Bedroom / Sitting Room

The Bedroom / Sitting Room has two wooden sash windows to the front of the property with wooden shutters, original fireplace, coving and original skirting boards. A storage cupboard off the main room houses one of the central heating boilers situated in a spacious airing cupboard.

Living Room

The Lounge has beautiful ornate cornicing, decorative ceiling rose, and marble fireplace set on a slate hearth. Two large wooden sash windows with wooden shutters open to the rear balcony with stunning views over St Catherine's Island, Caldey Island and the Gower Coast beyond. A door leads through to the snug.

Snug

The Snug has double doors with wooden shutters, opening onto the balcony and a traditional cast iron central heating radiator.

Second Floor

Stairs lead up to the second floor and there is a large bathroom on the half landing.

Bathroom

The Bathroom is tiled floor to ceiling with a window to the front, ceiling spotlights, two towel rails (one from central heating system and one electric), large ornate bath with mains shower over and a further shower off the taps, wash hand basin and WC.

Master Bedroom

The Master Bedroom has built in wardrobe, large wooden shuttered sash window with views towards St Catherine's Island and the Gower coast beyond, large feature fireplace set into marble hearth and a door to the en-suite bathroom.

En-Suite Bathroom

The En-Suite is part-tiled and has a wooden sash window overlooking St Catherine's Island, wooden floor, large original bath with mains shower above, bidet, WC, wash hand basin and shaver point.

Bedroom Two

Bedroom Two has two wooden shuttered sash windows overlooking the front of the property, decorative cornice, large feature fireplace and a door to the built-in wardrobe.

Bedroom Three

Bedroom Three has wooden shuttered sash window with sea views, feature fireplace and original cornicing.

Third Floor

A beautiful Atrium on the third floor allows plenty of natural light onto the staircase.

Bedroom Four

Bedroom Four has a small wooden window set into the ceiling vaults and an original fireplace.

Bedroom Five

Bedroom Five has a small wooden window set into the ceiling vaults, an original slate fireplace and a free-standing sink set into a vanity unit.

A door leads through to a storage space which houses the second Vaillant central heating boiler, the cold-water tank and two hot water cylinder tanks.

Bedroom Six / Playroom

Bedroom Six/Playroom has a window overlooking the stairwell, a further high-level window overlooking the Atrium and a door through to the bathroom.

Bathroom

The Bathroom is finished with tongue and groove wooden panelling, bath, WC, wash hand basin and has a window to the front overlooking the front parapet.

Externally

The Gardens are on the south side of the house and the flagstone terrace is accessed through the rising sash windows in the kitchen or from the side entrance to the property. Beyond the terrace a lawn runs inside the castellated stone walls, with a wrought iron gate leading through to a further lawned area with turret. This is for the exclusive use of the residents of Lexden Terrace. The gardens have wonderful views over St Catherine's Island, Caldey Island and the Gower Coast beyond. There is a further lower flagstone terrace which is approached from the main garden or through a tunnel leading

from the original kitchen. On the lower terrace there is a summer house and steps, leading through an iron gate, directly onto the beach. To the front of Lexden Terrace within the gated courtyard there is parking for two cars.

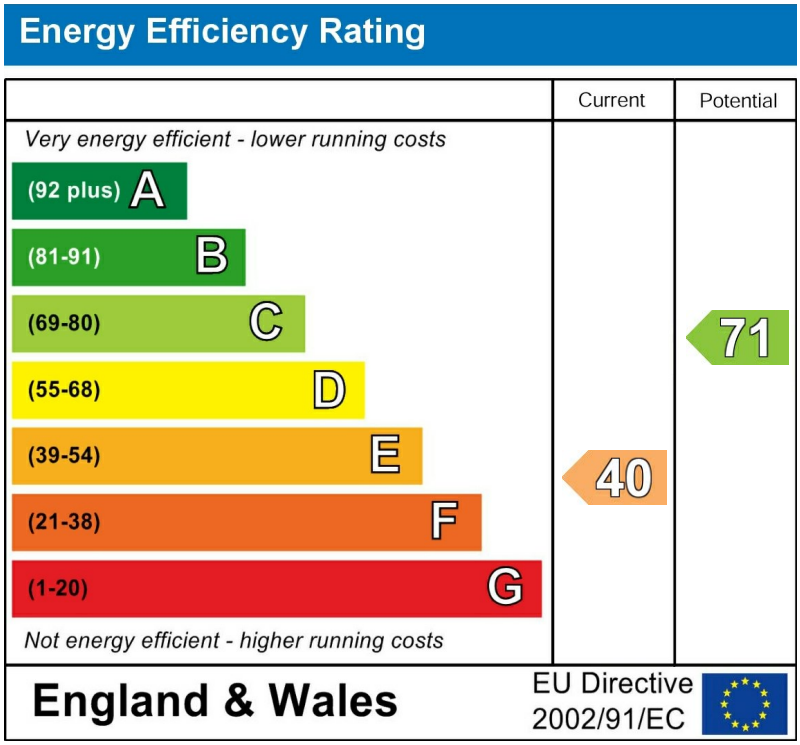
Please Note

The property is in Pembrokeshire Coast National Park.
We are advised that mains electric, gas, water and drainage is connected to the property.
For information regarding broadband and phone signal please refer to the online Ofcom Checker.

The property is currently on Business Rates but was previously Council Tax Band I with Pembrokeshire County Council.



From Tenby's Tudor Square, continue down St Julian Street and past our office, the road bears around to the left, on the right-hand side there is a private gated entrance, which opens out to Lexden Terrace.



























































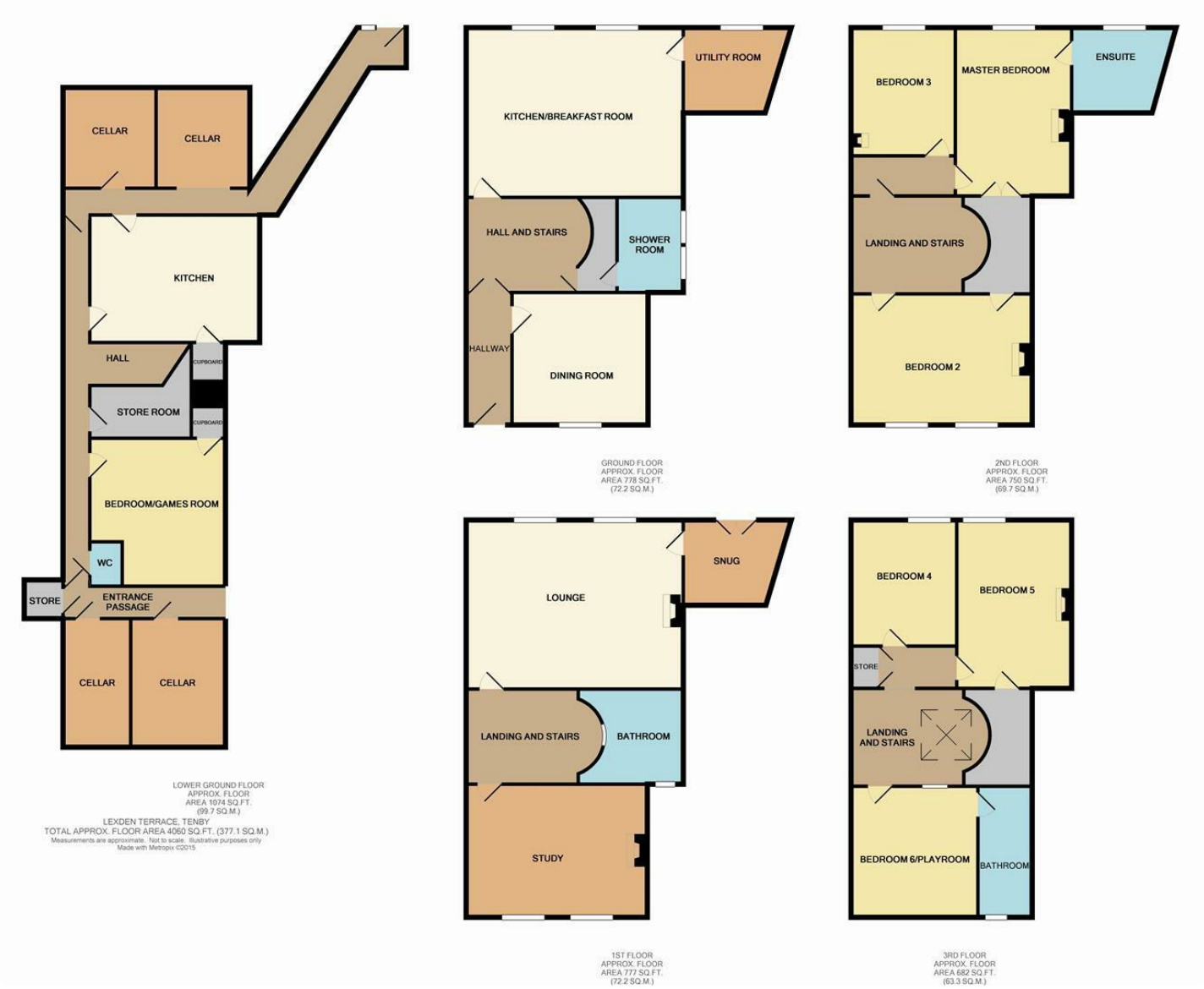








Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

BIRT & Co