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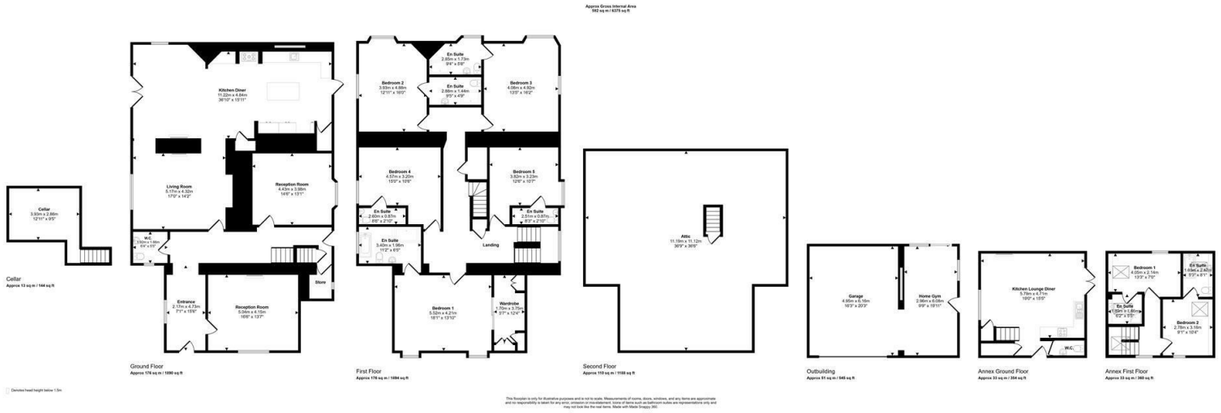
THE AGENT WITH THE LONDON CONNECTION



The Glebe House St. Florence, Tenby, Pembrokeshire, SA70 8LS

- **Period Detached House With Two Bedroom Cottage**
- **Five Double En-Suite Bedrooms**
- **Far Reaching Countryside Views**
- **Ideal Multi-Generational Property**
- **Oil Central Heating**
- **Outdoor Swimming Pool And Summer House**
- **Idyllic Village Location**
- **Brilliant Investment Opportunity**
- **Detached Garage With Home Gym**
- **EPC Rating: D**

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.

£1,400,000

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Summary

A rare opportunity to acquire an exceptional period detached residence with its own beautifully appointed two-bedroom cottage, offering outstanding versatility for multi-generational living, guest accommodation or an additional income stream. Situated in the highly desirable village location of St Florence, the property boasts idyllic views over the surrounding landscape. Set within approximately 0.5 of an acre, with its very own outdoor swimming pool, viewing is highly recommended!

The Glebe House seamlessly blends timeless character with contemporary family living, showcasing an abundance of original features including exposed stonework, elegant fireplaces and decorative coving. A welcoming entrance porch with striking archways leads into the impressive reception hall, where a cloakroom/WC and a versatile study provide the perfect introduction to the home.

At the heart of the property lies a stunning open-plan living, dining and kitchen space, designed for modern family life and effortless entertaining. Stone flooring flows throughout, while a double-sided log burner creates a warm and inviting focal point. The beautifully fitted kitchen features classic cabinetry, a central island and a walk-in pantry, with double patio doors opening onto the patio and swimming pool, seamlessly connecting indoor and outdoor living. A separate sitting room offers a cosy retreat, complemented by ample storage throughout the ground floor.

The first floor hosts five double bedrooms, all benefiting from their own en-suite facilities. The impressive principal suite enjoys far-reaching views across the village and surrounding countryside, together with a walk-in dressing room and luxurious modern en-suite bathroom. A staircase from the first floor provides easy access to the spacious loft, which is currently utilised for storage but offers excellent potential for conversion into additional accommodation, subject to the necessary planning permissions and building regulations.
The lower ground floor offers further flexibility with extensive storage and a dedicated home cinema room, ideal for family movie nights.

Outside, the property is set within beautifully established, mature gardens that wrap around the home, creating a private and idyllic setting to enjoy throughout the seasons. A gated entrance and pathway lead to the front door, while the landscaped grounds provide a wonderful balance of lawn, seating areas and planting. The impressive outdoor swimming pool, complete with a stylish summer house, creates a superb focal point and an exceptional space for relaxing or entertaining during the warmer months. A detached double garage also incorporates a dedicated home gym, offering further versatility. To the rear, a secure gated driveway provides ample off-road parking for multiple vehicles.

Complementing the main residence is the beautifully renovated Glebe Cottage, a superb two-bedroom property offering flexible accommodation for multi-generational living, guest accommodation or an excellent holiday let opportunity. Finished to a high specification throughout, the cottage boasts a stylish contemporary interior with a bright open-plan living, dining and kitchen area forming the heart of the home. The ground floor also benefits from a convenient cloakroom/WC, while patio doors open onto a courtyard, creating an ideal space for outdoor dining and relaxation. Upstairs, there are two double bedrooms, each enjoying the luxury of its own en-suite. Glebe Cottage further benefits from uPVC double glazing, electric heating and two allocated parking spaces, making it a truly self-contained and versatile addition to this exceptional property.

Beautifully presented throughout, The Glebe House perfectly combines period charm with stylish contemporary finishes, creating an exceptional family home in a highly desirable setting. With the added benefit of the self-contained Glebe Cottage, this remarkable property offers outstanding flexibility, exceptional lifestyle appeal and exciting income potential, making it a truly unique opportunity that must be viewed to be fully appreciated.

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 as you go around the one way system, the property is on the left. There is a parking area to the front, and the driveway for the property is at the rear. What/Three/Words:///blend.relaxed.trickles Driveway entrance:////// explored.camera.pixel

GENERAL INFORMATION

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: Band 'H'
HEATING: Oil

ref: EJL / LLE / AUG/26
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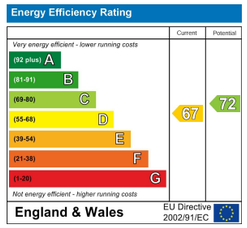
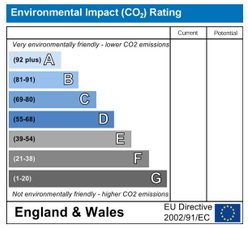
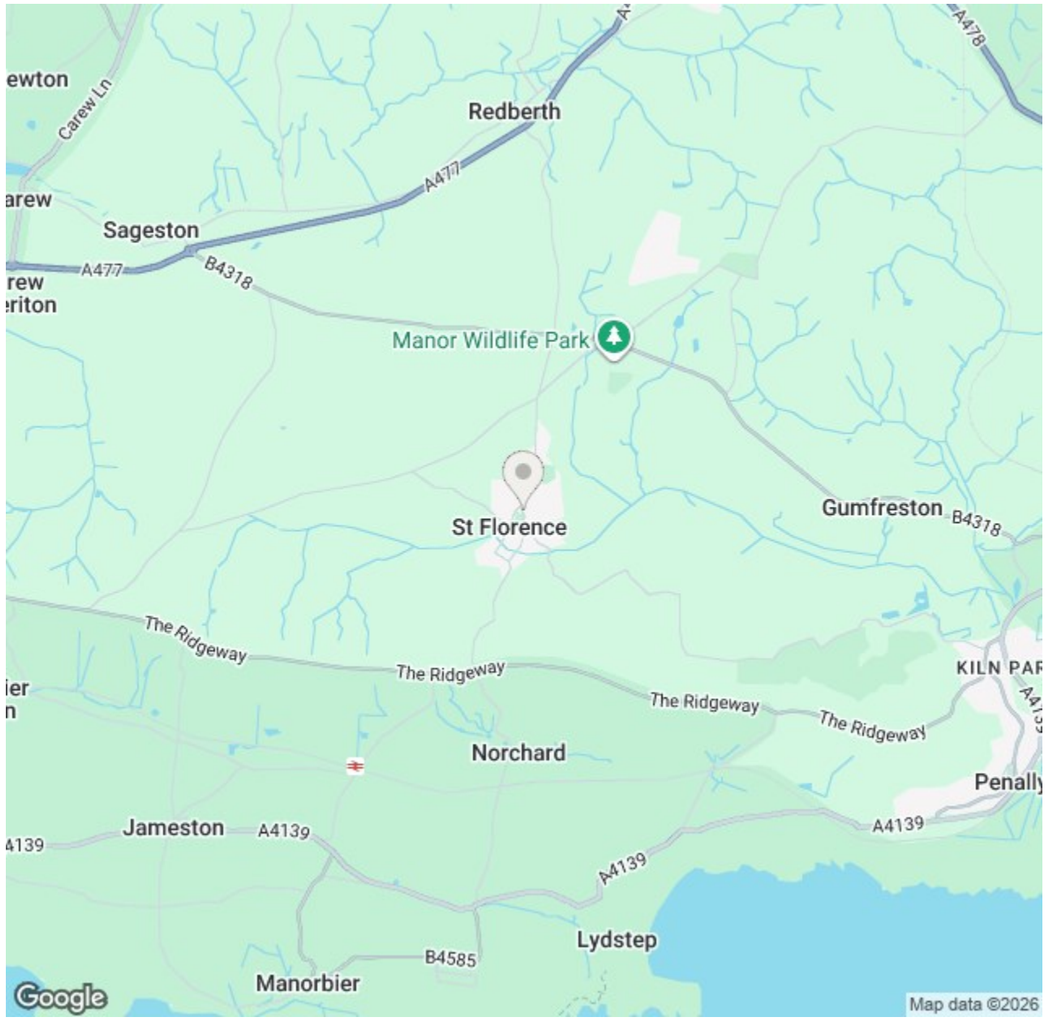




AERIAL VIEW



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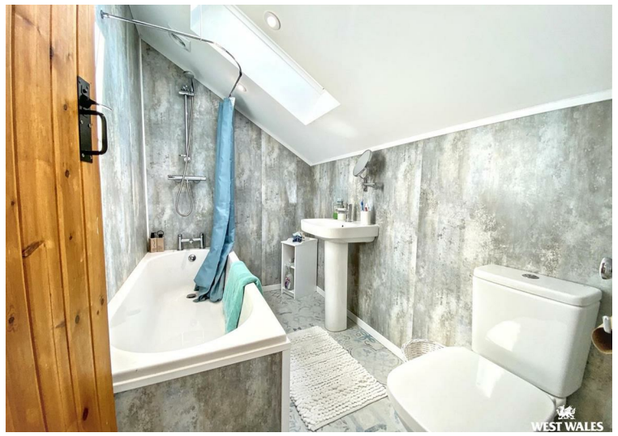
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