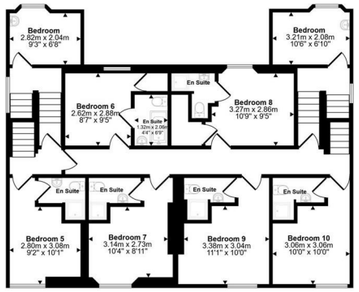


Lower Ground Floor

Approx 95 sq m / 1027 sq ft

Denotes head height below 1.5m

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.

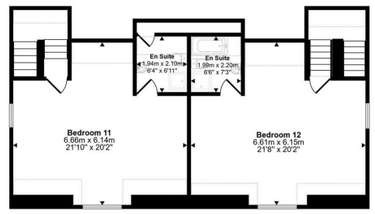


Second Floor

Approx 131 sq m / 1407 sq ft

Denotes head height below 1.5m

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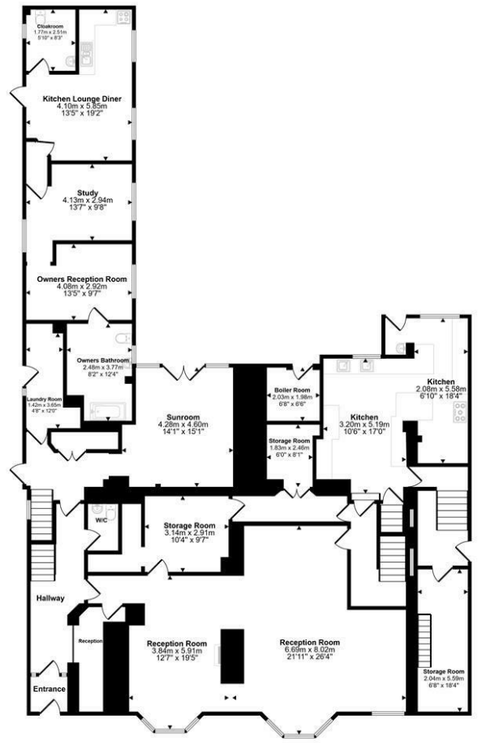


Third Floor

Approx 90 sq m / 967 sq ft

Denotes head height below 1.5m

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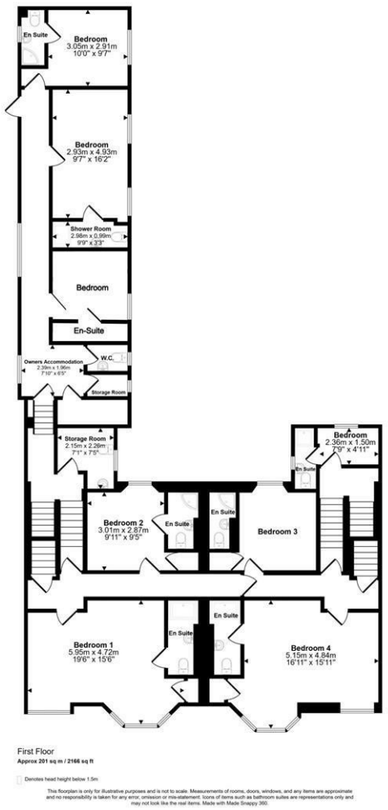


Ground Floor

Approx 295 sq m / 3179 sq ft

Denotes head height below 1.5m

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First Floor

Approx 201 sq m / 2166 sq ft

Denotes head height below 1.5m

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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.

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

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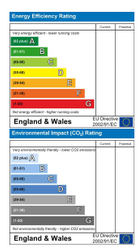






Claremont Hotel, St. Brides Hill, Saundersfoot, SA69 9NP

- Substantial Guest House
- Sea Views
- Well Established Family Business
- Staff/Owners Accommodation
- Gas Central Heating
- Desirable Coastal Location
- Fourteen En-Suite Bedrooms
- Brilliant Investment Opportunity
- Guest Car Park
- EPC Rating: tbc



Offers In Excess Of £600,000

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EMAIL: tenby@westwalesproperties.co.uk TELEPHONE: 01834 845584

The Agent that goes the Extra Mile

A brilliant opportunity to acquire a well-established, family-run guest house, which occupies a sought-after position in the charming coastal village of Saundersfoot. Located within easy walking distance to the sandy beaches, vibrant harbour and village centre, the property truly is a must see. Enjoying idyllic sea views across Saundersfoot Bay, the property offers a rare opportunity to acquire a thriving hospitality business in a prime seaside location.

Rich in character, the guest house retains a wealth of original features including sash windows, exposed beams and feature fireplaces, creating a warm and inviting atmosphere throughout. Currently arranged as a fourteen-bedroom guest house, there are also three additional rooms presently used for storage, offering excellent potential to expand the existing accommodation. There is also full planning permission for a third floor extension on the staff/owners accommodation wing. (NP/23/0039/FUL)

The property is accessed via steps leading to the original front entrance, opening into a welcoming hallway and reception area with W/C. The ground floor comprises a bright, double-aspect dining room, commercial kitchen, utility room, laundry/storage areas, and a rear sunroom providing a relaxed seating space. Additionally, there is further storage and a cellar accessed directly from the kitchen.

Arranged over split-level landings, the main guest accommodation provides well-proportioned rooms alongside practical circulation throughout. The first floor hosts five double en-suite bedrooms, including two impressive front-facing rooms with double-aspect bay windows, perfectly positioned to enjoy the stunning coastal outlook and ideal for use as family suites. The second floor provides six further en-suite bedrooms, while the third floor features two additional en-suite rooms, both showcasing exposed beams and charming window seats with sea views. All bedrooms are well appointed with freeview TV, hair dryer and tea/coffee making facilities.

The lower ground floor has been thoughtfully converted to provide additional guest accommodation with independent front access, offering excellent accessibility and comprising seating areas and wet rooms.

To the rear of the property is well-proportioned owners/staff accommodation. The ground floor offers a kitchen/diner, W/C, living room, study, and a family bathroom. The first floor, accessed via the main hotel, currently provides a W/C, storage cupboards, and three en-suite bedrooms, all of which could alternatively be utilised as further guest accommodation if required, offering excellent flexibility.

The guest house further benefits from gas central heating, with external access to the boiler room. There is also a private car park, offering ample off road parking. and secured bicycle area for guests.

Combining coastal charm, flexible accommodation, and strong business potential, this characterful guest house presents a unique investment opportunity in one of Pembrokeshire's most desirable seaside destinations. Viewing is highly recommended!

Saundersfoot is a small seaside resort in between Tenby and Amroth. With its idyllic sandy beaches, there is also plenty of places to eat and drink around the harbour. Saundersfoot also provides easy access to Wisemans Bridge where the beach is the starting point of the 186 mile Pembrokeshire Coast Path. Nearby is Colby Woodland Gardens, owned by The National Trust. Saundersfoot is also renowned locally for a charitable New Years Day Swim sponsored by local businesses.

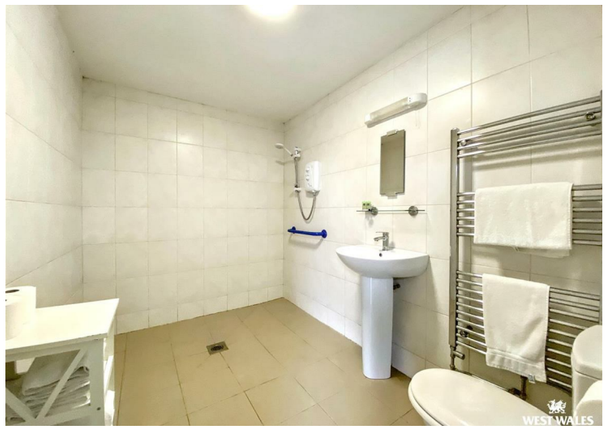












DIRECTIONS

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, Claremont Guest Housel is located on the left. The main car park and entrance is located to the rear of the property. What/Three/Words:///human.sideboard.unimpeded

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: ADD / LLE / JUNE/ 26/DRAFT

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
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LOCATION AERIAL VIEW

















