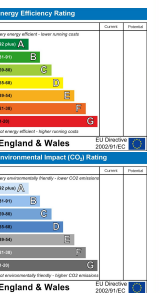


### Woodlands Guest House, St. Brides Hill, Saundersfoot, SA69 9NP

- Nine Bedroom Guest House
- Owners Accommodation
- En-Suite Bedrooms
- Mature Garden
- Gas Central Heating
- Well Established Family Business
- Idyllic Sea Views
- Contemporary Decor With Character Features
- Off Road Guest Parking
- EPC Rating: C

**£850,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

A superb opportunity to acquire a beautifully presented eight-bedroom guest house in the sought-after coastal village of Saundersfoot. Situated on St Brides Hill, just a short walk from the vibrant village centre, picturesque harbour, and stunning sandy beaches, this established guest house offers an exceptional lifestyle and business opportunity.

Successfully operated as a well-regarded guest house, the property is ideal for those seeking a thriving hospitality business in a prime seaside location. The accommodation includes dedicated owners' quarters, making it perfectly suited to owner-occupiers looking to combine home and business.

The guest house features a welcoming entrance porch, reception room, and dining and bar area, with direct access to the garden, creating an inviting space for guests to relax and socialise. The ground floor also benefits from a commercial kitchen, utility area, and integral access to the owners' accommodation.

The first floor comprises four beautifully updated double guest bedrooms, all with contemporary en-suite facilities. Two front-facing rooms enjoy attractive bay windows and delightful sea views. A split-level landing provides ample built-in storage and an additional WC.

The second floor offers a further four double guest bedrooms, each benefiting from its own en-suite bathroom. The two front-facing bedrooms also boast idyllic sea views, providing guests with a wonderful vantage point from which to enjoy the stunning coastal scenery.

The owners' accommodation offers a well-appointed living space, ideal for those looking to run the business while enjoying a private home environment. The ground floor comprises a modern shaker-style kitchen, a WC, a study area, and an open-plan living and dining room. To the first floor is a spacious double bedroom with ample built-in storage, a family bathroom, and an additional snug area featuring a built-in bunk bed, providing flexible accommodation for family members or visiting guests.

Externally, the property is complemented by a mature, enclosed rear garden, offering a peaceful retreat for both guests and owners. Predominantly laid to lawn, the garden is home to a variety of established plants, trees, and shrubs, creating an attractive outdoor space. A patio area provides ample room for outdoor seating and al fresco dining, making it an ideal spot to relax. To the front of the property, a sizeable driveway offers off-road parking for up to six vehicles, ensuring convenient parking for guests and residents alike. A garage also provides excellent secure storage.

Combining an enviable coastal location, well-maintained accommodation, and an established trading history, this impressive guest house represents a rare and exciting investment opportunity.



**DIRECTIONS**

From our Tenby Office turn left and go up the High Street, at the roundabout take the 2nd exit and follow the road, at the junction turn right onto the A478. At the roundabout take the second exit towards Saundersfoot. As you approach St Brides Hill, Woodlands Guest House is located on the left. What/Three/Words:///headings.portfolio.dial

**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: N/A  
HEATING: Gas

ref: LLT /LE / JUNE / 26/takeonok

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**LOCATION AERIAL VIEW**

