

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 Make Snappy 360.



**VIEWING:** By appointment only via the Agents.

**TENURE:** Freehold

**SERVICES:** We have not checked or tested any of the services or appliances at the property.

Property has Mains Electric, Mains Water

HEATING Oil

TAX: Band E

We are advised that the property is served by private drainage

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

SSG/ESL/10/25/OK

**FACEBOOK & TWITTER**

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<https://www.facebook.com/westwalesproperties/>

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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## Picton Villa Martletwy, Narberth, Pembrokeshire, SA67 8AP

- Detached House
- Four Double Bedrooms (Wardrobes Included)
- Exposed Beams & Exposed Stone Walls
- Set In 0.22 Acres Of Well Tended Gardens
- Well Presented
- Garage/Workshop With Store Room
- Off Road Parking
- Countryside Outlook To Front And Rear
- No Onward Chain
- EPC Rating: D

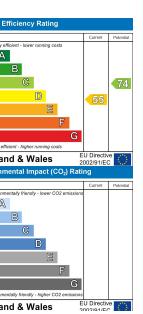
**Offers In The Region Of £430,000**

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***The Agent that goes the Extra Mile***





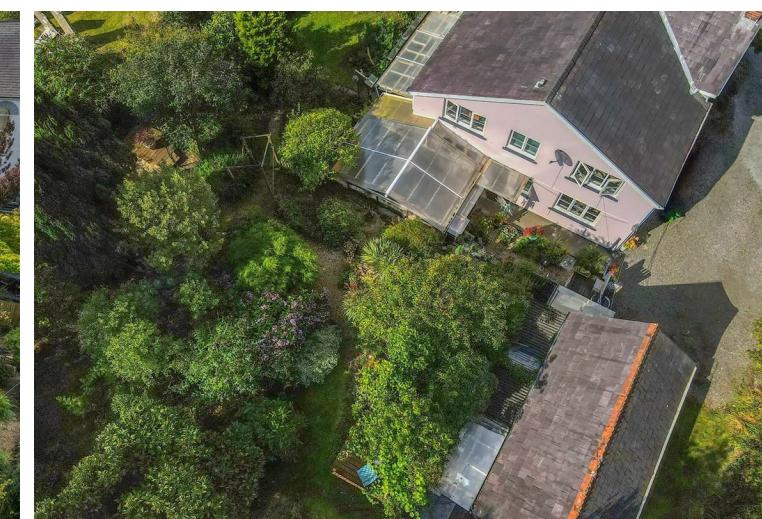
Welcome to Picton Villa, originally the village police house, which has been extended to create a comfortable and characterful family home in the heart of a sought-after rural village.

The layout of the property briefly comprises an entrance hall, a living room with a wood-burning stove, a dining room with an open fireplace and exposed stone feature wall, a kitchen/breakfast room, a downstairs WC, and a further sitting room. The two living rooms have been separated by a wooden partition, but could be easily removed to bring the space back into one substantial living room if desired. A split-level staircase leads to the four double bedrooms and a family bathroom, enjoying a pretty outlook over the rear garden. All wardrobes will be staying at the property as part of the sale, allowing for ample storage space (triple wardrobe in bedroom 1, double wardrobe in bedroom 2, and single wardrobes in bedrooms 3 & 4).

The property is served by double glazing, windows and doors, all of which are under a 10 year warranty and oil-fired central heating. Character features in the original building include wooden beams and exposed stone walls.

Externally, the property sits within approximately 0.2 acres of well-maintained gardens, decorated with established trees and shrubs, backing onto fields. There are various decked seating areas, including a feature timber decked seating area at the top of the garden, offering the perfect place to spend a summer's evening. Adjoining the property is a pretty, external sun room and a covered area for drying clothes. A driveway provides ample off-road parking and access to the detached workshop fitted with an electricity supply and an adjoining storage room. An additional floor above offers further recreational space or the space to work from home, or offers the potential for a self-contained unit, subject to any necessary planning permission.

Alongside the property, access to a public footpath provides scenic walks through the countryside.



## DIRECTIONS

From the town of Narberth, proceed out of the town to the village of Templeton on the A478. Proceed down into the village, turning right immediately before the Boar's Head Public house. Continue to the end of this road. At the crossroads, go straight across, signposted for Martletwy. Continue along this road and enter the village. After entering the village, take the first left where the property can be found a short distance along on the left-hand side. WhatThreeWords: merge.stunner.bend



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