



St John's Hill Tenby SA70 8HF

£325,000

Cottage
Freehold



A well presented 2 bedroom stone cottage in a tucked-away location approximately 300 meters to the sea front over the North Beach. The property has the added benefit of an enclosed private rear garden with patio and lawned areas, with a stone built shed (used as a handy utility room).

The property was built in circa 1840, and has a wealth of character and charm, including vaulted ceilings with exposed timber beams in the dining room/day room and an ornate open fireplace in the lounge.

Swiss Cottage is currently a successful holiday let but would also make a beautiful home or private holiday getaway.

- **Character Stone Cottage**
- **Private Enclosed Garden**
- **Successful Holiday Let**
 - **Original Features**

- **2 Bedrooms**
- **300m To Sea Front**
- **Open Fireplace**
- **Tucked-Away Position**

Dining Room/Day Room 16'3" x 15'1" (4.97 x 4.6)

A bright room with vaulted ceiling and exposed beams and slate flooring. There are solid wood windows to the front and rear, two central heating radiators, and a step leads up into the kitchen area, with separate door to bathroom.

Kitchen 10'9" x 8'2" max (3.3 x 2.5 max)

Kitchen has windows looking out to the rear garden and to the side. There are a number of floor and wall mounted units, stainless steel sink with hot and cold tap and space for gas cooker and fridge/freezer. The Worcester combi boiler is in this room.

Bathroom 6'1" x 5'10" (1.85 x 1.78)

Bathroom has centre ceiling light point, solid wood obscure glass panel window to the rear, bath with shower off taps, WC, wall mounted wash hand basin and central heating radiator and slate flooring.

Lounge 17'0" x 12'7" (5.2 x 3.86)

The cosy lounge has an open fireplace with ornate surround, feature exposed stone walls, and two solid wood windows to the front of the property with a large multi pane window to the rear. There's an additional central heating radiator, and stairs lead up to the bedrooms.

First Floor Landing

First floor landing has ceiling light point and smoke alarm.

Bedroom 1 13'3" x 8'11" max (4.06 x 2.74 max)

Bedroom 1 has centre ceiling light point, loft access hatch, solid wood window to the front, central heating radiator and wall mounted wash hand basin.

Bedroom 2 8'0" x 7'10" (2.44 x 2.4)

Bedroom 2 has centre ceiling light point, solid wood window to the rear and central heating radiator.

External

Outside to the front of the property is a large paved area that leads from the front gate round the side of the property to the stone shed. The shed is a handy utility space with lighting, outside light, plus space and plumbing for washing machine, with solid wood window and door. Outside entrance light.

Steps lead up to the lawned area, with borders comprising a range of mature trees and shrubs.

Please Note:

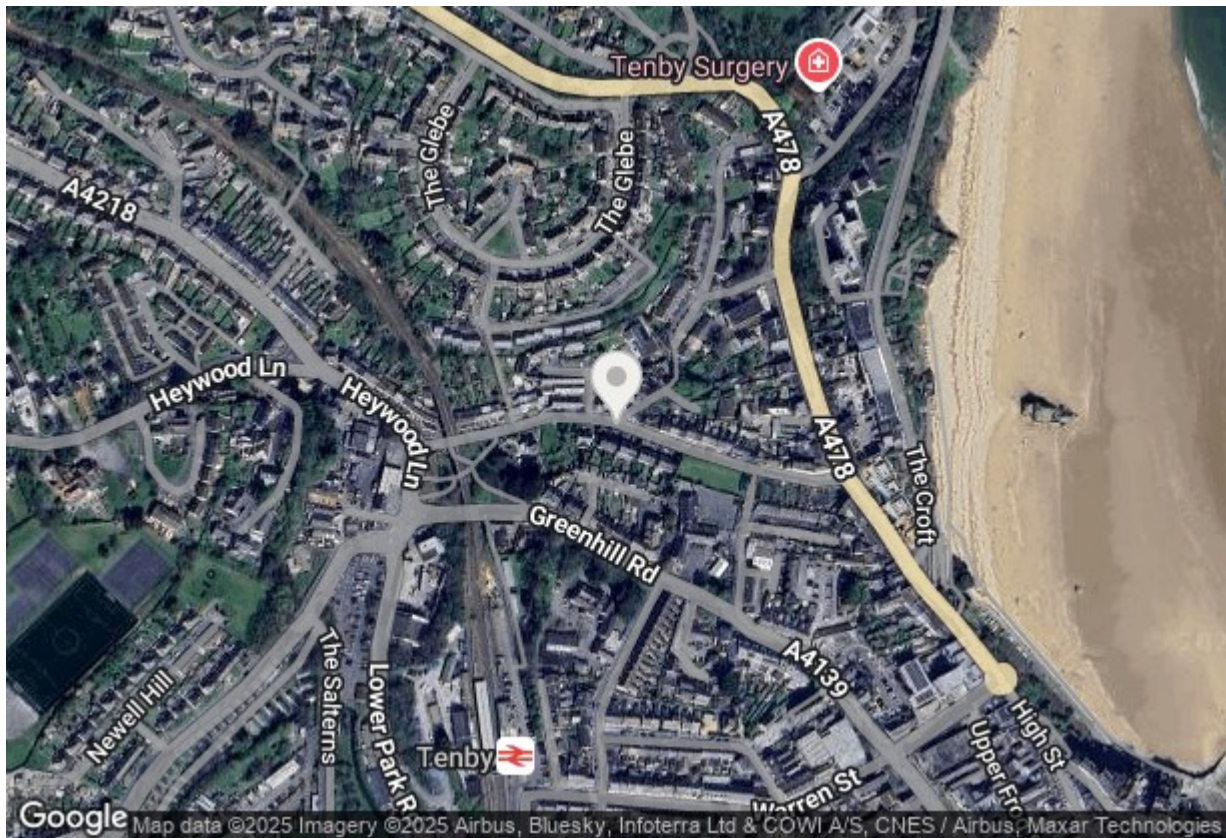
The council tax is Band E (currently on business rates).

We are advised that mains water, electric, gas and drainage is connected to the property. In addition, the roof was replaced approx. 10 years ago.

Access:

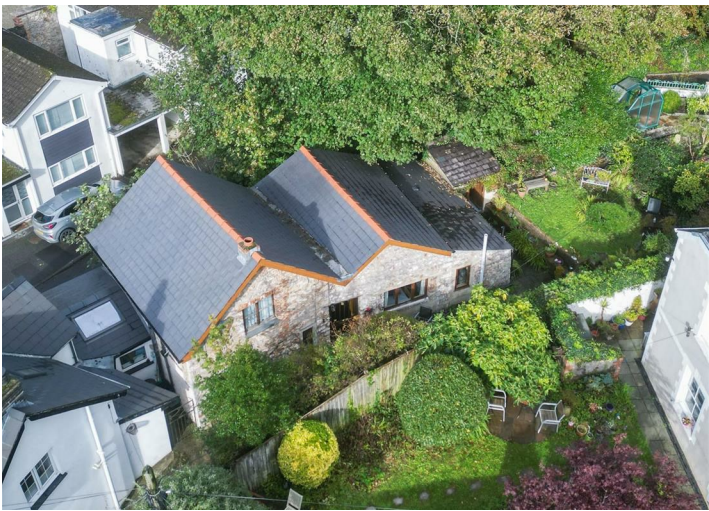
The property is found just off St John's Hill, tucked behind another property and bordering onto Rectory Court.

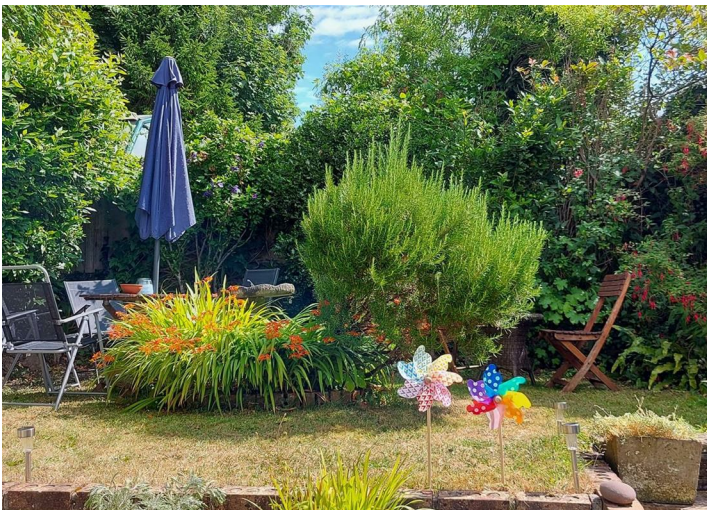
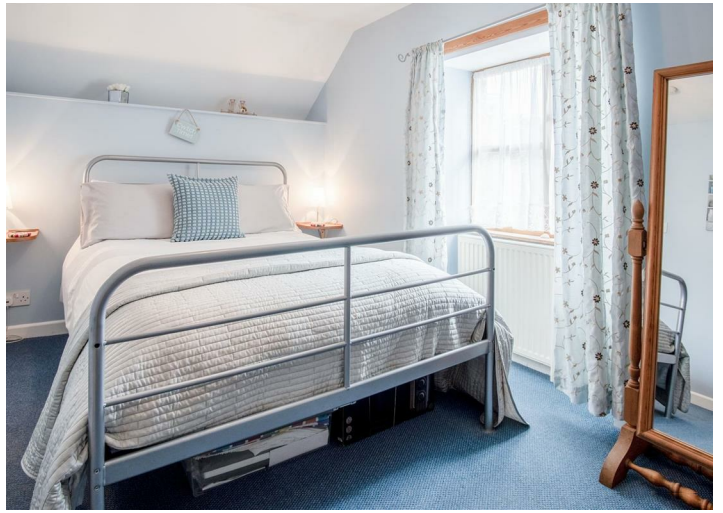
Swiss Cottage has a right of way over the neighbour's driveway to access the property via its gate to the front.

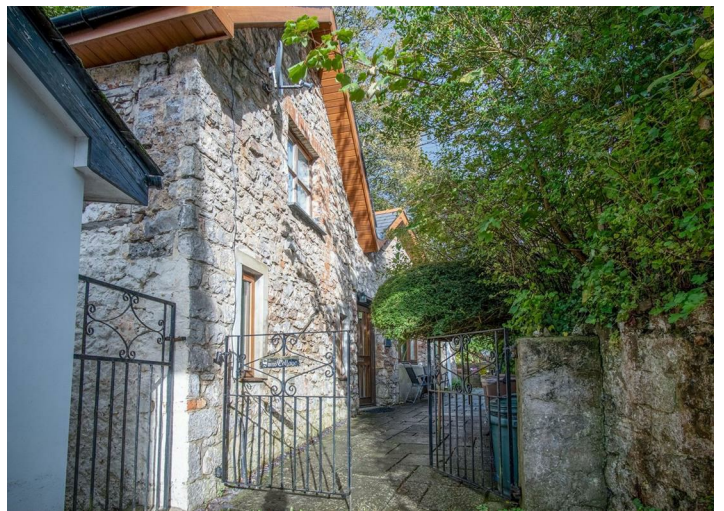
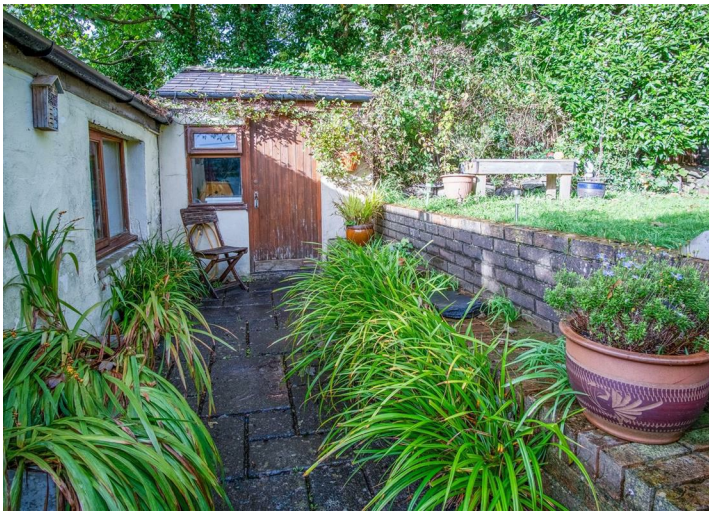


From our office head up through Tudor Square onto the sea front, drive over the mini roundabout and take the next left down St Johns Hill. After approximately 200 meters at the bottom of the hill, Swiss Cottage is on the right hand side. The property is entered via a multi pane solid wood door which opens into the Dining Room/Day Room.

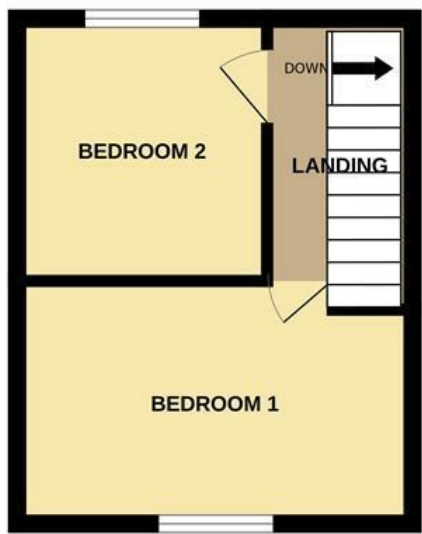
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Floor Plan



SWISS COTTAGE, ST JOHNS HILL, TENBY

Measurements are approximate. Not to scale. Illustrative purposes only
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