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

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

www.birtandco.co.uk



Rock House
Narberth
SA67 8NG

£599,950

House
Freehold

3 | 2 | 1 | E

An impressive seafront property in the coastal village of Amroth, with features of a traditional cottage and spectacular views from the windows and balcony to the front. One of the standout features of this home is its proximity to the beach opposite. The house's position between the coast and countryside makes this property a rare find.

There are 3 bedrooms, with master en-suite, and the open plan living area offers a warm and cosy atmosphere with a wood burner, perfect for both relaxation and entertaining in all seasons. Large windows allow natural light to flood the space, while also providing extensive views of the beach and coastline.

Whether you're looking for a permanent residence or a holiday home, this property offers an idyllic position, and the village of Amroth has local amenities and is on the famous Pembrokeshire Coast Path.

LOCK HOUSE C. 1750

The Property Ombudsman

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

RICS

- **Three Bedrooms - Master Ensuite**
- **Wonderful Sea Views**
- **Enclosed Front Patio**
- **Short Drive to Tenby & Saundersfoot**
- **Open Plan Living**
- **Walking Distance To Beach**
- **Large Garden to Rear**
- **Balcony to Front**

Open Plan Lounge/Kitchen/Diner 27'4" x 20'11" max (8.35 x 6.4 max)

A cosy open-plan living space with kitchen, dining area and sitting area. There is a woodburning stove in the lounge, wood flooring throughout, and uPVC double glazing. Staircase separates the living room from the kitchen area, and this has has electric oven, hob, microwave, sink, space and plumbing for dishwasher. The rear of the house steps up to a snug space, with doors to utility room, bathroom and access to rear courtyard leading up to the garden.

Bathroom 11'9" x 7'2" (3.6 x 2.2)

A ground-floor bathroom with free standing bath, spacious walk-in shower, wash hand basin, WC and bidet. Electric towel rail, wood flooring and two small uPVC windows.

Utility Room 5'4" x 7'8" (1.65 x 2.34)

A handy storage room, housing the oil central heating boiler. There's a worktop with space and plumbing for washing machine, wood flooring, and a small uPVC window to the rear.

Landing Area

From the landing, doors open to the three bedrooms and WC. There's a window to the front with views over the beach and sea, and doors open to the rear with a Juliette balcony. There are character features throughout the upstairs, with wood flooring and high pitched, beamed ceilings.

Bedroom One 9'1" x 11'10" (2.78 x 3.62)

Double bedroom has high pitched ceiling with beams, and double doors open onto the balcony. There is wooden flooring, and electric Dimplex heating. Door to the ensuite shower room.

En-suite 5'4" x 7'1" max (1.64 x 2.18 max)

Electric shower, wash hand basin and WC, uPVC window to the rear.

Bedroom Two 10'8" x 12'2" (3.27 x 3.71)

Another double bedroom, with wood flooring, double doors opening onto the balcony, high pitched ceilings with beams, and electric heating.

Bedroom Three 10'8" x 8'9" max (3.27 x 2.69 max)

Double bedroom to the rear of the house, with wood flooring, Juliette balcony, and electric heating.

Cloak Room 5'4" max x 8'2" max (1.63 max x 2.5 max)

Located on the first floor the cloak room has wash hand basin WC and bidet, wood flooring, electric towel rail and uPVC window to the rear.

Externally

The house is on the Amroth road, set back with steps leading up to and enclosed front patio terrace with balcony above. To the rear is a small courtyard, oil tank and built in storage shed.

A metal staircase leads up to the large sloping garden, mainly laid to lawn, with mature trees and shrubs. The garden offers fantastic views down the coast to Saundersfoot, Tenby and Caldey Island, and there is a log shed, and a summer house to the top of the garden.

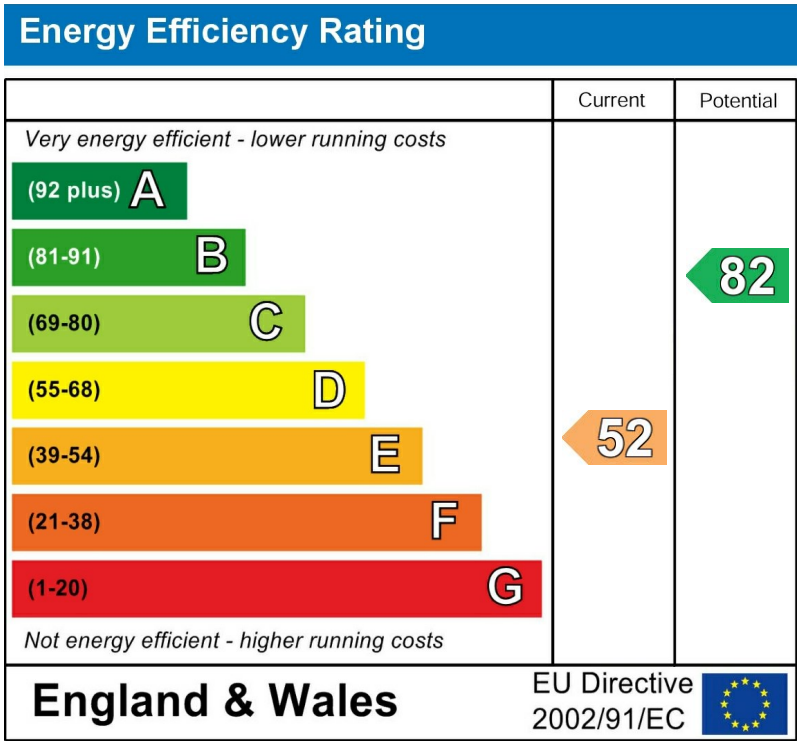
Please Note

The property is currently holiday let and on business rates, however, The Pembrokeshire County Council Tax Band is F

Oil central heating to the ground-floor and woodburning stove, electric room heaters on the first-floor. uPVC double glazing.



When driving through Amroth with the sea on your right, continue past the Amroth Arms and Rock House is a short way up on your left.







































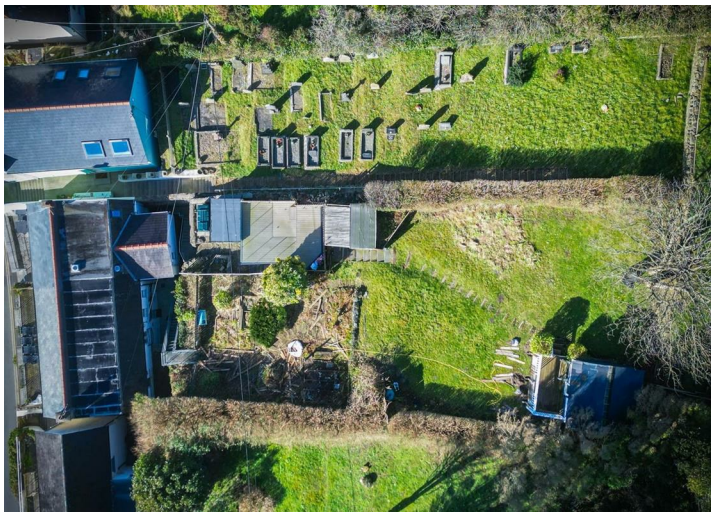

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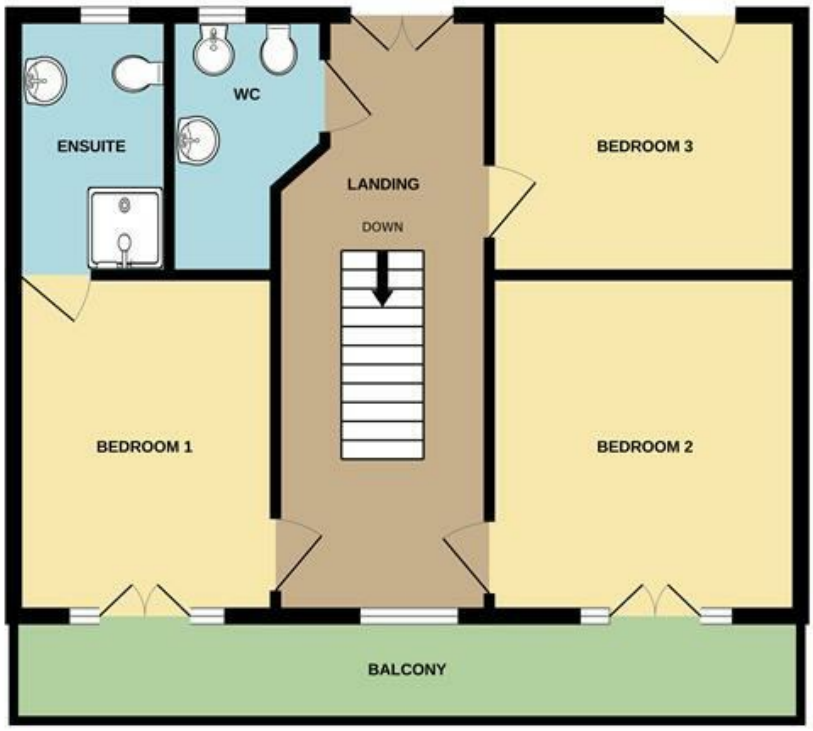


Floor Plan

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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