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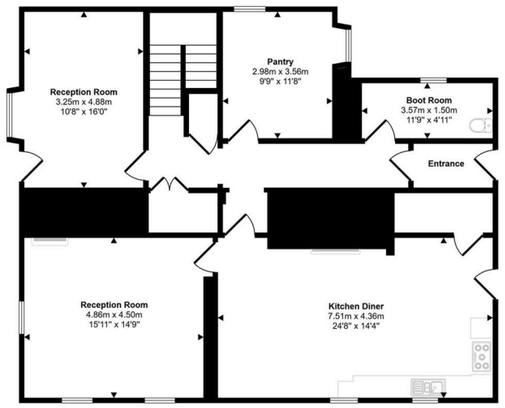
THE AGENT WITH THE LONDON CONNECTION



Begelly House Begelly, Kilgetty, Pembrokeshire, SA68 0XE

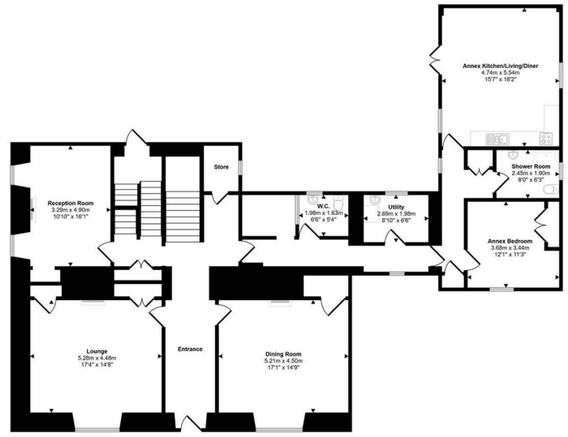
- Impressive Grade II Listed Period House
- One Bedroom Annex And Coach House
- Brilliant Investment Opportunity
- Artist Studio, Workshops And Outbuildings
- No Onward Chain
- Set Within Approximately 2.75 Acres
- Three Well Established Holiday Lodges
- Wealth Of Character Features
- Far Reaching Countryside Views
- EPC Rating: TBC

£950,000



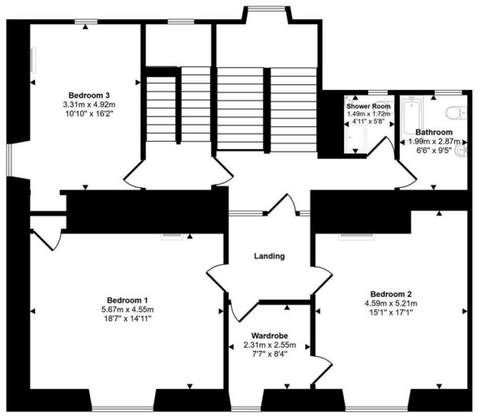
Lower Ground Floor
Approx 128 sq m / 1378 sq ft

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.



Ground Floor
Approx 208 sq m / 2242 sq ft

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First Floor
Approx 142 sq m / 1530 sq ft

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Second Floor
Approx 134 sq m / 1440 sq ft

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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.

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COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES



AND ASSOCIATED MAYFAIR OFFICE IN LONDON

Set within approximately 2.75 acres of beautifully maintained mature grounds, Begelly House is a truly exceptional Grade II listed period house, presenting a rare opportunity to acquire a property of remarkable character, scale and potential. Currently undergoing extensive restoration works, the four storey residence offers highly versatile accommodation suited to a variety of lifestyles and ventures.

Occupying an enviable position within the sought-after village of Begelly, the property enjoys far-reaching countryside views whilst being just a short drive from the stunning Pembrokeshire coastline and its renowned beaches, coastal walks and attractions. Combining historic charm with exceptional potential, Begelly House offers a unique lifestyle opportunity in one of West Wales' most desirable locations.

Begelly House itself is steeped in grandeur and retains a wealth of original period features throughout, including ornate coving, wooden panelling, sash windows with shutters, solid wood flooring and eight original fireplaces. The ground floor is entered via a welcoming entrance hall and comprises a living room, dining room, drawing room, a storage room incorporating the immersion heater and a cloakroom, with internal access leading through to the adjoining annex. The principal staircase rises to the first floor, while a secondary servants' staircase provides access to both the lower ground floor and second floor levels. The lower ground floor houses the kitchen, complete with solid-fuel kitchen stove providing hot water, and quarry stone flooring, alongside two reception rooms, a larder kitchen, cloakroom and boot room. To the first floor are three impressive bedrooms, a dressing room, a bathroom with roll top bath and a separate shower room. The second floor provides a further five double bedrooms, all enjoying delightful countryside views from every aspect.

The estate further benefits from an adjoining one-bedroom annex, a detached one-bedroom coach house, and three established holiday lodges, making it an outstanding investment opportunity, impressive family retreat or ideal setting for multi-generational living. A range of additional outbuildings, including an artist's studio, workshops and stables, provide exciting scope for further development or business use, subject to the necessary planning consents.

Coach House:
The beautifully renovated coach house has been finished to a high specification and offers stylish, self-contained accommodation. The ground floor features an impressive open plan living/kitchen/dining space with patio doors opening onto a private courtyard area, creating an ideal setting for entertaining or guest accommodation. To the first floor is a master bedroom complete with en-suite bathroom and dressing room. The two-storey residence would make an ideal as a guest house, or premium holiday let.

Annex:
The adjoining annex offers excellent flexibility and could either be incorporated back into the main residence or retained as a self-contained granny annex. Finished in a contemporary style, the accommodation comprises an open plan living/kitchen/dining area, a shower room and a double bedroom. Benefitting from its own separate access, the annex provides versatile accommodation ideal for extended family, guests or additional holiday letting potential.

Holiday Lodges:
The estate also benefits from three beautifully crafted holiday lodges, each designed as a self-contained unit suitable for year-round holiday letting. Each pod features a contemporary design and has been hand built using locally sourced materials, offering a unique and high-quality guest experience. The lodges each include a kitchenette and bathroom facilities, perfectly suited for short stay accommodation within the tranquil surroundings of the estate. With ample space within the grounds, there is also an exciting opportunity to further expand the holiday business, subject to the necessary consents and permissions.

A sweeping driveway leads up to Begelly House, setting the tone for the impressive grounds which surround the property. Extending to approximately 2.75 acres, the grounds comprise mature lawns, woodland, orchard and meadow areas, creating a wonderfully private and picturesque setting. A variety of mature trees and natural wildlife habitats enhance the estate's peaceful atmosphere, while the expansive grounds offer ample space for additional outdoor amenities or potential glamping opportunities, subject to the necessary permissions. To the rear of the house is a charming walled garden area, alongside a generous patio providing the perfect space for outdoor seating, entertaining and enjoying the far-reaching countryside views.

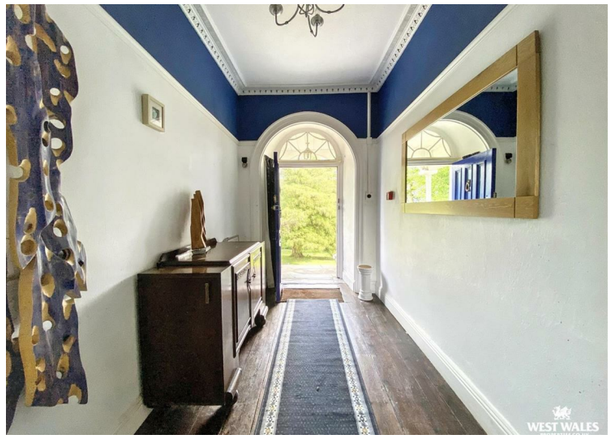


















DIRECTIONS

From Narberth take the A478 towards Tenby passing through Templeton and into Begelly. Take a right onto Parsonage Lane (by the Church). The entrance to Begelly House is straight ahead of you.
What/Three/Words:///beast.payout.though

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'

ref: ADD/ LLE / MAY/ 26/DRAFT

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AERIAL VIEW













