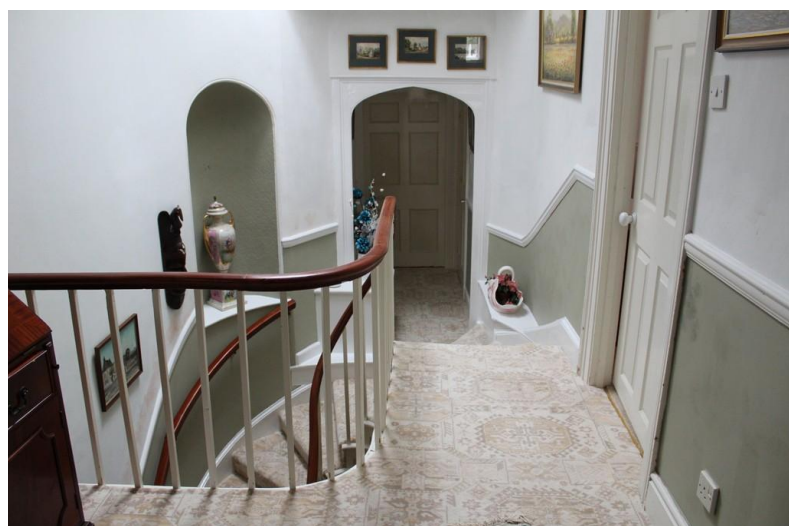




- Impressive 7 Bedroom Edwardian Residence
- Detached House and Annexe
- Good Sized Private Garden and New Conservatory
- Walking Distance from the Centre of Tenby

**£795,000**

EPC Rating 'D'







### The Property

Greenwood Lodge is an impressive, detached Edwardian residence, situated within walking distance of the centre of Tenby. The property offers extensive and versatile accommodation with 7 bedrooms and 5 bathrooms. It is currently separated into the main house and an annexe. Outside there is a terrace leading to a private mature garden, plenty of off road parking, a carport and a storage shed.

### Location

Tenby is a delightful seaside town described as the Jewel of Wales, surrounded by 13th century medieval walls. It has a wide choice of restaurants, shops and cafes and is home to the Tudor Merchant's house. Around Tenby are 2.5 miles of sandy beaches as well as the famous Pembrokeshire Coast Path and its scenic walks.

### Directions

From the centre of Tenby travel towards Greenhill secondary school and the property can be found just after the school. The back of the house faces the road and there is a name plate on the right hand side of the gate. For GPS purposes the postcode of the property is SA70 8BY.

### GREENWOOD LODGE

This is the 'main' property, entered through an oversized oak door. It offers a wealth of character features including ceiling roses, coving and the original curved staircase. The ground floor accommodation comprises a study, a spacious dining/entertaining room leading to to a recently built conservatory (giving access to the garden and terrace), a generous lounge and a kitchen. From the

kitchen you can access a utility room and a cellar and there is a door to the back of the property. Upstairs and off a light and airy landing are 3 double bedrooms, 2 bathrooms, 1 shower room, and an additional room which could be used as a playroom/dressing room. Most of the rooms are fitted with built-in cupboards offering plenty of storage space.

**Entrance Hallway 5' 11 x 5' (1.8m x 1.52m)**

**Study 13' 2 x 5' 4 (4.01m x 1.63m)**

**Boot Room 7' 10 x 5' 4 (2.39m x 1.63m)**

**Cloakroom 5' 3 x 2' 11 (1.6m x 0.89m)**

**Dining Room 22' 4 x 13' (6.81m x 3.96m)**

**Conservatory 15' 11 x 12' 6 (4.85m x 3.81m)**

**Lounge 22' x 13' 8 (6.71m x 4.17m)**

**Kitchen 15' x 10' 10 (4.57m x 3.3m)**

**Utility Room 11' 4 x 8' 4 (3.45m x 2.54m)**

**Cellar Not measured**

**Bathroom 12' 10 x 8' 9 (3.91m x 2.67m)**

**Shower Room Not measured**

**Bedroom 1 15' 9 x 15' (4.8m x 4.57m)**

**Playroom/Dressing Room 15' 2 x 5' 10 (4.62m x 1.78m)**

**Bedroom 2 15' 3 x 14' 9 (4.65m x 4.5m)**

**Bathroom 10' 6 x 6' 10 (3.2m x 2.08m)**

**Bedroom 3 17' 4 x 13' 7 (5.28m x 4.14m)**

**2 GREENWOOD LODGE** umber 2 Greenwood Lodge is also a 3 bedroom house forming part of Greenwood Lodge but could be totally independent if required. It has its own entrance and parking area at the back of the property. There is internal access via a door off the main corridor of Greenwood Lodge. The accommodation comprises an entrance hall, kitchen, dining room and generous lounge downstairs, with 3 double bedrooms and a bathroom upstairs. Nearly all rooms have built-in cupboards. There is access to the garden and patio.

**Entrance Hall 11' 11 x 10' 6 (3.63m x 3.2m)**

**Kitchen 11' 11 x 11' (3.63m x 3.35m)**

**Dining Room 13' 9 x 7' 9 (4.19m x 2.36m)**

**Lounge 24' x 15' 9 (7.32m x 4.8m)**

**Bathroom 11' 8 x 9' 10 (3.56m x 3m)**

**Bedroom 1 12' x 11' 9 (3.66m x 3.58m)**

**Bedroom 2 15' 2 x 12' 8 (4.62m x 3.86m)**

**Bedroom 3 22' 6 x 14' 10 (6.86m x 4.52m)**

### THE FLAT

The Flat provides more independent accommodation. It offers a lounge and fitted kitchen with dining area downstairs and a spacious bedroom and shower room upstairs. It has its own access at the back of the property with a tarmac outside area and a parking space.

**Lounge 15' 2 x 14' 2 (4.62m x 4.32m)**

**Kitchen/Dining Room 14' 6 x 6' 1 (4.42m x 1.85m)**

**Bedroom 14' x 11' 5 (4.27m x 3.48m)**

**Bathroom 16' 9 x 13' 11 (5.11m x 4.24m)**

**EXTERNALLY** Greenwood Lodge benefits from off road parking for numerous vehicles as well as a carport. The back of the property is on the road side, whilst the front, garden, terrace and conservatory are privately situated away from the road. The garden is a good size and mainly laid to lawn with mature trees to the borders. The conservatory was recently built and is fitted with a blue glass roof. There is a useful storage shed to the side of the property.

**Tenure** We are advised that the property is Freehold. Pembrokeshire County Council Tax Bands G, E and B. **Services** Mains water, drainage and electricity. Mains gas central heating.

**Viewings** Viewing by appointment through Town Coast and Country Estates only please.







## Tenure

Freehold

## Council Tax Band

G

## Viewing Arrangements

Strictly by appointment

## Contact Details

26 High Street

Haverfordwest

SA61 2DA

[www.tcestates.com](http://www.tcestates.com)

[enquiries@tcestates.com](mailto:enquiries@tcestates.com)

01437 765522

### General Information

**General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THIS PROPERTY.