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# Sandyhill Guest House Sandyhill Road Saundersfoot SA69 9DR

£465,000

Guesthouse with Owner's Accommodation
Freehold

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A detached property offering both letting rooms and spacious owners' accommodation, situated just over a mile from both Saundersfoot and Tenby.

The house has been a family-run guest house since 2020, and offers 4-5 letting rooms, with excellent reviews online. The owners have a separate living space on the ground floor, but the entire property would equally suit a large family, offering a variety of living arrangements with a central internal access.

Externally, there are several outbuildings, and a garden to the rear and side. These areas offer potential to develop or create a more connected and usable garden.

LOCK HOUSE C. 1750

The Property Ombudsman

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

RICS

- **Large Detached Property**
- **Garden + Outbuildings**
- **Off Road Parking**
- **Approx. 1 Mile from Tenby & Saundersfoot**
- **Established Business**
- **4-5 Letting Rooms**
- **Separate Owner Accommodation**

## The Property

Sandyhill Guest House is a detached property, a short distance from Tenby and Saundersfoot. The house operates as a guest house, with 4-5 independent letting rooms, and owners' accommodation. The owners offer breakfast and currently use one of the rooms as a dining room on the ground floor.

Externally, there is a garden to the rear and on one side, with extra parking and outbuildings to the other.

To the front of the property is a parking area, with space for 6+ vehicles.

## Owner's Accommodation

Set over most of the ground floor, the living space comprises a large open plan living area, with dining space, lounge, and conservatory room, with a separate kitchen, en-suite double bedroom, and rear bedroom.

Everything is contained separately from the letting rooms, offering privacy for both the owners and guests.

## Open Plan Living Area

The room stretched from the front to the back of the property and has large windows on both sides. There is laminate flooring running through, with a log burner in the middle lounge section.

The main hall leads into the dining room, then off into the kitchen. The bedroom is found off the living room, and rear bedroom from the sunroom.

## Kitchen

The spacious galley kitchen has large windows looking out into the courtyard, and a door to the boot room to the rear.

There is a range of wall and base units, with space for gas range cooker, dishwasher, and large fridge/freezer.

## Boot Room

A spacious and useful entrance porch, with tiled floor and large windows, and ample space for shoes, coats, and freestanding furniture, plus full height storage cupboards on one side.

The room has a separate cloakroom, with WC and handwash basin, and a window to the side.

## Bedroom

The owners' bedroom is off the living room and has a recessed area ideal for a dressing table, fitted wardrobes, and an ensuite shower room.

The shower room has a mains water shower in an enclosure with a sliding door, WC, pedestal sink and window to the side.

## Rear Bedroom

Off the sunroom is an additional bedroom with multiple windows on 2 sides. The room has an ensuite WC, with a pedestal sink.

## Guest Bedrooms

The letting rooms are upstairs, accessed through the main porch at the front of the property and directly up the stairs in front.

The rooms are all well-presented double/triple bedrooms, with ensuite shower rooms and space

for freestanding furniture.
Room 3 has a bath with a shower over, and rooms 1,2 and 4 have built in storage cupboards.

## Breakfast Room / Bedroom 1

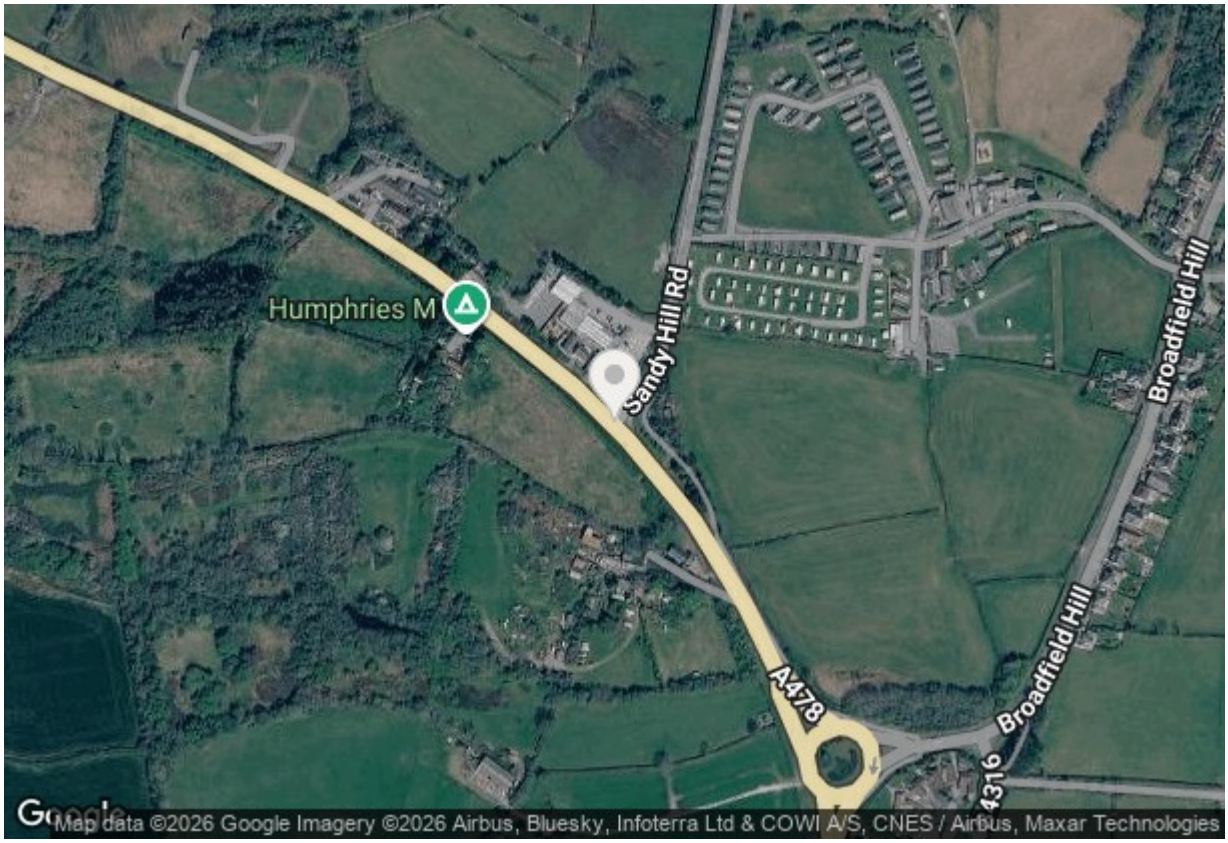
On the ground floor, this letting room is currently used as a dining room for breakfasts. It has a window to the front, an alcove ideal for storage furniture, and an ensuite shower room. It could easily be turned back into a bedroom should the new owners wish to run 5 letting rooms.

## Externally

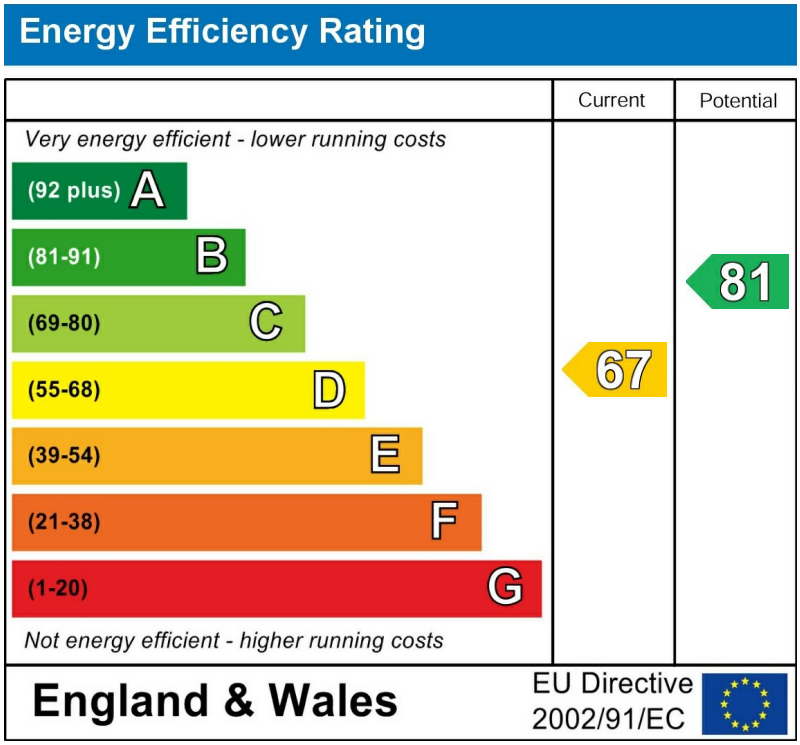
To the left of the property is an enclosed lawned area, ideal for use as a private garden (not pictured, and currently storing a campervan). Behind the house off the sunroom is an area of artificial grass, leading round to the courtyard. This area is enclosed by a fence and has access into a timber storage shed.
To the right-hand side is a courtyard, offering additional parking through a gate, and lots of extra storage space. The outbuildings could be improved but would suit use as a workshop or sheds.

## Please Note

We are advised that mains gas, electric and water is connected, with private drainage in the form of a septic tank.
The council tax band for the residential property is band B.




When heading towards Kilgetty on the A478, the property is on the right-hand side, at the end of Sandy Hill Road.









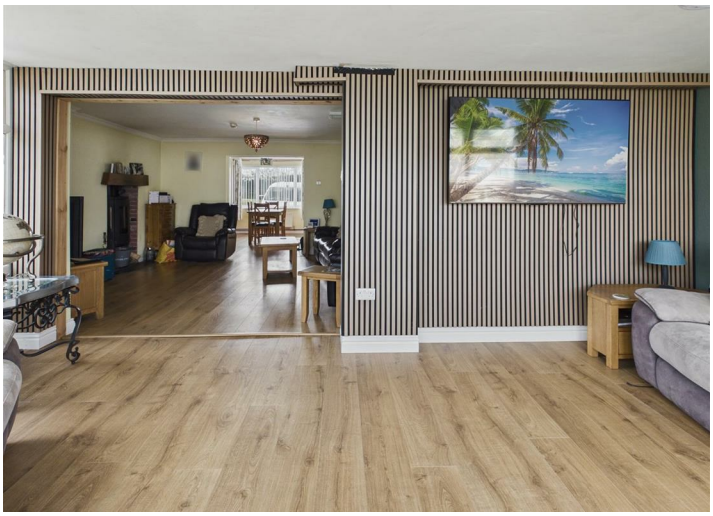





















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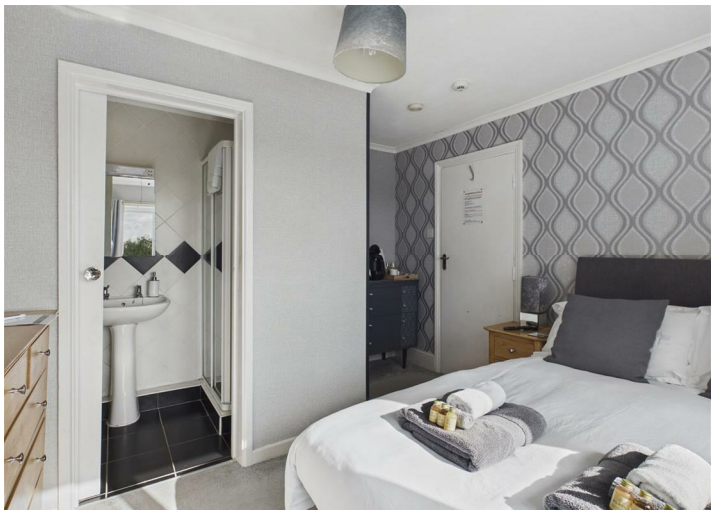

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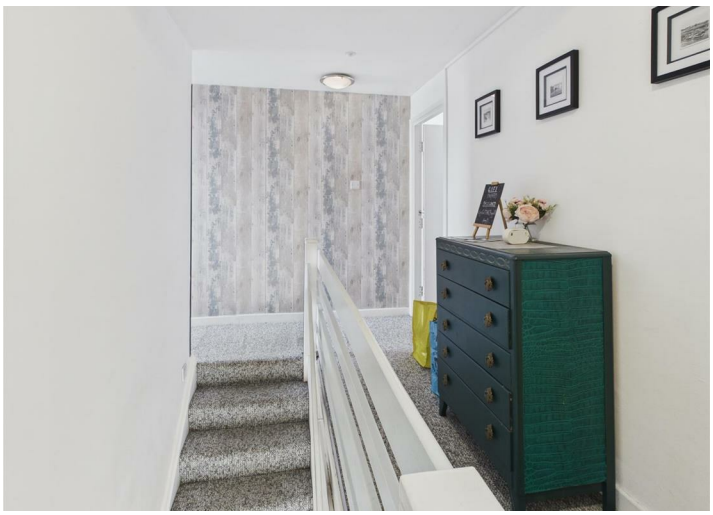






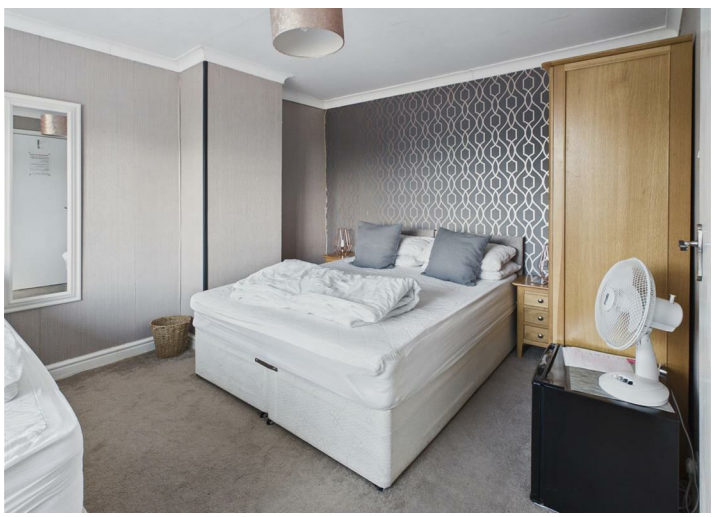
























# Floor Plan




Floor 0




Floor 1

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**Approximate total area**(1)

190.4 m²

**Reduced headroom**

0.8 m²

(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.

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