

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: N/A
HEATING: Gas

ref: LLT /LLE / JUNE / 26/takeonok

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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,

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

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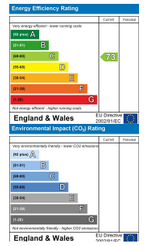
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WEST WALES FINEST PROPERTIES



Woodlands Guest House St. Brides Hill, Saundersfoot, SA69 9NP

- Nine Bedroom Guest House
- Owners Accommodation
- En-Suite Bedrooms
- Mature Garden
- Gas Central Heating
- Well Established Family Business
- Idyllic Sea Views
- Contemporary Decor With Character Features
- Off Road Guest Parking
- EPC Rating: C



Price £850,000

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The Property Ombudsman

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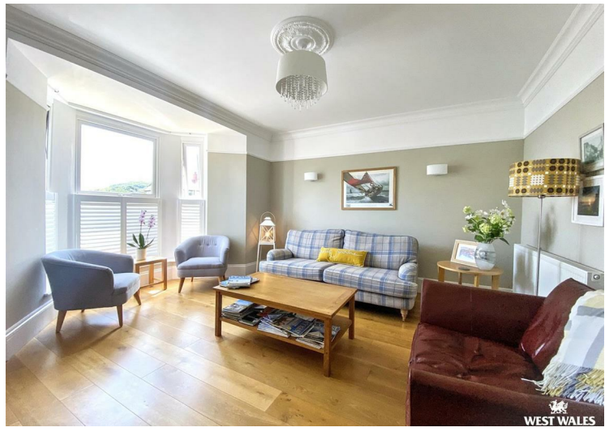
The Agent that goes the Extra Mile

Celebrating 30 Years of Business



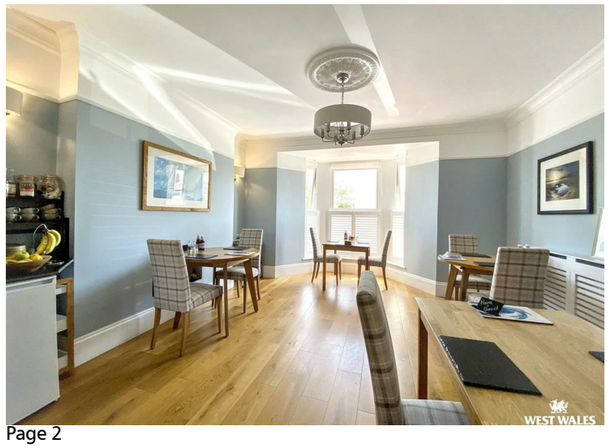


















A superb opportunity to acquire a beautifully presented nine-bedroom guest house in the sought-after coastal village of Saundersfoot. Situated on St Brides Hill, just a short walk from the vibrant village centre, picturesque harbour, and stunning sandy beaches, this established guest house offers an exceptional lifestyle and business opportunity.

Successfully operated as a well-regarded guest house, the property is ideal for those seeking a thriving hospitality business in a prime seaside location. The accommodation includes dedicated owners' quarters, making it perfectly suited to owner-occupiers looking to combine home and business.

The guest house features a welcoming entrance porch, reception room, and dining and bar area, with direct access to the garden, creating an inviting space for guests to relax and socialise. The ground floor also benefits from a commercial kitchen, utility area, and integral access to the owners' accommodation.

The first floor comprises four beautifully updated double guest bedrooms, all with contemporary en-suite facilities. Two front-facing rooms enjoy attractive bay windows and delightful sea views. A split-level landing provides ample built-in storage and an additional WC.

The second floor offers a further five double guest bedrooms, each benefiting from its own en-suite bathroom. The two front-facing bedrooms also boast idyllic sea views, providing guests with a wonderful vantage point from which to enjoy the stunning coastal scenery.

The owners' accommodation offers a well-appointed living space, ideal for those looking to run the business while enjoying a private home environment. The ground floor comprises a modern shaker-style kitchen, a WC, a study area, and an open-plan living and dining room. To the first floor is a spacious double bedroom with ample built-in storage, a family bathroom, and an additional snug area featuring a built-in bunk bed, providing flexible accommodation for family members or visiting guests.



DIRECTIONS

From our Tenby Office turn left and go up the High Street, at the roundabout take the 2nd exit and follow the road, at the junction turn right onto the A478. At the roundabout take the second exit towards Saundersfoot. As you approach St Brides Hill, Woodlands Guest House is located on the left. What/Three/Words:///headings.portfolio.dial

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.