



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

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

www.birtandco.co.uk



The Paddock Penally Tenby SA70 7NR

£795,000

Pub, 4 Bed House, Car Park
Freehold

A fantastic opportunity to acquire a substantial freehold property, comprising a pub, 4-bedroom house, and large carpark, in heart of the picturesque village of Penally.

The character pub has feature stone walls and fireplace, with spacious bar/dining area, plus a function room upstairs with a fully fitted commercial kitchen. Outside to the front of the property is a good size seating area, and to the rear is a large car park for customers.

There is a semi-detached house and garage adjoined, making an ideal opportunity for additional income or staff accommodation.



LOCK HOUSE C, 1750



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



- **Pub and Restaurant**
- **4 Bedroom House**
- **Fully Furnished Commercial Areas**
- **Village Location**

- **Sunny Patio Area**
- **Large Car Park**
- **Function Room**
- **Fully Equipped Kitchen**

[Bar Area/Dining Area](#)

Large 'L' shaped bar with dining area to one end and large solid wood sash windows to the front and side. Bar area has a number of integral fridges, glass washer and ice machine. A door leads through to the storeroom with a small office to the side. Stairs to the first-floor restaurant and function room.

[Rear Entrance](#)

Rear entrance to Ladies and Gents toilets, with separate stairs leading to the first floor.

[Restaurant/Function Room](#)

First floor restaurant/function room has a large apex beamed ceiling, a number of windows to the front and rear and a fire door to the rear car park. Additional space with pool table. Access to kitchen.

[Kitchen](#)

Large catering kitchen is fully equipped with all the relevant grills, oven, hobs, microwaves etc. To the rear is a wash up area with stainless steel sinks, windows to the rear, a number of fridges and fire exit which leads out to the rear.

[Cellar](#)

Doors off the car park lead to the cellar with a freezer room off and a further store cupboard to the rear.

[Outside](#)

Outside there is a large car park to the rear and to the front is a sunny patio with a good size seating area.

[Games Room](#)

To the side of the pub is a games room, previously used as a bakery. There are double doors to the front and rear, and internal doors leading into the pub and to the house.

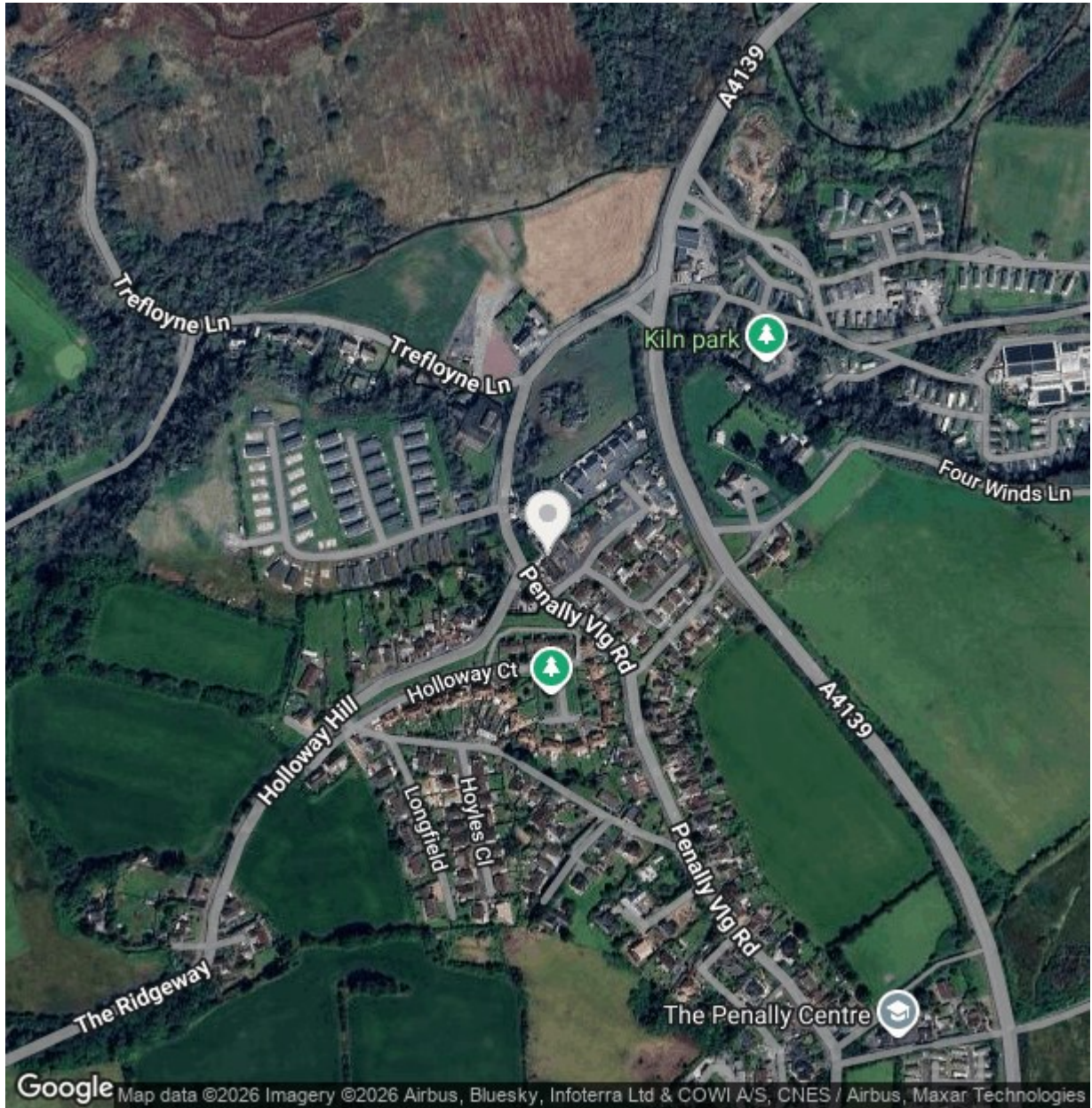
[House](#)

The house has 4 bedrooms, family bathroom, and

open plan lounge/ kitchen. There is a garage to the side, ideal for storage, as there is parking to the front, separate to the pub's car park.

[EPC - Pub](#)

The energy performance rating is C (59) and the agent is able to provide a full copy of the report.









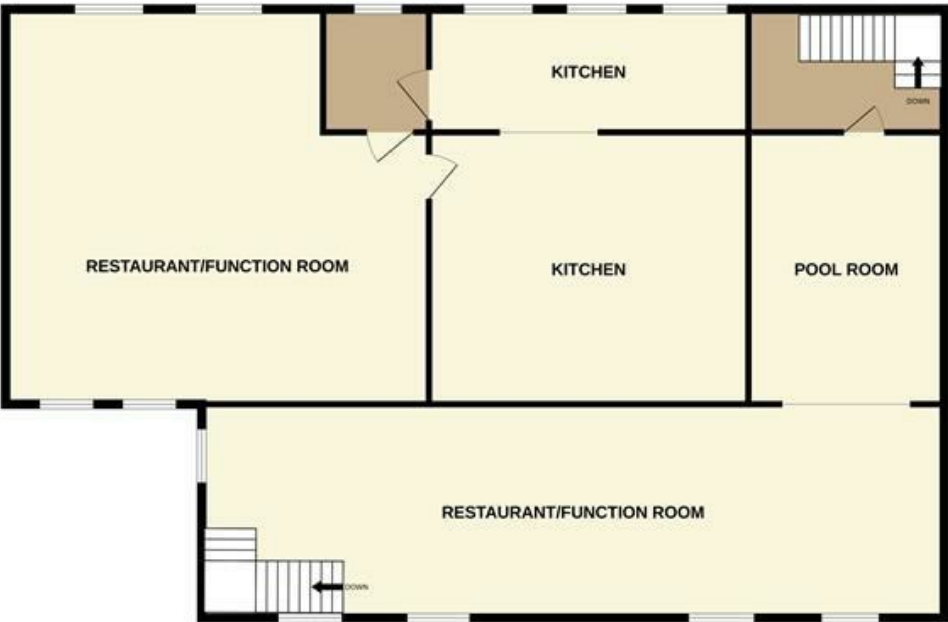


Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.