

This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using Planlio.

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



Glom Farm Milton, Tenby, Pembrokeshire, SA70 8PB

- Approximately 0.79 acres
- Holiday Let 3 Bedroom Detached Cottage
- Open Plan Lounge/Dining Room
- Double Garage and Ample Off-Road Parking
- Countryside and Sea Views
- 4 Bedroom Detached House
- Kitchen/Breakfast Room with Separate Utility Room
- Conservatory
- Solar Panels
- House EPC Rating: D and Cottage EPC Rating: F

Energy Efficiency Rating

Rating	Current	Target
Very energy efficient: lower energy costs	80-100	
A	70-80	
B	60-70	
C	50-60	
D	40-50	
E	30-40	
F	20-30	
G	10-20	
Worst energy efficient: higher energy costs	0-10	

England & Wales

Environmental impact (CO₂) Rating

Rating	Current	Target
Very environmentally friendly: lower CO ₂ emissions	80-100	
A	70-80	
B	60-70	
C	50-60	
D	40-50	
E	30-40	
F	20-30	
G	10-20	
Worst environmentally friendly: higher CO ₂ emissions	0-10	

England & Wales

EU Directive

£750,000

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We Say...

Located on The Ridgeway between Tenby and Pembroke, enjoying countryside views of the Preseli Hills and sea views across to Lundy Island, Glom Farm is a detached, four-bedroom farmhouse with a detached three-bedroom cottage, which is currently used as a holiday let.

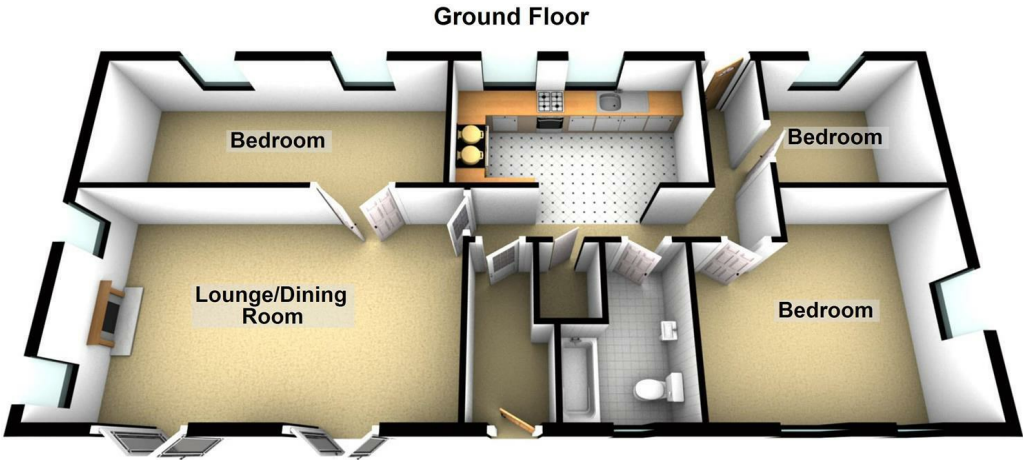
Stone Holiday Cottage

Currently used as a holiday let, this delightful stone cottage briefly comprises: hall, lounge/dining room (3.80m x 6.47m), kitchen (2.24m x 4.16m), bathroom and three bedrooms (2.37m x 6.09m, 2.37m x 2.77m, 2.74m x 4.21m)

Externally the cottage benefits from its own driveway and enclosed garden with patio area, stone barbeque and swimspa/hot tub.



Stone Holiday Cottage



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LOCATION

The village of Milton is a short drive from Tenby, Saundersfoot and Pembroke Dock. The village has a local shop and public house.

Milton is located next to Carew which has the magnificent Carew Castle, which has a history spanning 2,000 years, the site incorporates an impressive 11th-century Celtic cross, the only restored tidal mill in Wales, a medieval bridge and a picnic area, all linked by a delightful one-mile circular walk, which enjoys uninterrupted views of the castle.

GENERAL INFORMATION

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VIEWING: By appointment with the Agents.
TENURE: We are advised freehold.
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX BAND: G & F
PLEASE NOTE: We are advised the property is served by private drainage.

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

IRK/SLE/07/2021/DRAFT - These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWPProps
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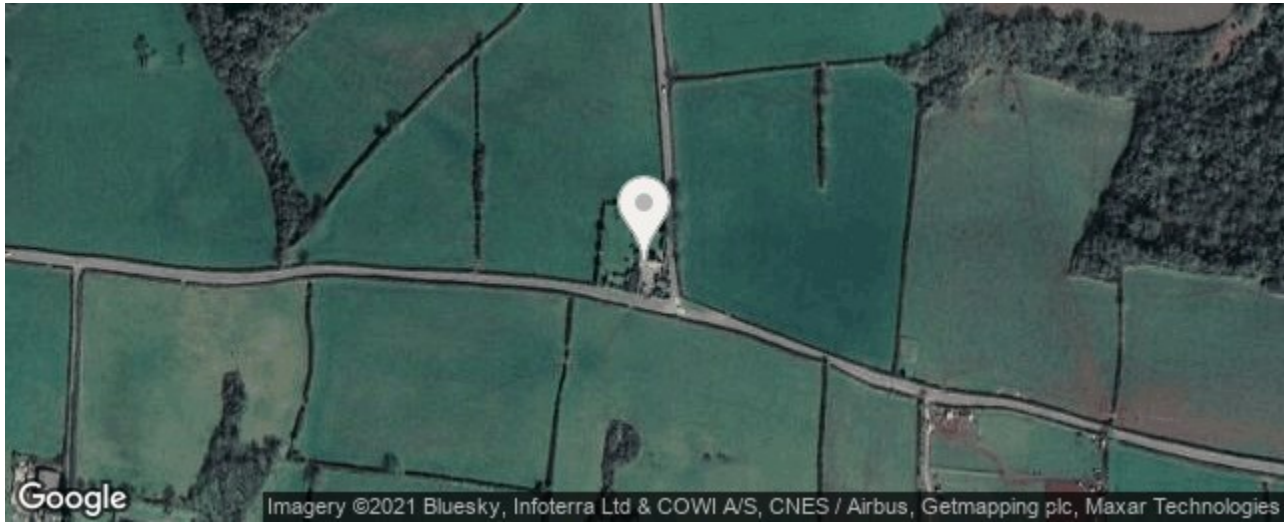
ROOM DIMENSIONS

Porch 4'2" x 5'6" (1.29m x 1.69m)	Snug 13'0" x 14'5" (3.97m x 4.40m)	Bedroom 1 11'6" x 10'7" (3.53m x 3.23m)
Entrance Hall 8'6" x 14'5" (2.60m x 4.40m)	Loft Room 13'10" x 8'0" (4.22m x 2.46m)	En-Suite Bathroom 7'5" x 5'5" (2.28m x 1.67m)
Living Room 17'4" x 11'10" (5.29m x 3.62m)	Inner Hallway 7'8" x 4'3" (2.35m x 1.32m)	Bedroom 2 11'6" x 9'10" (3.51m x 3.01m)
Dining Room 11'0" x 13'8" (3.37m x 4.17m)	Utility Room 10'7" x 8'3" (3.23m x 2.52m)	Bathroom 8'3" x 7'5" (2.52m x 2.28m)
Conservatory 10'9" x 12'10" (3.30m x 3.92m)	WC 2'6" x 6'6" (0.78m x 2.00m)	Bedroom 3 7'1" x 9'3" (2.18m x 2.83m)
Kitchen/Breakfast Room 12'3" x 17'8" (3.74m x 5.40m)	Landing 11'1" x 2'9" (3.39m x 0.86m)	Bedroom 4 11'4" x 13'8" (3.46m x 4.17m)

DIRECTIONS

From our office head into Milton on the A477, take the left in the village, signposted Manorbier. Continue along this road to the t-Junction and take the right-hand turn, where the property can be found on the right-hand side.

LOCATION AERIAL VIEW



Come On In...

Step into the porch at Glom Farm and enter the property through the front door into the entrance hall with stairs leading up to the first floor this is the central hub of the home. Take the door on the left into the living room with Inglenook fireplace, this room is open directly to the dining room, with views out over the garden and countryside this room has a door that leads to the inner hallway and french doors out to the conservatory.

From the entrance hall take the door on the right, into the kitchen/breakfast room, fitted with a range of base and eye level units a central island and an AGA, this room also has patio doors leading out to the front of the property, The door to the left of this room leads through to the inner hallway which has doors leading off to the dining room, WC and utility room with a back door leading to the rear garden. Heading back to the kitchen and take the door ahead of you and enter the snug, this separate living space has a feature fireplace, patio doors out to the front of the property and stairs leading up to the loft room, which is currently being utilised as an office.

From the entrance hall take the stairs up to the first-floor landing, take the door to your left and enter the master bedroom suite, this room has far-reaching countryside and sea views and on a clear day, you can even see Lundy Island. There is an en-suite bathroom and built-in storage cupboard in this room. The first floor also houses three further bedrooms and the family bathroom with a bath, separate shower cubicle, WC and washbasin.





Step Outside...

The gated grounds at the property equate to approximately 0.79 acres, there is a gravelled area providing ample off-road parking to the front of the property, along with a double garage.

To the rear of the property, the garden is mainly laid to lawn with established trees and a vegetable plot within the lower lawn, this area also benefits from far-reaching countryside views.

Additionally, there is a caravan hard standing, greenhouse, potting shed, wood store and a further garden shed.

