



Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

Telephone; (01834) 842204
Email; sales@birtandco.co.uk

www.birtandco.co.uk



Rose Cottage Station Road
Kilgetty
SA68 0XR

£345,000

Cottage - Detached
Freehold

3 1 2 E

A detached cottage on a large plot, with the opportunity to update and enhance. The property has three bedrooms and two reception rooms, with outbuildings on the grounds.

Set within spacious grounds, this cottage provides a generous outdoor space with two separate access gates and has potential for improvement and modernisation. There is a garage, and additional sheds/workshops, also benefitting from a licence to site and operate 1 caravan for holiday let purposes.



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Spacious Plot**
- **Three Bedrooms**
- **Train Station Nearby**
- **Walking Distance from Amenities**

- **Outbuildings**
- **Parking**
- **Potential for Improvement**

Entrance Porch 8'2" x 4'3" (2.5 x 1.3)

Kitchen 7'10" x 7'6" (2.4 x 2.3)

Window to the front, electric oven and hob, sink and drainer, space and plumbing for a washing machine.

Dining Room 10'9" x 12'1" (3.3 x 3.7)

Gas fire, window to the rear, with an opening to a rear porch with patio doors to the garden.

Sitting Room 12'1" x 9'10" (3.7 x 3)

A cosy sitting room accessed off the dining room, with feature exposed stone wall and windows to the back and side.

Bedroom Three 11'5" x 8'10" (3.5 x 2.7)

Ground floor bedroom with windows to the front and side.

Shower Room 8'2" x 5'10" (2.5 x 1.8)

Partly tiled shower room with walk in shower and sink in vanity. There is a window to the side and airing cupboard housing the gas boiler.

Cloakroom 5'10" x 2'7" (1.8 x 0.8)

Separate downstairs WC.

Bedroom One 12'1" x 9'10" (3.7 x 3)

Double bedroom with pitched ceiling, and window looking out to the rear garden.

Bedroom Two 8'10" x 9'10" (2.7 x 3)

Pitched ceiling, window to the rear garden, and a large storage cupboard/wardrobe opening further into eaves.

External Space

There are spacious grounds wrapped around Rose Cottage, with two access gates. One leads to the front of the property, and the other round the edge of the plot

to the back of the house and garage. Outside WC, two detached garages one with workshop space and shed to the rear.

Please Note

The Pembrokeshire County Council Tax Band is D - approximately £2058.75 for 2025/26.

We are advised that mains gas, electric, water and drainage is connected to the property.



When heading through Kilgetty from Begelly direction, take the right turn before the railway bridge into Station Road. Rose Cottage is at the end of this road.

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 49 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |







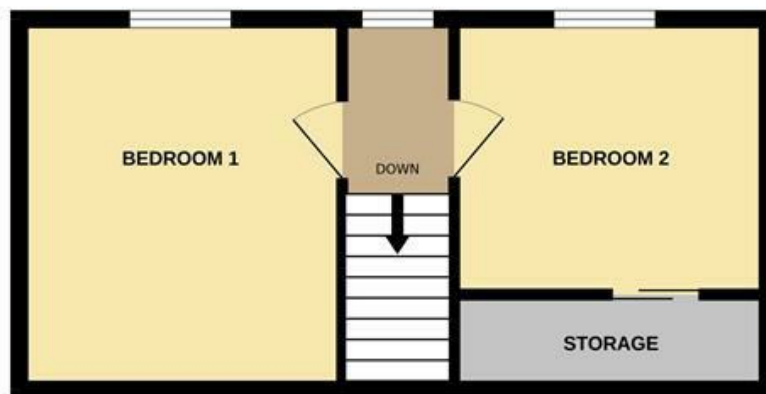


Floor Plan

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.