GEORGIAN MANOR HOUSE RIPE FOR RESTORATION

ROBESTON HOUSE
ROBESTON WATHEN, NR NARBERTH, PEMBROKESHIRE, SA67 8EU
Situation
Robeston House is situated in the village of Robeston Wathen. The ever popular shopping town of Narberth with railway service is only one and half miles away to the south-east and the famous Pembrokeshire Coast National Park is only a short drive away to the west on the East Cleddau river. The seaside resorts of Tenby and Saundersfoot are also within easy reach to the south. The nearby A40 road provides quick access to larger neighbouring towns including the shopping and administrative town of Haverfordwest (again with railway service) that is about 9 miles to the west. Heading east, Carmarthen and the A48 M4 link road is about 21 miles away taking you onto Swansea (about 48 miles) Cardiff (about 88 miles) the Severn Bridge and beyond.

Description
Text taken from historical information sourced by the owners:
“Robeston House is a beautiful example of a Georgian Grade II Listed Manor House thought to date c1725 on believed to be Tudor foundations. Members of the Wathen family, the original owners of the house, served the Church, State and Banking. A John de Wathen became Bishop of Salisbury in the 14th Century. Sir Charles Wathen was six times Lord Mayor of Bristol in the 19th Century and he gave the land on which Bristol University now stands.” The catalogue of sale in 1866 refers to: ‘All that very commodious and substantially built mansion of Robeston Wathen, with very extensive stabling, coach house and other outbuildings, a large walled garden and lawn, shrubberies, woods and plantations with just over 39 acres of exceedingly fertile meadow and pasture land, abundantly watered, also, several cottages and gardens.’

The house is in need of sympathetic renovation and refurbishment but offers prospective purchasers an exciting opportunity to shape and model this handsome property into a comfortable home. The extensive accommodation space in the main house together with the separate cottage provides opportunities for residential letting and commercial use (subject to any necessary planning consent) e.g. holiday letting, boutique B&B, restaurant, wedding venue etc. The current owners have lived for a period in the house and done some works including significant landscaping with patio areas.
They have also had plans drawn up for a proposed re-modelling of the house interior. Further information available from the agents. The property is offered for sale to new owners who can continue with the renovation and refurbishment of this special house.

**Main House Accommodation Ground Floor** The main entrance leads through a glazed porch that opens out into the reception hall with attractive exposed floorboards, fireplace and tall ceilings. Double doors lead through to the first reception room with exposed floorboards, fireplace and window overlooking the front garden. Adjacent to this room is the generous sitting room with exposed floorboards, exposed stone wall with stone fireplace and windows overlooking the front garden. The remainder of the ground floor provides 4/5 further reception rooms (2 with old fireplaces), kitchen, bathroom, store rooms and a utility room. A side hall leads through a rear lobby with WC and old sauna. Stairs lead down from the ground floor near the main staircase to a large basement with 3 large store rooms/cellars.

**First Floor** An attractive staircase leads up to the first floor accommodation that includes 7 bedrooms with several bath/shower rooms (some en suite).

**Second Floor** Stairs continue to the second floor where there are 3 further bedrooms, a bathroom and useful attic store rooms.

**Attached Cottage/Annexe** Attached to the main house is a delightful cottage/annexe that features a kitchen, large sitting dining room and a bedroom above with vaulted ceiling and exposed A-frames with adjacent bathroom.

**Exterrnally** Robeston House enjoys generous landscaped grounds and gardens including a large private driveway and forecourt with ample parking and turning areas, large lawned areas, new patio areas and an outdoor heated swimming pool, mature trees, bushes, shrubs and flower borders. A special feature of the property is the large walled garden. There are also a number of old outbuildings including old log stores, tool stores, greenhouse and a stone outhouse. In all the property extends to about 2.7 acres (stms) subject to measured survey.

**General Remarks and Stipulations**

**Fixtures & Fittings** Unless specifically described in these particulars, all fixtures & fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the vendors agents.

**Wayleaves, Easements and Rights of Way** The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/bridleways.

**Plans, Areas and Schedules** Any available plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or misstatement shall not annul a sale or entitle any party to compensation in respect thereof.
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