



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

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





www.birtandco.co.uk



**Woodlands Guest House St Brides Hill** **£950,000**

**Saundersfoot** Not specified

**SA69 9NP** Freehold

 10
  10
  3
 

An excellent opportunity to take on Woodlands Guest House, a substantial property with nine beautifully appointed en-suite double rooms, private parking, sea views, a large sunny garden, and the benefit of a separate cottage to the rear offering private accommodation for the owners.

The property is run as a successful 4-star guest house in Saundersfoot, a sought-after coastal village in Pembrokeshire.

With spacious rooms, kitchen, bar area, and lounge, the guest house is perfectly configured and can cater to approximately 20 guests at a time, but it would also suit a serviced accommodation business with development potential (subject to planning).



LOCK HOUSE C. 1750



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



- **9 Guest Bedrooms**
- **Car Parking**
- **Large Southwest-Facing Garden**
- **Spacious Dining Room / Bar**
- **EPC TBC**
- **Separate Owners' Accommodation**
- **Sea Views**
- **5 Minutes' Walk to Harbour**
- **Fully Refurbished**

### [The Guesthouse](#)

Situated in an elevated position above Saundersfoot village, the property offers nine ensuite double bedrooms with separate owners' cottage adjoining the main house. The property boasts up to 8 off-road parking spaces, essential for anyone wanting to visit this highly regarded holiday destination, and wishing to enjoy the easy access to local beaches and the famous Pembrokeshire Coast Path.

The ground floor of the property has a guest lounge, and a large sunny dining room with fully licensed bar, plus access to the garden. There is a fully fitted commercial grade kitchen, and a laundry room with access to the garden.

The 9 guest bedrooms are set over the first and second floors, with 5 sea-view bedrooms to the front (4 large double rooms, and 1 one smaller room) and 4 double rooms overlooking the garden. There is also a WC on the first floor, and numerous floor to ceiling storage cupboards on the first landing.

### [Dining Room / Bar](#)

A spacious and bright room, ideal for serving breakfasts and offering guests a place to enjoy a drink in the evenings. There's ample space for guests to sit, with rear door leading to the garden.

The serving bar is licensed and offers a great space for guests to enjoy and produce further revenue.

### [Lounge](#)

A welcoming room to the front of the property, separate from the dining room, with a large bay window to the front.

### [Letting Rooms](#)

In total there are 9 en-suite guest rooms. The owners have refurbished the rooms during their ownership and all rooms are fully fitted with high quality furniture, fixtures, and fittings.

Each ensuite has a shower, with 2 rooms having baths.

### [Kitchen](#)

The large kitchen on the ground floor is set up to cater for guests' breakfasts. It has a large gas oven and hob, with lots of stainless steel worktop space and room for a large fridge/freezer.

To the rear is access through to the cottage.

### [Access to Owners' Cottage](#)

The room off the kitchen is used for laundry, with a door to the rear patio. A further door then leads to the private accommodation.

### [The Owners' Cottage](#)

A quaint 1 bedroom cottage, adjoined to the guest house, and accessed via the kitchen.

Subject to planning, it would be possible to create a separate access from the front car park, making it self-contained.

### [Cottage Kitchen](#)

A galley style kitchen to the front of the building, with a window to the front. The guest house laundry

room and kitchen is through a door off this room, and it has a separate cloakroom with WC and basin.

### Cottage Living Area

The spacious living room is lovely and bright, with several windows looking over the garden, 1 of which is a bay. The room has a log burner in brick fireplace, and one corner has a dining table and bench seating.

The room between the living room and kitchen is used as an office, and a door opens to the garden.

### Cottage Bedroom

A double bedroom on the 1st floor, with pitched ceiling and a skylight window, with a range of built in storage cupboards.

### Cottage Bathroom

The tiled bathroom has a suite comprising WC, sink in vanity, shower cubicle and freestanding bath. Additionally, there is a skylight window and heated towel radiator.

### Cottage Landing

A handy space that could be an office or have a guest bed, with feature exposed stonework, window, and timber staircase leading to the downstairs office.

### Garden


A generous lawned garden, with a patio seating area. The garden is enclosed by a stone wall, and has planted borders, mature trees, and a separate patio area to the back with storage sheds and a greenhouse. The cottage sits within the garden, and the patio area to the front connects both the cottage and the guest house, with French door opening into the bar area.

### Parking

The property has the benefit of parking to the front, with a paved area comprising 6 marked spaces, although, up to 8 cars could be accommodated in total.

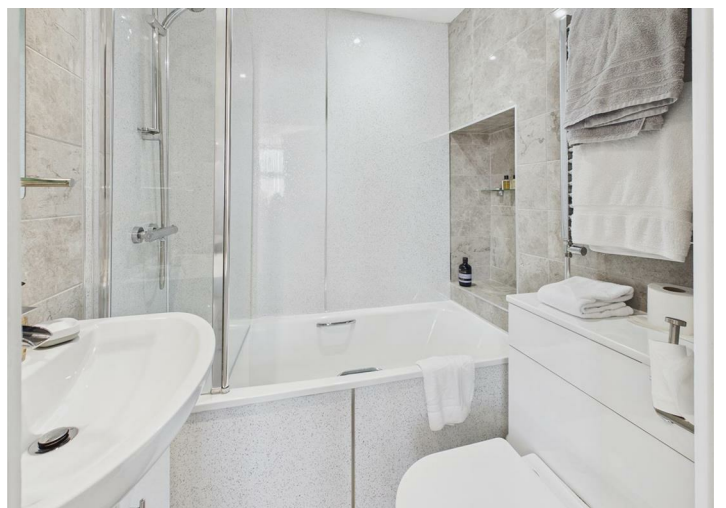


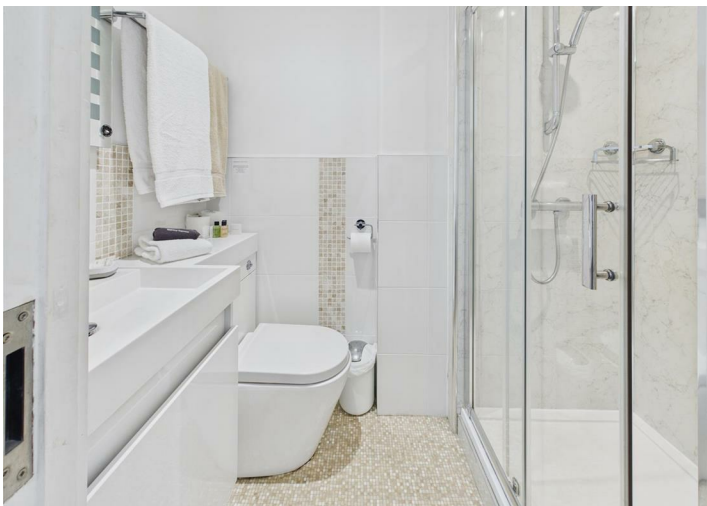
The property is in Saundersfoot on the B4316, shortly after Swallowtree and before St Bride's Hill.

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









# Floor Plan



Approximate total area<sup>m<sup>2</sup></sup>  
367 m<sup>2</sup>  
Reduced headroom  
4.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

