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

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Parsonage Farm Cottage The Old Parsonage Inn
Tenby
SA70 8LB

£175,000

House
Freehold

5 2 1

An exciting opportunity to take on a renovation project in the popular village of St Florence. The property has a large garden, and parking for several cars. The site was a pub for many years, and there are now 2 properties on its footprint.

There are spacious rooms, original character features, and a newly built extension to the front. With plans for 5 bedrooms, 2 reception rooms, and large kitchen/diner, it will be a very impressive house upon completion.

The house is unfinished and is offered for sale as seen, leaving the purchaser to complete the build to their spec, with choice of layout, fittings, and final design. There is full planning permission granted, and this is extant due to works having started.

LOCK HOUSE C. 1750

The Property Ombudsman

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

RICS

- **Full Planning Permission Granted**
- **Spacious Rooms**
- **Parking for Several Cars**
- **Sold as Seen**
- **Village Location**
- **Substantial Garden**
- **Renovation Opportunity**

Planning Permission

The full planning information can be found on the Pembrokeshire County Council website with the reference: 24/055/PA.
The agent's floorplan is of the proposed layout and does not reflect the current configuration.
The layout could be changed should the purchaser wish to explore this option.

Garden

To the front of the property is a large lawned area with mature tree that belongs to this house and forms its garden, enclosed by a wall and fencing.

Parking

The parking area is to front, and for the private use of this property, accommodating 3-4 cars.
Access to the property is over a shared driveway, but the house's parking area forms part of their title ownership.

Please Note

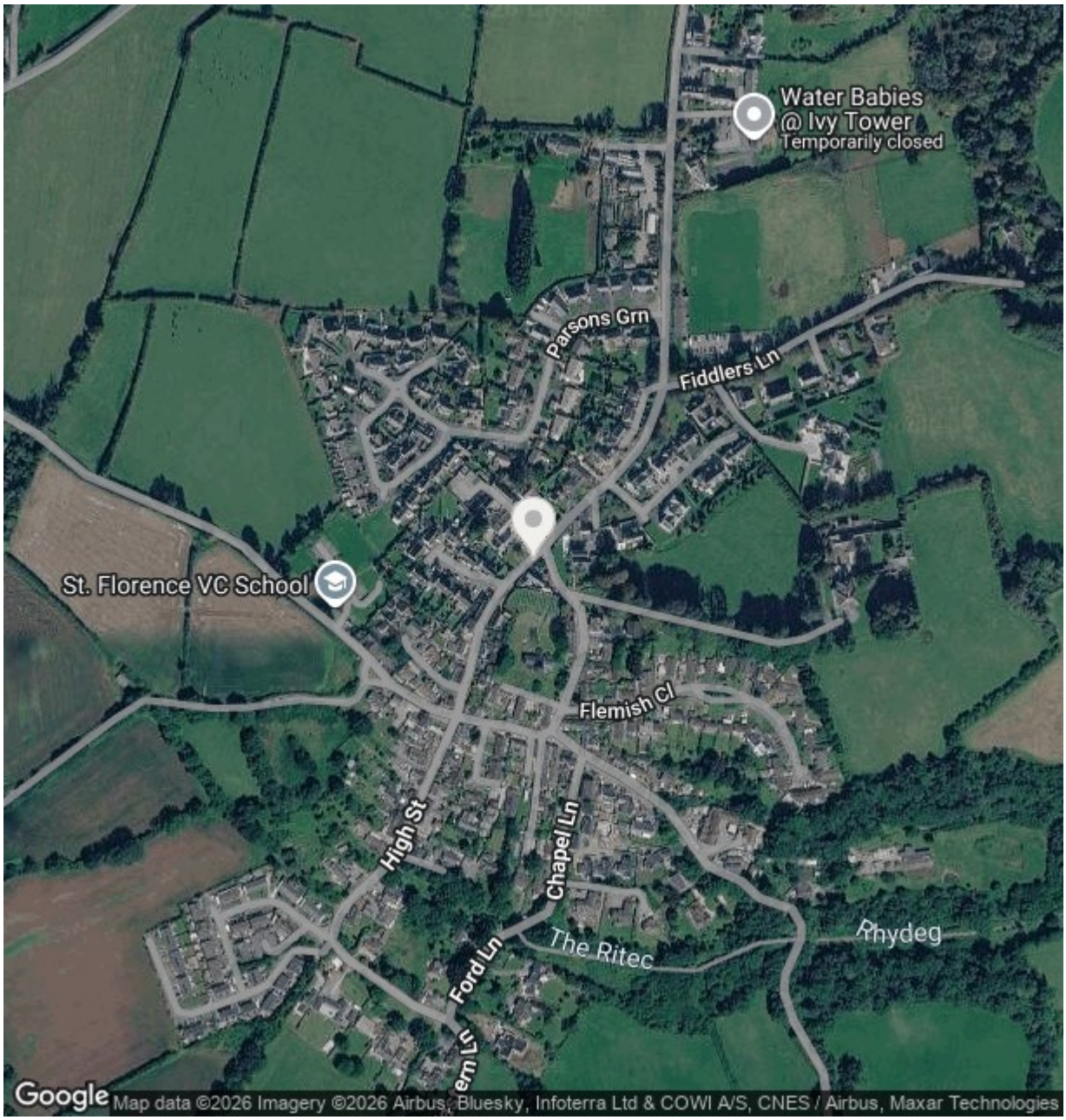
During the renovation, 2 bay windows to the front were removed and should be reinstated.
The windows to the front elevation are of a style that also should be replaced i.e. 3 panes instead of the existing 2, to mirror the adjacent property.

There is no EPC available yet due to the build not being completed.

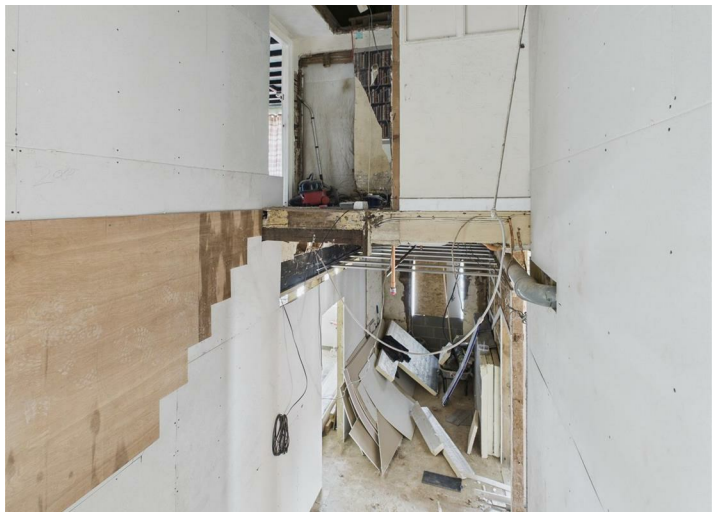
Independent water. gas, electricity supply.
No water tank only sprinkler pipes etc

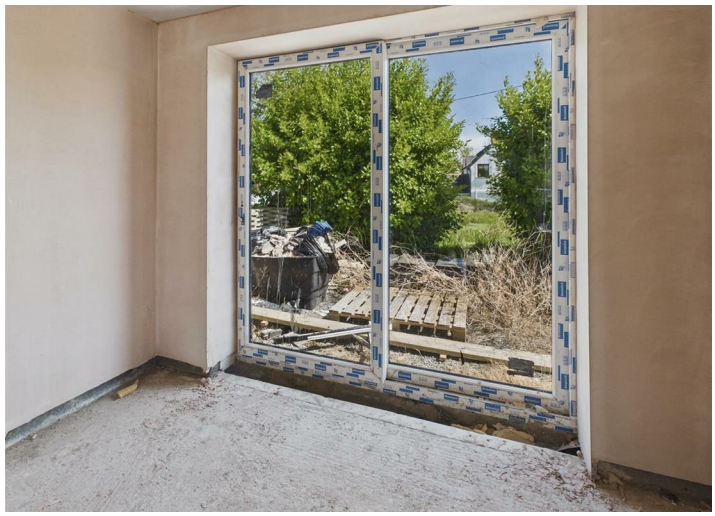
Viewings

During viewings, it will only be possible to see the ground floor for safety reasons, due to the staircase being incomplete.

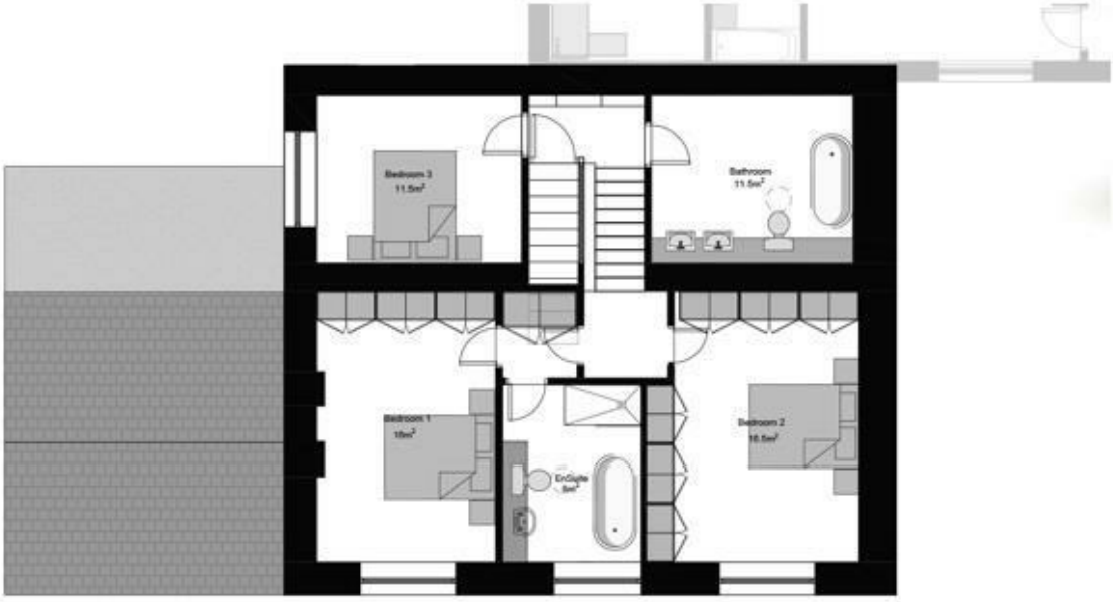


The property is on the site of what was the Parsonage Pub in the centre of St Florence, a semi-rural village approximately 10 miles from Tenby. The postcode is SA70 8LR





Floor Plan



FIRST FLOOR PLAN 1:100

GROUND FLOOR PLAN 1:100

The **proposed** house layout does not reflect the building's current condition

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.

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