

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 Made 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 Drainage, Mains Electric, Mains Water, Mains Gas

HEATING: gas

TAX: Band Not yet rated

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

FACEBOOK & TWITTER

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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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Innkeepers Cottage St Florence, Tenby, SA70 8LR

- Semi Detached House
- Two Reception Rooms
- Master Suite With Dressing Room And En-Suite
- Modern Kitchen With Fitted Appliances
- Contemporary Design And Versatile Layout
- 5 Bedrooms (Two En-Suites)
- Renovated in 2024
- Sought After Village Location
- Low Maintenance Garden To Rear
- EPC Rating: TBC (New Build)

Offers Over £525,000



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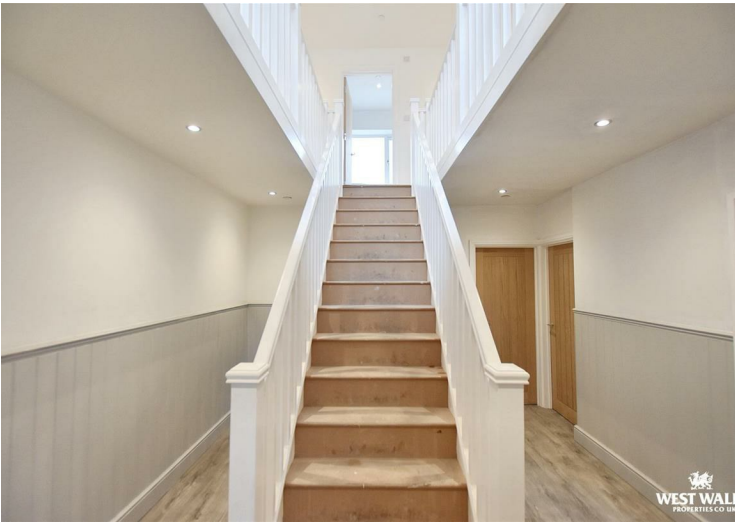


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The Agent that goes the Extra Mile





Innkeepers Cottage is a semi-detached house which has been renovated in 2024, and completed to the highest of standards. Previously the Parsonage Farm Inn, the property sits in the heart of St. Florence village, in view of the church and within walking distance of the village amenities. The layout of the property can be configured to suit any family dynamic, offering versatile accommodation. The ground floor comprises; the living room which boasts patio doors to the garden, modern kitchen with fitted appliances and an adjoining utility room, and a w/c. Across the hall is a second sitting room/snug, and a downstairs double bedroom. Upstairs boasts a further four double bedrooms, and a study which could also double up as a sixth bedroom. The master suite is served by an en-suite bathroom with shower and separate dressing area. The property benefits from double glazing, gas central heating and solid oak doors and flooring.

Externally, there is a patio and gravel front garden with a low level boundary wall. To the rear is a low maintenance garden to the front and side, laid predominantly to patio and decorative stone with pedestrian side access.

This property is a contemporary and envious family home, with the added benefit of no onward chain, viewing is highly recommended!

St Florence is a village of immense charm and past winner of the coveted Wales in Bloom trophy. There are many pretty cottages, one with a well-known architectural feature known as a Flemish chimney - the last surviving example of its kind in the area. It also has an interesting 13th-century church. The village comes equipped with school for all ages nearby, an array of welcoming pubs and a village playing field. St Florence is 3 miles inland from Tenby on the road towards Carew Castle. Close by are three of Pembrokeshire's biggest attractions, Manor House Wildlife Park, Heatherton Sports Park and The Dinosaur Park. In the village is Grandiflora garden Centre and Bramley's Tea Rooms.



DIRECTIONS

From our Tenby office proceed back up the high street passing the church on the left hand side. Take the second left down St Johns Hill. At the T junction turn right and then turn immediately left onto Heywood Lane. At the T junction turn right and head towards Sageston. After approximately 4 miles turn left just after Manor house signposted St Florence. Proceed into the village and when you reach the one way system turn right where you will find innkeepers cottage. What3words: sulky.digesting.bland

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