

# Lamack Vale House

Serpentine Road

Tenby

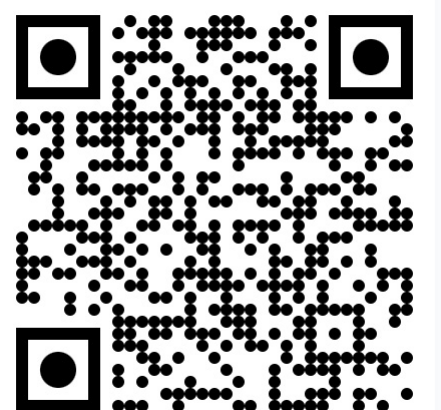
SA70 8DD



OFFERS IN THE REGION OF: £595,000

5 BED, 3 BATHROOMS, 4 RECEPTIONS

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## A Victorian Gem in the Heart of Tenby

Nestled in the stunning seaside town of Tenby, often referred to as the "Jewel in the Crown" of Pembrokeshire's coastline, Lamack Vale House seamlessly blends Victorian architectural elegance with modern potential. This spacious 5-bedroom detached property, complete with an indoor swimming pool, presents a unique opportunity for families, second home seekers, and investors alike.

Rarely available on Serpentine Road, a charming enclave in Tenby, this property offers buyers the chance to own a stylish period property, either as their main home or second home, while taking advantage of significant renovation opportunities and impressive rental income potential.



## KEY FEATURES

- PERIOD VICTORIAN DETACHED FAMILY HOME
- MINUTES FROM TENBYS' FAMOUS BEACHES
- 5 SPACIOUS BEDROOMS, WITH 3 EN-SUITES
- OVER 3000 SQ.FT OF LIVING SPACE
- PRIME FOR MODERNISATION
- INVESTMENT OPPORTUNITY
- INCOME PRODUCING AS HOLIDAY LET
- INDOOR HEATED SWIMMING POOL
- OFF-STREET PARKING FOR 4/5 CARS
- PERIOD FEATURES INCLUDING PARQUET FLOORING
- CONSERVATORY OVERLOOKING A SECLUDED REAR GARDEN
- CHALET WITH BEDROOM/SHOWER/KITCHEN
- CHAIN FREE





## Tenby - The Jewel in Pembrokeshire's Crown

Tenby, Pembrokeshire, is a picturesque coastal town which has captured the hearts of visitors for centuries. Crowned Britain's best seaside town, it offers stunning natural beauty, rich history, modern amenities and is thriving with cultural events all year round.

### **Natural Beauty**

- 3 miles of golden beaches: North, South, and Castle Beach
- Pembrokeshire Coast National Park with stunning coastal walks

### **Rich History**

- 13th-century medieval town walls
- St. Mary's Church, the largest of its kind in Wales
- National Trust properties, museums and Art Galleries

### **Island Adventures**

- Boat trips to monastery and fort islands
- Wildlife spotting: seals, puffins, and various seabirds

### **Modern Amenities**

- Variety of independent shops, boutiques and galleries
- Diverse range of restaurants, cafes, and traditional pubs
- Tenby Golf Club, offering stunning views of the coastline



## LAMACK VALE HOUSE

### A MODERN PERIOD PROPERTY

While charming in its current state, Lamack Vale House offers exciting renovation possibilities for those looking to create their dream home, add significant value, or maximize investment potential and returns.

**LAMACK VALE: Revisioned & Revived****Revive Lamack Vale with a comprehensive renovation plan:**

- **Preserve Victorian Charm:** Enhance period features while updating interiors for modern living.
- **Open-Plan Living:** Create flowing spaces perfect for contemporary lifestyles.
- **Luxury Upgrades:** Transform kitchens and bathrooms with high-end finishes.
- **Indoor Pool Oasis:** Renovate the pool area into a spa-like retreat.
- **Outdoor Living:** Redesign garden, adding a deck & outdoor kitchen.
- **Guest Suite:** Convert the garden chalet into a high-end guest accommodation or home office.

**Energy Efficiency & Smart Home Integration**

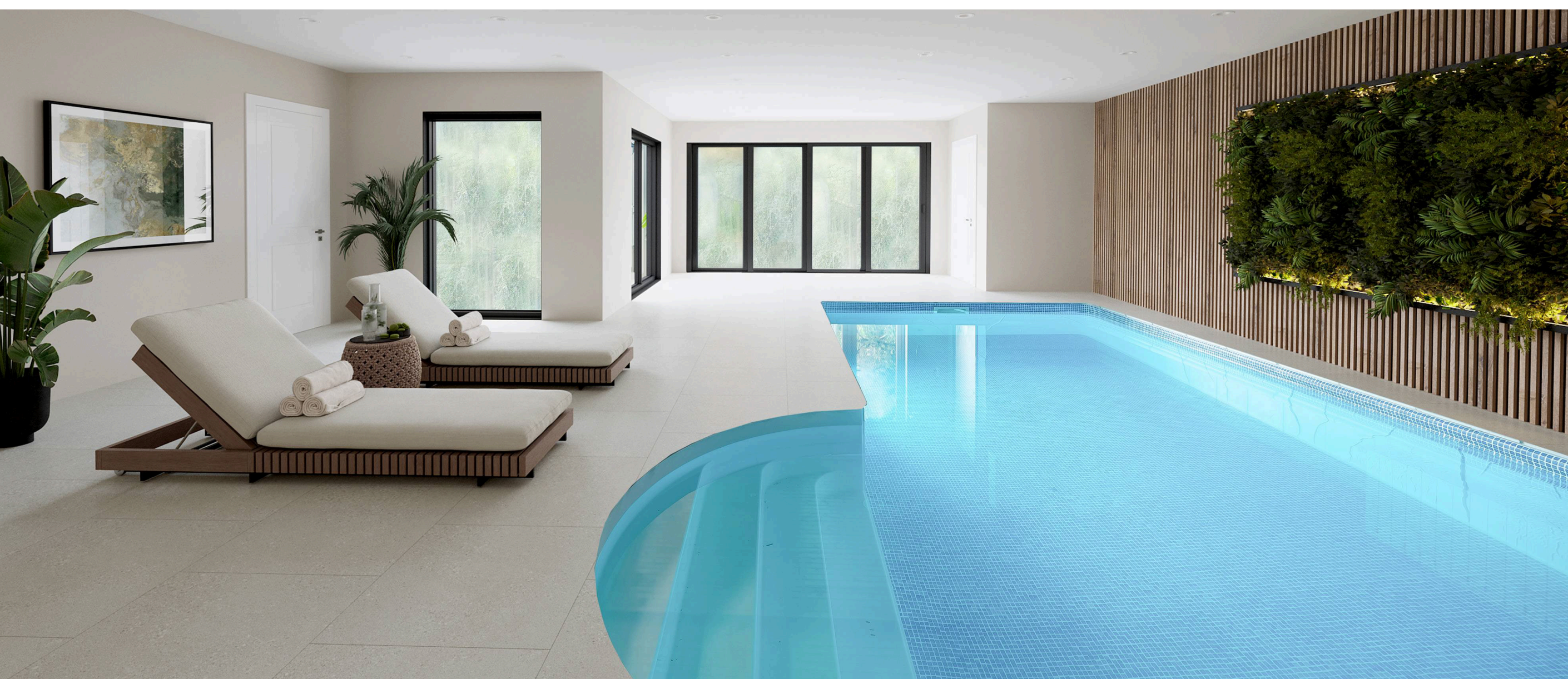
Maximize comfort and minimize running costs with:

- Energy-efficient windows that maintain period aesthetics
- Smart home technology for optimized energy use & security
- Improved insulation throughout

**Increase Rental Potential**

Capitalize on Tenby's thriving tourism market:

- Create Instagram-worthy interiors to attract high-end bookings
- Add luxurious amenities like an outdoor hot tub or sauna
- Implement modern conveniences such as keyless entry, smart TV's in every room and ultra high-speed internet
- Cater to the growing "workation" trend with a dedicated workspace









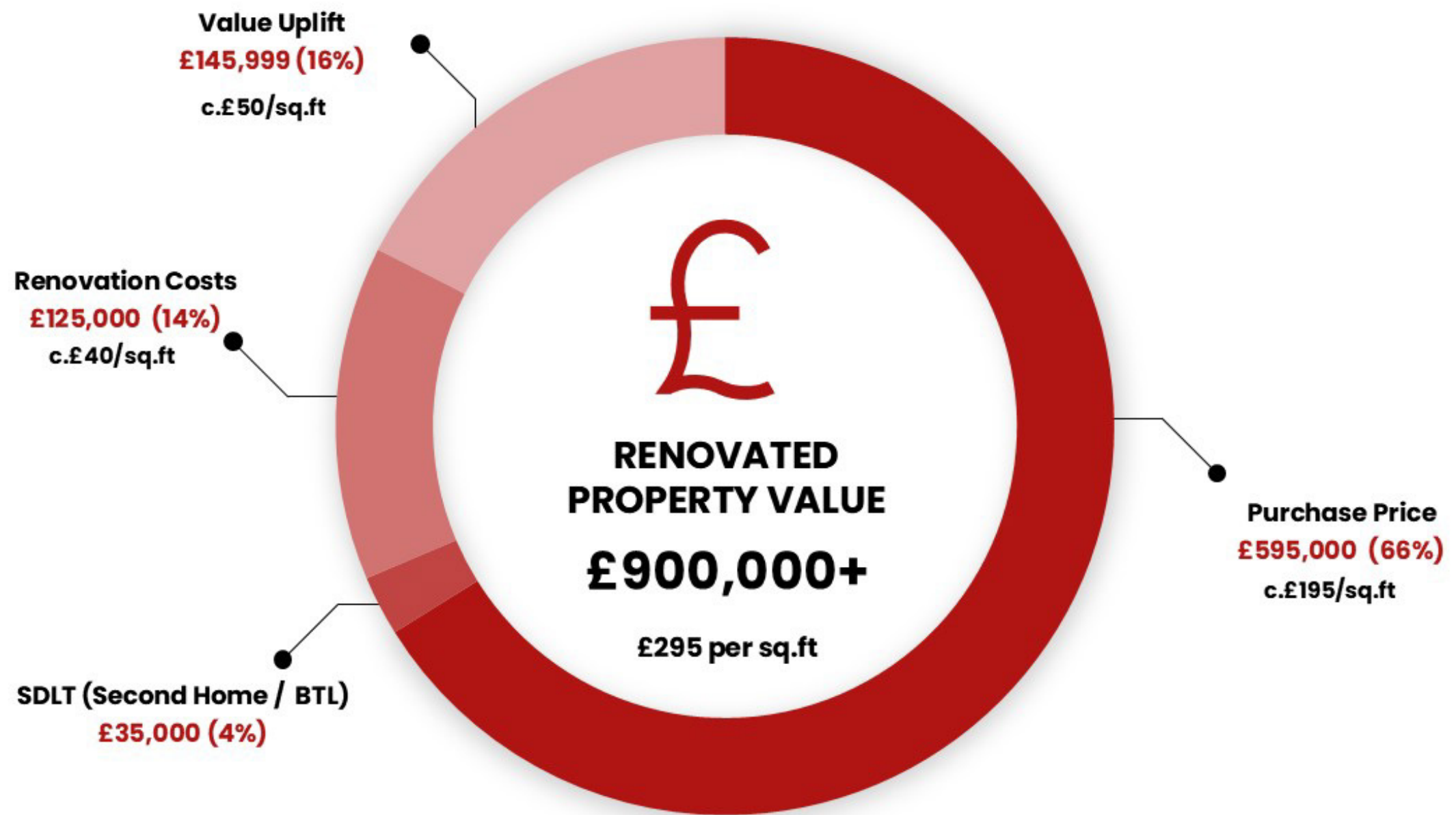






*"Priced competitively at £200 per sq.ft, Lamack Vale House is perfect for a family who values the tranquility of this desirable neighborhood, the character of a spacious well-built period family home, and the convenience of being just minutes from Tenby's stunning beaches and vibrant town centre."*

## INVESTMENT HIGHLIGHTS



\*Note: Figures are projections based on current market analysis. Investors should conduct their own due diligence.\*



Whilst Lamack Vale House can be considered in good condition and suitable to be moved into 'as sold', it is valued and being marketed on the basis of an investment/refurbishment project. Based on conservative estimates, there is the potential to increase the property's value to £900,000 or above, with current market rates for modern properties of this scale/quality significantly exceeding £305/sq.ft in the Tenby market.

## A LUCRATIVE INVESTMENT OPPORTUNITY

Lamack Vale House is currently operating as a successful holiday let, having generated c.£62,000 in 23-24 (year end March 24). With Tenby's year-round appeal and growing tourism sector, there's potential to significantly increase this further

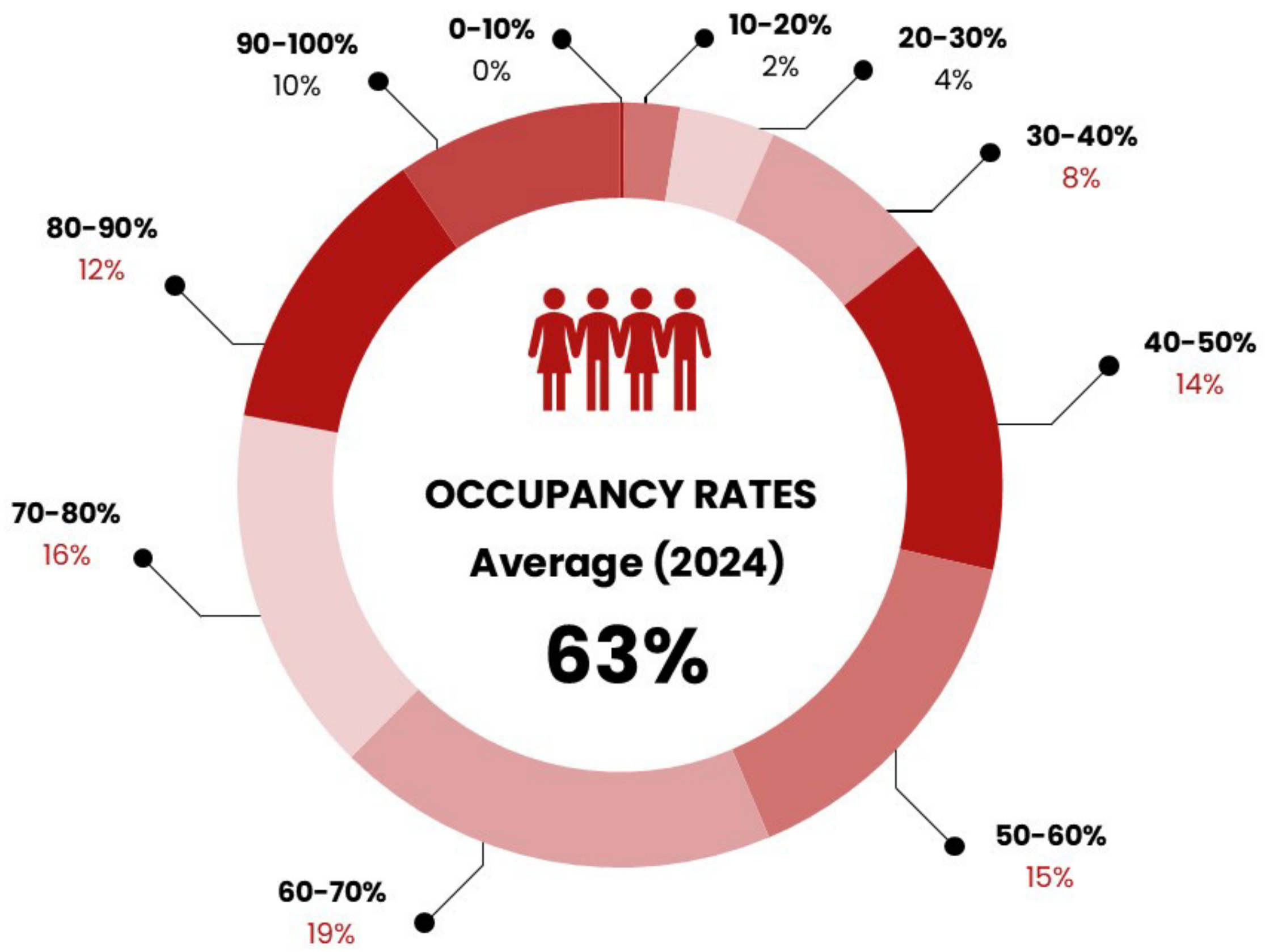
### Tenby Tourism Statistics

- Over 3 million visitors to Pembrokeshire annually
- Tenby consistently ranked as one of Wales' top tourist destinations
- Average occupancy rates for Tenby holiday lets:
  - 75% in peak season, 50% off-peak, overall being 62%
- Growing trend in "staycations" benefiting UK seaside towns
- Increasing popularity of Tenby for digital nomads and remote workers

### Historic Occupancy

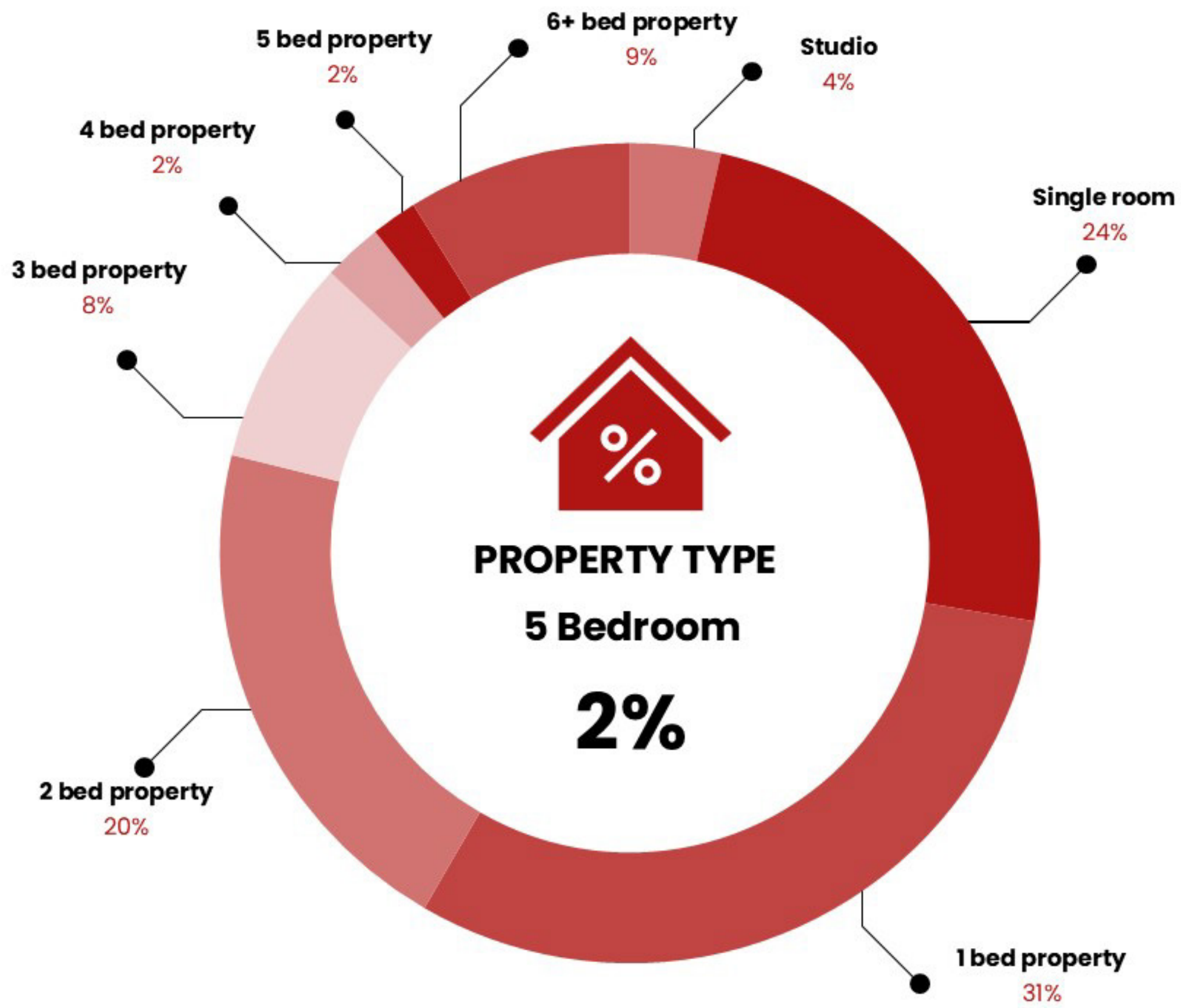
Lamack Vale has been run as a holiday let / serviced accomodation on a limited basis, with occupancy levels at:

- 2023/2024 at 42%,
- 2024/2025 currently at 38% (March 24 - October 2024)
- 2024/2025 projected at 39% (March 24 - March 25)





**A LUCRATIVE INVESTMENT OPPORTUNITY**



**Achievable current market rates:**

- Peak Season: £520 per night, or £2500-£3,650 per week
- Off-Peak Season: £420 per night or £1,500 - £3,000 per week
- Blended Average Rate: £468 per night - £3,280 per week

**Rental Income:**

**2023/2024**

- Gross income for Lamack Vale House year ending March 24 was £61,166
- Excluding £2,240 being solar panel income
- Property let on Holiday Let basis for 130 days / 36% occupancy for the year
- Let on basis of max occupation - 10 people

**2024/2025**

- April - March - 139 days / 39% (c.£65k income including advanced bookings)

**Yield Based on Purchase Price of £595,000:**

**Gross Yield:** 10.96%

**Net Yield:** 10.05% (inc. purchase costs and SDLT as business /second home)





**A LUCRATIVE INVESTMENT OPPORTUNITY**

Given Lamack Vales Potential, following implementation of modernization and a dynamic pricing and marketing strategy, there is an opportunity to increase the performance of Lamack Vale in terms of revenue generation.

**Strategy**

- Improve appeal of Lamack Vale through high spec modernization
- Improve pricing structure and marketing profile
- Introduce 'dynamic pricing' for cultural events (20-30% increase in rates)
- Operate all year round (save for days occupied by owner)
- Contract with professional Holiday Let Management Company (@c.15%)
- Introduce smart technology - keyless entry / smart TV's etc.
- Increase capacity - Maximise sleeping capacity to 15+ (currently 10)
- Modernize swimming pool facilities (only 7% of listings provide a pool)
- Provide 'workation' facilities for improved desirability for mobile workers
- Provide outdoor storage for boats & surfboards / watersport equipment
- Add luxurious amenities - outdoor hot tub, sauna & outdoor kitchen
- Achieve 'non-domestic' rating removing second home council tax increase
  - Available 252 days p.a / min of 182 days occupation (subject to VOA)



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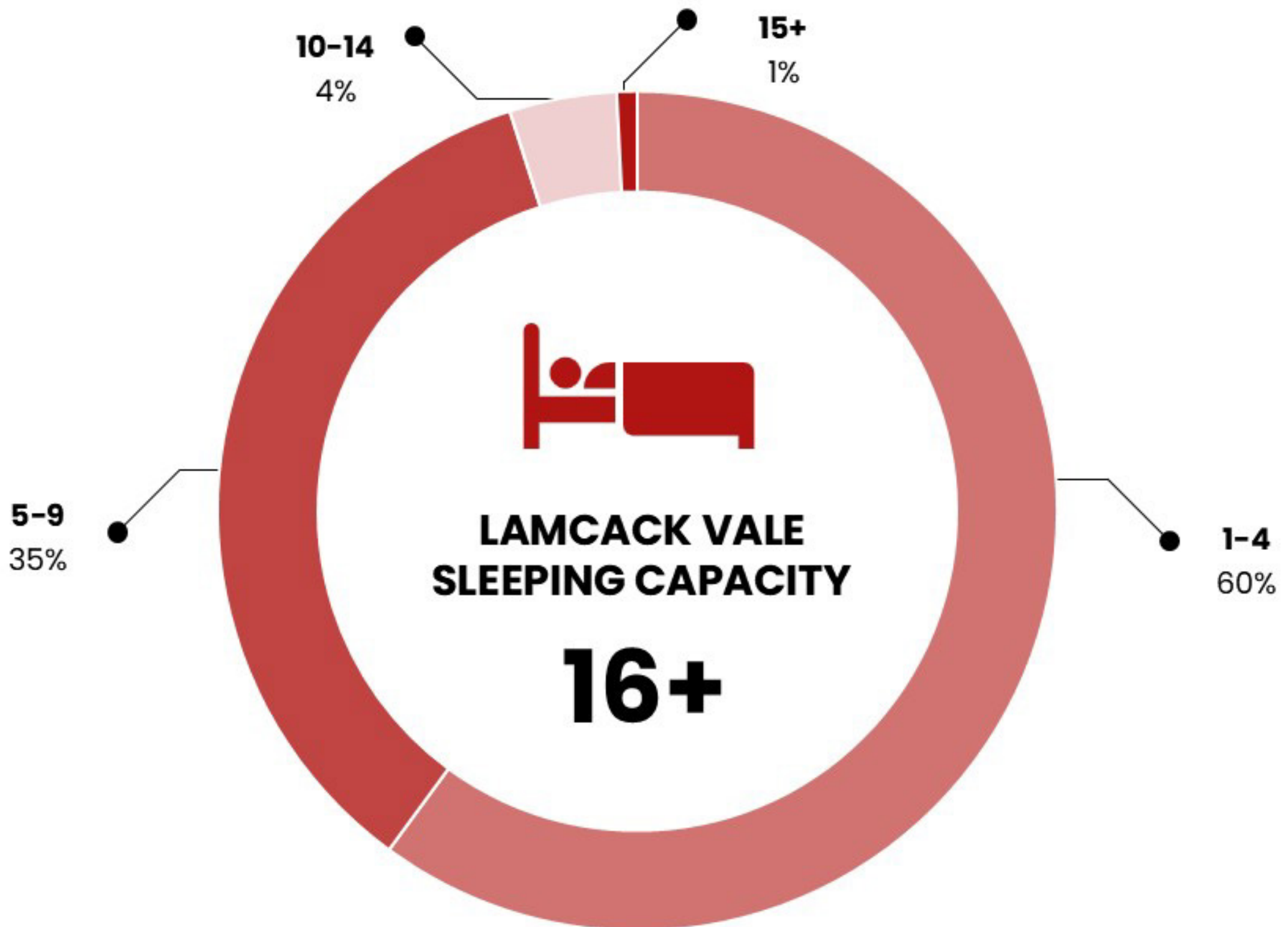
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**A LUCRATIVE INVESTMENT OPPORTUNITY**



**Target Occupancy**

- Maximise occupancy to 80% (292 days per annum) through improved offering, availability, portal exposure, marketing & management

**Projected Market Rates**

- Peak Season: £700-£800 per night, or £4,550-£5,250 per week
- Off-Peak Season: £550-£650 per night or £3,850 - £4,550 per week
- Assumed Average Rate: c.£675 per night

**Projected Annual Gross Revenue**

Based on blended rate of £675 per night & below occupancy rates:

- @ 63% / 230 nights per annum - £155k p.a. (Average Occupancy Tenby)
- @ 70% / 255 nights per annum - £172.5k p.a.
- @ 80% / 255 nights per annum - £197k p.a.

*Given the preceding modernization and marketing strategy and assuming a conservative occupation rate, Lamack Vale House has the potential to create a gross revenue stream of circa £150k-£200k p.a.*

**TENBY - ALL YEAR-ROUND APPEAL**

Tenby's charm isn't limited to the summer months. The town hosts numerous events throughout the year, ensuring a vibrant atmosphere no matter the season:

- **Ironman Wales (September):** One of the world's toughest triathlons, attracting athletes globally
- **Tenby Arts Festival (September):** Celebrating local and national talent in various art forms
- **Tenby Blues Festival (November):** A weekend of soulful music in cozy venues across town
- **Tenby Beer Festival (November):** Showcasing local and Welsh independent brews
- **Pembrokeshire Street Food Festival (June):** A culinary delight for food lovers
- **Fireman's Carnival (August):** A family-friendly day of parades
- **Tenby Boxing Day Swim:** Charity event attracting hundreds of swimmers
- **Festive celebrations and Santa Run (December):** Magical Christmas atmosphere with twinkling lights and festive markets





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## LAMACK VALUE HOUSE: A Closer Look



*"Lamack Vale House is a stunning example of Victorian architecture, offering spacious accommodation over two floors, with the added luxury of an indoor swimming pool and a detached garden chalet. Throughout the house, period features blend seamlessly with modern conveniences, creating a home that's both characterful and functional."*



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**LAMACK VALE: A Perfect Second Home****Your Perfect Seaside Retreat**

Lamack Vale House offers an ideal opportunity for those seeking a second home in one of Britain's most beloved coastal towns.

**Benefits of a Lamack Value House as a Second Home**

- Escape to the coast whenever you desire
- Enjoy a range of seasonal events and activities
- Potential for capital appreciation in a sought-after location
- Opportunity from significant uplift value through renovation
- Offset costs through holiday let income when not in use
- Large property suitable for multi-generational family gatherings

**Considerations for Second Home Owners**

- Pembrokeshire Council's second homes council tax policy:
  - 200% above base rate (£2,723 x3 or £8,169 p.a.)
- As an income producing asset, this additional burden is offset
- Potential to benefit from 'non-domestic' business rate status
- No specific income threshold
- May qualify for business rates relief if rateable value under £12,000
- Requires availability for holiday letting 252 days (69% of year)
- Actually let as accommodation for 182 days (50% occupation)
- Perfect market opportunity to purchase in Tenby prior to demand resuming

**Balancing Personal Use and Rental Income**

- Use the property during your preferred times
- Rent out all year round and during peak seasons to maximize income
- Flexibility to adjust usage based on your changing needs
- Potential to use chalet for personal use while renting the main house

**Investment**

**Purchase Price:** £595,000 (excluding SDLT and legals)

**Refurb:** Estimated at around c.£125,000

**Redevelopment Value:** c.£900,000 (bricks and mortar) @ £300/sq.ft

**Annual Gross Revenue:** c.£150,000+ (conservative)

**Gross Yield:** 25%

**Net Yield:** 20% (including purchase costs)









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**PROPERTY DETAILS****Ground Floor**

- **Welcoming porch:** 5'7" x 5'8" (1.7m x 1.73m)
- **Entrance hall:** 14'6" x 4'7" (4.42m x 1.4m) with period features
- **Lounge:** 12'9" x 11'5" (3.89m x 3.48m) with bay window, Victorian-style fireplace and original parquet flooring
- **Dining Room:** 12'8" x 10'4" (3.86m x 3.15m) featuring bay window, and original parquet flooring
- **Sitting Room:** 11'5" x 8'6" (3.48m x 2.6m) with access to the pool area and conservatory
- **Kitchen:** 12'10" x 8'9" (3.9m x 2.67m)
- **Conservatory:** 11'5" x 10'9" (3.48m x 3.28m) overlooking garden
- **Convenient utility room:** 4'11" x 3'5" (1.5m x 1.04m)
- **Cloakroom/WC:** 3'5" x 6'1" (1.04m x 1.85m)
- **Indoor heated swimming pool room:** 30'6" x 27'3" (9.3m x 8.3m)

**First Floor**

- **Spacious landing:** with wonderful natural light
- **Master bedroom suite:** 18'10" x 18'1" (5.74m x 5.5m) with en-suite bathroom, dressing room, and veranda overlooking the garden
- **Bedroom 2:** 12'10" x 10'4" (3.9m x 3.15m) with en-suite shower/WC
- **Bedroom 3:** 12'10" x 11'6" (3.9m x 3.5m)
- **Bedroom 4:** 11'8" x 7'11" (3.56m x 2.41m) with en-suite WC
- **Bedroom 5/Study:** 11'9" x 8'6" (3.58m x 2.59m)
- **Family bathroom:** 3'9" x 11'8" (3.58m x 2.59m) featuring a luxurious roll-top bath and separate shower

**External Features**

- Secluded rear garden, ideal for al fresco dining and relaxation
- Paved patio area for outdoor entertaining
- Brick paved driveway providing off-street parking for 4 vehicles
- Storage space for beach equipment and water sports gear

**Garden Chalet**

- Living Room/Kitchen: 15'1" x 9'4" (4.6m x 2.84m)
- Bedroom: 9'10" x 7'4" (3.00m x 2.24m)
- Shower Room / WC



### Lamack Vale, Serpentine Road, Tenby, SA70

Approximate Area = 3059 sq ft / 284.1 sq m  
 Outbuilding = 413 sq ft / 38.3 sq m  
 Total = 3472 sq ft / 322.4 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Adam Clegg (Keller Williams). REF: 1192519

## TECHNICAL DETAILS

- Total Floor Area: 3059 sq ft (284.1 sq m)
- Swimming Pool Area: Approx. 750 sq ft (69.7 sq m)
- EPC Rating: D
- Council Tax Band: E
- Freehold
- Mains gas central heating
- Double glazing throughout

## ENERGY PERFORMANCE CERTIFICATE

The Energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. Lamack Vale benefits from PV Solar Panels and has further scope of increased efficiencies.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



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