

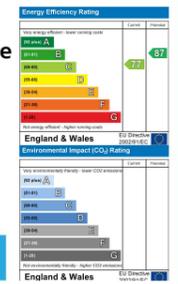


### Ashburnham House, 43 Elkington Road, Burry Port, SA16 0AA

- Traditional Detached with Two Bedroom Annex
- Four Receptions Rooms
- Plot Measuring 0.42 Acres
- Traditional Character Mixed With Modern Fixtures!
- EPC RATING C. COUNCIL TAX BAND F
- Five Bedrooms- Two with En-suites
- Spacious Kitchen Open Plan To Orangery
- Driveway With Ample Parking & Detached Garage
- Privately Owned Solar Panels With a Tesla Powerwall 3 Battery.

£795,000

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



We would respectfully ask you to call our office before you view this property internally or externally.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: Traditionally built property. Mains gas, water, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.  
TAX: Band F

\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

Take-on JHL/SC/1025/draft

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 not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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A rare opportunity to purchase an exceptional and historic property in the heart of the popular coastal town of Burry Port. It is thought that the 3rd Earl of Ashburnham (1760 - 1830) built Ashburnham House (43 Elkington Road) around the same time or just after he built Pembrey House in 1820. The Earls of Ashburnham were prominent landowners in the area, whose influence significantly shaped the landscape and industry. Ashburnham House is where traditional character features mix with modern living. Situated on a 0.42-acre plot, Ashburnham House boasts spacious living accommodation, five bedrooms, two with en-suites, and another bonus: a two-bedroom self-contained annexe to the rear, as well as ample parking and a detached garage. Asburnham House is ideal for anyone looking for flexible accommodation, such as a mixed-generational family. EPC RATING C. COUNCIL TAX BAND F.

Accommodation comprises: a hallway, dining room, lounge with log-burner and beautiful bay windows, cloakroom, sitting room, spacious kitchen with phaneritic granite worktops and a kitchen island with power points, leading into a spacious orangery/family area, second sitting room, and utility. A door from the utility leads into a self-contained annexe comprising two bedrooms, a spacious wet room, an open-plan lounge, a kitchen/breakfast room, and a snug (sitting room). The first floor features five bedrooms, two en-suite bathrooms, two dressing rooms, and a family bathroom. Externally, the property sits on a plot measuring 0.42 acres, with an enclosed frontage and a driveway to the side, providing gated access to the rear garden. Enclosed rear garden with a spacious double garage with water and power connected and WC, large patio area with pergola and then the remainder is laid to level lush-green lawn. Privately owned solar panels with a Tesla Powerwall 3 battery.



**..AGENTS VIEWING NOTES**

\*\*\* KEY INFORMATION \*\*\* Traditionally built. Mains gas, water, electricity, and sewerage are connected—council tax band F. Total plot size 0.36 of an acre (measured by SC Promap 10/25). There are privately owned solar panels on the roof of the garage and the side of the property. There is a public footpath along the outside of the property to the right. Double-yellow lines outside the front of the property. The garage has power and water connected. For this location, according to Ofcom, the following information applies: Broadband availability —up to Ultrafast (1800 Mbps); Mobile availability —full mobile coverage for EE and Three, limited phone coverage for O2 and Vodafone. Based on the information currently available to the Coal Authority, a mining report is recommended for this property.

**MAIN HOUSE :**

- HALLWAY**
- DINING ROOM AREA**
- LOUNGE AREA**

**CLOAKROOM**

- SNUG/SITTING ROOM**
- KITCHEN/BREAKFAST AREA**
- ORANGERY/FAMILY AREA**
- UTILITY**
- LANDING**
- BEDROOM 1**
- EN-SUITE SHOWER ROOM**
- BEDROOM 2**
- DRESSING ROOM**
- EN-SUITE BATHROOM**
- BEDROOM 3**

**BEDROOM 4**

- DRESSING ROOM**
- BEDROOM 5**
- FAMILY BATHROOM**
- SELF-CONTAINED ANNEX :**
- OPEN PLAN**
- LOUNGE/KITCHEN/BREAKFAST ROOM**
- SNUG/SITTING ROOM**
- WET-ROOM**
- BEDROOM 1**
- BEDROOM 2**



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.