



The Hunting Lodge, Waterwynch, Tenby OFFERS IN REGION OF £650,000

- **Charming Seaside Cottage**
- **4 Bedrooms, 2 EnSuites, 1 Bathroom, 1 Cloakroom**
- **Beautiful Woodland Location**
- **Outskirts Of Tenby**
- **Character Features**
- **Just Yards To Beach and Coastal Walks**
- **Ideal Family Home or Investment**
- **EER - E**

THE PROPERTY

A unique and charming large seaside cottage, nestled in a quiet woodland location with stunning rural views and just yards from a secluded beach and the Pembrokeshire National Park coastal path. Accessed along a private lane on the outskirts of Tenby, the property has retained character features such as beamed ceilings, timber latch doors and fireplaces. The spacious and versatile accommodation has been refurbished to a high standard and comprises Entrance Hall, WC, Snug, Lounge, Open Plan Dining Room/Kitchen, Utility Room, Bathroom and Four Bedrooms - two of which are en-suite. There is the added benefit of oil fired central heating. The sweeping landscaped lawned grounds lie mainly to the front of the property. To the rear is a brick paved patio extending the width of the cottage, providing lots of space for outside dining and barbecues. There is also ample off road parking. This would make a lovely family or holiday home.

ENTRANCE

4.32m(14'2") x 3.96m(13'0")

Enter via porch with tiled floor and door to main hall, which is a spacious room with fireplace in tiled surround. Window to rear. Stairs to first floor. Built-in cupboard.



WC

Fitted with wash hand basin and WC.



SNUG

3.05m(10'0") x 2.34m(7'8")

A cosy room for reading or relaxing with window to front, overlooking the garden.



LOUNGE

8.46m(27'9") x 4.88m(16'0")

This spacious room is set on two levels and has a beamed ceiling and open fireplace housing a multi fuel burner with slate surround. Two windows to front, one to side overlooking the gardens and one has a window seat. French doors to the rear patio.



OPEN PLAN DINING ROOM /KITCHEN

27' 03" x 14' 4" (8.31m x 4.37m)

Situated on the opposite side of the entrance hall.



DINING AREA

Ample space for a family dining table and chairs, two windows to front and one to rear. Beamed ceiling.



KITCHEN

Newly fitted oak kitchen with granite worktops, electric cooker and hob, one and a half bowl stainless steel sink, integral fridge and dishwasher. Two windows to front and one to rear. Stairs to first floor. Door to rear hall. Beamed ceiling.





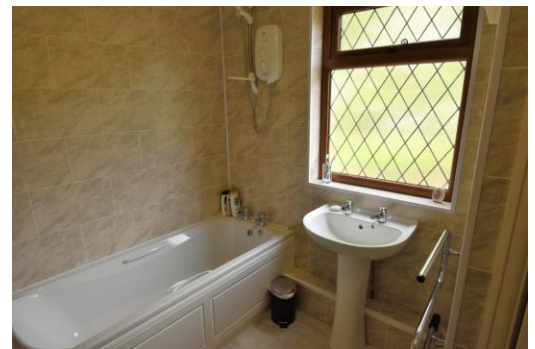
UTILITY

2.74m(9'0") x 2.13m(7'0")

Door from rear hall and door to outside. Space for washing machine. Floor mounted oil fired boiler. Window to rear.

BATHROOM

Furnished with bath, WC and pedestal wash hand basin. Airing cupboard with hot water tank. Window to front.



FIRST FLOOR - LANDING ONE

Accessed via stairs to rear of kitchen. Double fronted cupboard. Velux window. Doors to bedrooms one and two.

BEDROOM ONE

4.45m(14'7") max x 3.00m(9'10")

L shape. Window to front and dormer window to rear. Vaulted ceiling.



REVERSE VIEW



BEDROOM 2

4.42m(14'6") x 3.71m(12'2")

Window to front and dormer window to rear. Vaulted ceiling.



REVERSE VIEW



FIRST FLOOR - LANDING 2

Accessed via stairs from entrance hall. Velux window. Built-in cupboard. Doors to various rooms.

BEDROOM 3

4.37m(14'4") x 3.78m(12'5")

Accessed via the en-suite, window to front and one to rear. Door to en-suite.



REVERSE VIEW



EN-SUITE

Fitted with WC, wash hand basin in vanity unit and shower enclosure.



MASTER SUITE

5.66m(18'7") x 4.93m(16'2")

A luxurious space with a large bedroom and area and en-suite. Two windows to front and one to side overlooking the gardens and surrounding woodland. Fireplace. Door to en-suite.

Fitted wardrobes and Dressing Area which has two Velux windows to rear.



REVERSE VIEW



EN-SUITE

Fitted with WC, sunken Jacuzzi Bath and wash hand basin. Velux window.



FRONT GARDEN

The property benefits from a well maintained lawned garden to the front with stunning rural views, that extends the width of the property with woodland and an extensive west facing lawn and patio area located at the side. The property has an off road parking area.



REAR GARDEN

To the rear of the property is a brick paved patio area that provides room for outside dining and seating.



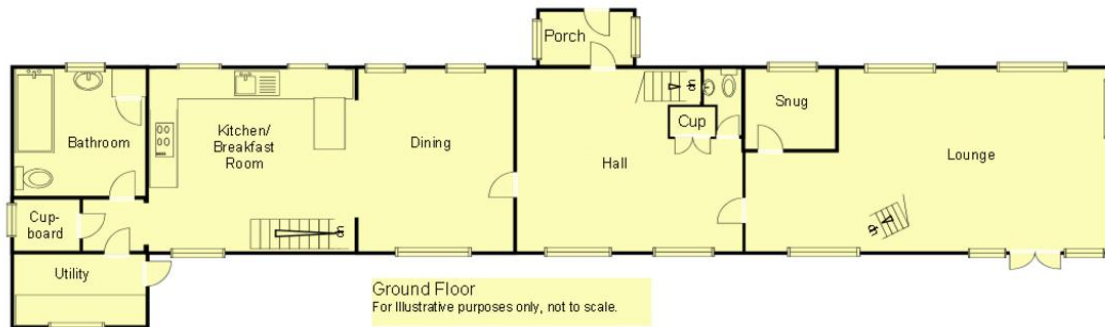
SIDE



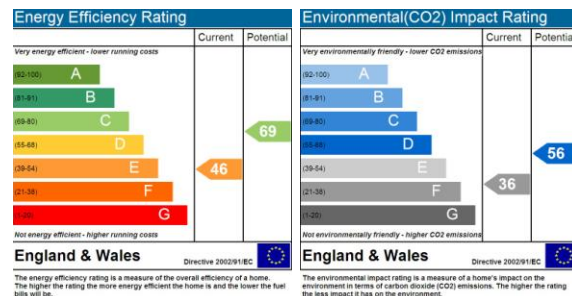
DIRECTIONS

From Tenby head north for about a mile and take the right turn opposite Park House Court onto the private road signposted Waterwynch. Continue down the lane for about half a mile and The Hunting Lodge will be found on the right hand side.

FLOOR PLAN



ENERGY PERFORMANCE GRAPHS



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