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## Lillimoor Farm, St. Florence, Tenby

A rare opportunity to purchase a five bedroom farm house with two bedroom annex plus it's own separate garage and four beautifully appointed holiday cottages, Lillimoor Farm also benefits from an all weather tennis court, hardwood plantation and barn. Set within a delightful 2.5 acre former dairy farm, situated on the edge of the award winning village of St Florence and within a five minute drive to the historic seaside resort of Tenby, with it's three beautiful sandy beaches and approximately a 10 minute walk from both Heatherton Country Sports Park and Anna Ryder Richardsons Welsh Zoo as featured on Television. Lillimoor Farm offers a great opportunity for someone to run their own business in a beautiful part of Pembrokeshire. EPC Rating D.

**£875,000**

**Tenure Freehold**



LOCK HOUSE C. 1750

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



## **DIRECTIONS**

Property is entered via Upvc double glazed French doors into the sun room.

## **SUN ROOM**

*16'1 X 5'0 (4.90M X 1.52M)*

Sun room has Upvc double glazed windows either side of the Upvc front door, ceiling spot lights, two radiators, door to downstairs cloakroom.

## **CLOAK ROOM**

Cloakroom has WC, hand wash basin, radiator, ceiling light point, Upvc door to outside.

## **KITCHEN**

*19'6 X 12'6 (5.94M X 3.81M)*

Kitchen has ceiling spot lights, beamed ceiling, smoke detector, large four oven Arga with two ring electric hob, separate electric oven and hob. Kitchen comprises a number of wall and floor units and has space for large table and chairs.



## **REVERSE VIEW**



## **UTILITY ROOM**

*16'1 X 6'7 (4.90M X 2.01M)*

Utility room has sink with single drainer, number of floor units, two Upvc double glazed windows, large number of floor to ceiling cupboards, radiator and two light points, door also opens to the rear porch which has a Upvc window to the side and door to the rear.

## **LOUNGE**

*16'1 X 15'4 (4.90M X 4.67M)*

Lounge has two sets of Upvc double glazed French doors opening out onto the rear garden, two sets of wall lights and two centre ceiling lights, large inlaid fire place with large wood burning stove, radiator, and beamed ceiling.

## **LOUNGE REVERSE VIEW**



### **BEDROOM FOUR**

*12'2 X 10'5 (3.71M X 3.18M)*

Bedroom four has ceiling light point, Upvc double glazed window, central heating radiator.



### **EN-SUITE SHOWER ROOM**

En-suite shower room has shower cubicle with electric shower over, Saniflow WC, hand wash basin, ceiling light point.

### **BEDROOM FIVE**

*13'6 X 8'8 (4.11M X 2.64M)*

Bedroom five has beamed ceiling, ceiling light point, Upvc double glazed French doors opening onto gravel patio area, and central heating radiator.



### **INNER HALL**

Inner hall has emergency fire exits with Upvc fire door, ceiling light point and stairs leading up to the first floor.

### **STUDY**

*8'2 X 8'2 (2.49M X 2.49M)*

Study has two ceiling light points, Upvc double glazed window, attic storage hatch and central heating radiator.

### **FIRST FLOOR LANDING**

First floor landing has ceiling light points, central heating radiator, emergency lighting and smoke alarm. Large walk in linen cupboard, plus another large walk in cupboard housing the hot water storage tank. At the end of the landing, between the house and the annex is a large storage area with full width storage to either side of the door ways.

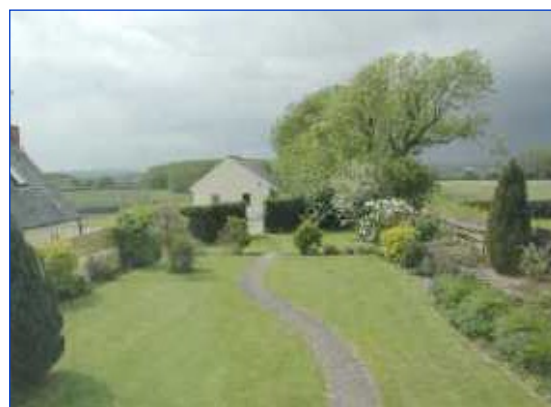
### **MASTER BEDROOM**

*16'1 X 20'0 (4.90M X 6.10M)*

Master bedroom has two ceiling light points, smoke detector, two sets of Upvc double glazed windows to two aspects, door into en-suite and door to walk-in cupboard, which has a light point, small radiator and flue from wood burning stove in lounge, creating warmth.



## VIEW FROM MASTER BEDROOM



### EN-SUITE BATHROOM

*11'11 X 8'3 (3.63M X 2.51M)*

En-suite has Jacuzzi style corner bath, shower cubicle, pedestal hand wash basin, WC, centre ceiling light, and heated towel rail.

### BEDROOM TWO

*16'3 X 11'9 (4.95M X 3.58M)*

Bedroom two has centre ceiling light point, smoke detector, two Upvc double glazed windows, small storage area, and two radiators.

### EN-SUITE SHOWER ROOM

*11'0 X 3'1 (3.35M X 0.94M)*

En-suite shower room has shower cubicle, hand wash basin, WC, double glazed Skylight, ceiling light point, extractor fan and radiator.

### BEDROOM THREE

*14'0 X 13'11 (4.27M X 4.24M)*

Bedroom three with two Upvc double glazed windows, two radiators, smoke detector, centre ceiling light point, small recess cupboard.

### FAMILY BATHROOM

*11'6 X 5'5 (3.51M X 1.65M)*

Family bathroom has ceiling light point, bath, WC, pedestal hand wash basin, shower cubicle with extractor fan, double glazed skylight and radiator.



## REAR GARDEN

### ANNEX - KITCHEN

*12'4 X 10'9 (3.76M X 3.28M)*

Kitchen is fitted with a number of floor and wall units, built in electric hob and oven under, two centre ceiling light points, smoke detector, Worcester combination boiler, two central heating radiators, beamed ceiling, single stainless steel sink and tiled floor, Upvc double glazed window to the side and Upvc double glazed door opens to the rear garden.



### **CONSERVATORY**

*30'11 X 8'3 (9.42M X 2.51M)*

Conservatory has Upvc double glazed windows to three aspects with Upvc glazed door opening to the front garden, two wall light fittings, and Upvc ceiling, timber multi glazed door opens into the hallway and another set of double timber multi glazed doors open into the Kitchen.

### **LOUNGE**

*20'0 X 13'4 (6.10M X 4.06M)*

Lounge has timber French doors opening into the large Conservatory, Upvc double glazed window to the side, two wall light fittings, two ceiling lights, smoke detector, beamed ceiling, one large central heating radiator, feature fireplace with electric effect log burner, and TV point.



### **FAMILY BATHROOM**

*7'11 X 5'7 (2.41M X 1.70M)*

Family bathroom has beamed ceiling, Upvc double glazed window, one wall light, bath with shower over, WC, hand wash basin with shaver point over and central heating radiator.

### **STORE ROOM**

*7'11 X 3'7 (2.41M X 1.09M)*

Large storage area just before the bathroom with ceiling light point, and beamed ceiling.

### **FIRST FLOOR LANDING**

Landing has two ceiling lights, emergency light, light well and Upvc double glazed window to the front of the property.

### **MASTER BEDROOM**

*15'11 X 13'6 MAX (4.85M X 4.11M MAX)*

Master bedroom has two Upvc double glazed windows to two aspects, centre ceiling light point, two wall light fittings, beamed ceiling, smoke alarm, two radiators, door to en-suite bathroom.



### **EN-SUITE SHOWER ROOM**

En-suite has WC, hand wash basin with shaver point over, shower cubicle, heated towel rail and radiator.

### **BEDROOM TWO**

*13'5 X 12'0 (4.09M X 3.66M)*

Bedroom two has two Upvc double glazed windows to two aspects, two radiators, centre ceiling light point, two wall light fittings, smoke alarm, door to en-suite.

### **EN-SUITE SHOWER ROOM**

En-suite has heated towel rail, radiator, WC, shower cubicle, pedestal hand wash basin with shaver point over.

### **PRIMROSE COTTAGE**

Primrose Holiday Cottage was originally part of the milking parlour, has one bedroom with beamed ceilings throughout and has been awarded 5 Stars by Visit Wales.



### **COWSLIP COTTAGE**

Cowslip Cottage has been awarded 5 Stars by Visit Wales is a 2 person holiday cottage with private patio, wood burning stove and was also originally part of the milking parlour.



### **FUCHSIA & HONEYSUCKLE COTTAGE**

Honeysuckle Cottage is a 4 persons holiday cottage with private patio, wood burning fire.

Fuchsia Cottage is a 5 persons holiday cottage with private patio, wood burning stove,



### **OUTSIDE**

All weather tennis court, parking and garage for main house plus ample parking for holiday cottages, 2.5 Acres of grounds with Soft and Hard Wood Plantation which currently supply ample wood for the log burners in the properties and stables



### **COUNCIL TAX BAND**

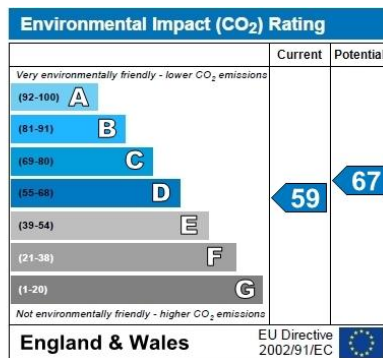
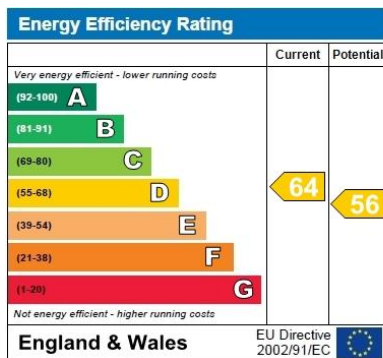
The Council Tax Band for this property is - Band

# FLOOR PLAN

Not To Scale - For Illustration Purpose only



LILLIMOOR FARM, ST FLORENCE.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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