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Property & Estates



The Hunting Lodge Narberth Road Tenby, Pembrokeshire SA70 8TJ

Offers in the region of £475,000

The Hunting Lodge is an elegant, attractive and spacious 4 bedroom detached property filled with character features and surrounded by woodland, which was originally part of the Waterwynch Estate. The property is set in the most idyllic surroundings of a wooded valley dominated by woods of scrub oak, sycamore, larch and Sitka spruce, holly and beech, to name but a few and is also a short stroll through the trees to Waterwynch Bay. A private access lane leads to the property, which is safe and secure, and ideal as a family home, or similarly would make a perfect holiday home, or a small bed and breakfast, subject to the necessary planning consent.

Waterwynch Bay beach being minutes walk away, has an interesting association with the infamous 18th century Scottish born pirate Paul Jones, for he is said to have anchored off there, and to have secretly come ashore for many visits (perhaps he even hid out at The Hunting Lodge !!). The cliff scenery is magnificent, and is among the most sheltered shores in the county.

The Pembrokeshire Coast National Park runs past the property, and is arguably the most attractive stretch of the 170 mile long footpath.

The popular holiday destinations of Tenby and Saundersfoot are but a short distance away, but The Hunting Lodge, set in the scenic Waterwynch estate, is in a world of its own.

Porch

8'x 4'6" (2.44m x 1.37m)

Entrance to the property via stone built porch with uPVC wood effect double glazed leaded windows to the front garden. Tiled flooring.

Reception room/Entrance Hall

14'6" x 13' narrowing to 4'2" x 6'7" (4.42m x 3.96m narrowing to 1.27m x 2.01m)

Double doors lead into reception room/entrance hall with adjoining hallway. Character beamed ceiling, feature open fire with tiled surround and hearth. Staircase to the first floor. Coat closet, uPVC double glazed leaded wood effect window to patio/courtyard.

Cloakroom

6' x 6' (1.83m x 1.83m)

Pedestal wash hand basin with storage cupboard below, and w/c.

Lounge Entrance and Study



Entrance to lounge through a corridor with separate study via tongue and groove brace door with thumb latch. Study 10' x 7'8", uPVC double glazed leaded wood effect window to garden.

Lounge area

27'92 x 16' (8.23m x 4.88m)



This split level lounge is a light, comfortable spacious family room which features a character beamed ceiling, a large wood burning stove with slate surround, and hearth, and uPVC double glazed French doors to the patio/courtyard area. uPVC double glazed bay window with window seat to the fabulous garden with woodland views. Several uPVC double glazed windows to all aspects.

Formal Dining Room

14'4" x 12'6" (4.37m x 3.81m)



Entrance from reception room/hallway into the formal dining room which features a character beamed ceiling. 2 uPVC double glazed wood effect leaded glazed windows to garden, and 1 uPVC double glazed window to courtyard.

Kitchen

14'6" x 14'4" (4.42m x 4.37m)



This large country kitchen is fitted with a range of wall and base units with display cabinets.

Baumatic, fan assisted electric oven, integral Neff dishwasher, New world induction hob with extractor fan over. Stainless steel 1 1/2 bowl sink with drainer and chrome mixer tap over. Tiled splash back, integral fridge.

Under stairs storage and second flight of stairs to first floor. 2 uPVC double glazed leaded wood windows to garden, 1 uPVC double glazed leaded wood effect window to courtyard.

Larder/Pantry

A versatile pantry room with shelving, obscure uPVC window to side affording ventilation.

Downstairs bathroom

8'11" x 8'6" (2.72m x 2.59m)

Bathroom suite comprising of close coupled w/c, pedestal wash hand basin, bath with Newlec Calypso electric shower over, and shower screen, heated towel rail, radiator, storage cupboard, uPVC double glazed leaded wood effect obscure window to garden.

Utility

9'9" x 7'8" (2.97m x 2.34m)



Worcester oil fired floor standing boiler. Space for chest freezer, American style fridge-freezer, plumbing for washing machine and space for a tumble drier, and shelving. Half glazed uPVC door to courtyard, double glazed wood effect leaded uPVC window to courtyard.

Landing area

Landing area leading to the master bedroom and bedroom number two, features a storage cupboard and an airing cupboard.

Master Suite

12' x 4' (3.66m x 1.22m)

Entrance via door from the landing leads into the Master Suite, a corridor that features a dressing area/clothes storage with mirrored sliding door wardrobes. Open access to the split level master bedroom and access to the separate master en-suite.

Master En-Suite

10' x 9' (3.05m x 2.74m)



Modern Master suite comprising of large jacuzzi whirlpool style bath, w/c, vanity unit with wash hand basin with mirror, light and shaver point over, velux window, access to loft.

Master bedroom

17'3" x 16' (5.26m x 4.88m)



Open, light and airy bedroom which features a cast iron fireplace with wooden Adams style surround. 2 velux windows, 2 uPVC double glazed wood effect glazed windows to garden with magnificent views over the woodland and Waterwynch Estate, 1 uPVC double glazed wood effect leaded window to side aspect.

Bedroom 2

12'6" x 14'6" (3.81m x 4.42m)



Entrance to this room from the landing initially leads into the adjoining en-suite, and then follows onto the bedroom. Bedroom 2 includes a feature A frame and sloping ceilings. uPVC double glazed window to lawn and courtyard aspect.

Bedroom 2 en-suite

10'6" x 6'6" max (3.20m x 1.98m max)

Bedroom 2 en-suite comprising of Vanity unit with wash hand basin, walk in shower with electric head and glass shower door, w/c, uPVC double glazed window to courtyard aspect.

Landing area 2

The second staircase from the kitchen leads to the second first floor landing which has access to bedroom 3 and 4. The landing itself includes a velux window and 2 large storage cupboards.

Bedroom 3

14'7" x 12' (4.45m x 3.66m)

Bedroom 3 includes a feature A frame, sloping ceiling and

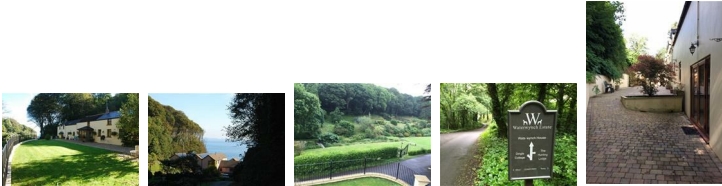
tongue and groove boards. 2 uPVC double glazed wood effect lead windows to the garden and courtyard aspects.

Bedroom 4

14'7" x 10' (4.45m x 3.05m)

Bedroom 4 includes a feature A frame, sloping ceiling and tongue and groove boards. 2 uPVC double glazed wood effect lead windows to garden and courtyard.

Exterior



The Hunting Lodge features a large landscaped garden with a variety of plantations, including mature trees, and in particular and mature apple tree. The Pembrokeshire National Coastal footpath is nestled just behind the property leading to Waterwynch bay and features a quaint kissing gate, and is in an idyllic peaceful and quiet valley setting.

Gardens



The gardens are virtually all enclosed with bespoke iron gates and railings, a private gated entrance, off road parking, courtyard to the rear with mature trees and shrubs, and a large lawned garden area to the front with a majestic mature apple tree watching over the property.



First Floor

