



Lock House, St. Julian Street, Tenby,
Pembrokeshire SA70 7AS
Telephone: (01834) 842204
Email: sales@birtandco.co.uk
www.birtandco.co.uk

CHARTERED SURVEYORS | CHARTERED VALUATION SURVEYORS | ESTATE AGENTS



White Well In The Ruins, Nr Penally, Tenby

A Detached Four Bedroom 19th Century Country House full of character providing well proportioned accommodation set in beautiful mature gardens. The property benefits from a 31 ft sitting room and 30 ft kitchen/diner. White Well In The Ruins is within a 5 minutes drive of the historic seaside town of Tenby. The property offers a variety of opportunities including part of the property being converted into an annex. There is also the added benefit of ample off road parking and integral garage. EPC Rating F.

NOTE- There is the option to purchase a large barn with or without a 13 acre field.

£439,950

Tenure Freehold



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



OUTSIDE



LIVING ROOM



DIRECTIONS

The A4139 links Tenby to Pembroke. Whitewell in the Ruins is off a country lane, the access to which is almost opposite the entrance to the Lydstep Haven Holiday Park. The house is on the east side of the lane and the field and barn are opposite.

LOCATION

The property is situated within the stunning southern section of the Pembrokeshire Coast National Park in a south facing, sheltered, rural but not isolated position between Penally and Lydstep. In addition to the pretty harbour, several wonderful beaches and links and parkland golf courses, the resort town of Tenby offers a good range of amenities including shops, schools, restaurants and banks..

ACCOMMODATION

All dimensions are approximate.

PORCH

Recessed/canopied part glazed front door, side window, tiled floor, door to sitting room.

SITTING ROOM

16'11 X 13'1 (5.16M X 3.99M)

South and west aspects, feature fireplace, staircase with cupboard under.



SHOWER ROOM/WC

Suite comprises shower, vanity wash hand basin, WC and tiling.

KITCHEN/DINER

Approximately 30 ft (9.14m) long and sub-divided

DINING AREA

12'11 X 10'7 (3.94M X 3.23M)

South facing overlooking garden, quarry tiled floor.



KITCHEN

17' X 7'8 (5.18M X 2.34M)

West facing window plus three skylights in feature ceiling, range of fitted wall and base units providing ample storage and work surfaces, double sink with single drainer, built in electric oven and hob with extractor fan over, plumbing for dishwasher, floor and wall tiling, access to...



SIDE PORCH/STORE

11'9 X 4'5 (3.58M X 1.35M)

Double aspect with glazed outside door, shelving.

LIVING ROOM

30'10 X 15'4 (9.40M X 4.67M)

South facing bay window overlooking the garden, further window to the side, feature log burning stove, timber flooring, built in cupboards and shelving, access to inner hall and ...



REVERSE VIEW



OFFICE/PLAYROOM/BEDROOM 4

17'3 X 14'5 (5.26M X 4.39M)

South facing French doors and window overlooking the garden, oak flooring.



INNER HALL

Side window, doors to ...

CLOAKROOM/WC

Suite comprising wash hand basin and WC, fully tiled, timber floor.

UTILITY ROOM

16'10 X 9'7 (5.13M X 2.92M)

Door to the side, Belfast sink, plumbing for washing machine, shelving, door to ...

STORE ROOMS

Store Room 1 - 18'7 x 11' (5.66m x 3.35m) door to garage, skylight, shelving and door to ..

Store Room 2 - 15'8 x 6'6 (4.78m x 1.98m) western aspect, fitted shelving.

FIRST FLOOR LANDING

Rear window off turning stairwell, doors to ...

BEDROOM 3

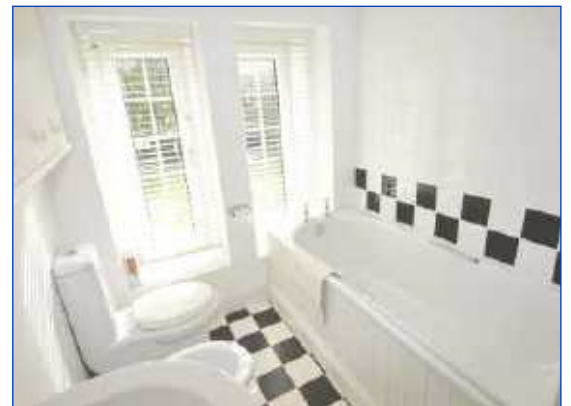
13'4 X 10'5 (4.06M X 3.18M)

South facing overlooking garden and beyond, Victorian fireplace.

BATHROOM/WC

8'7 X 6'3 (2.62M X 1.91M)

Two south facing windows, re-fitted with four piece suite comprising bath with shower over, bidet, wash hand basin and WC, heated towel rail, storage and airing cupboard.



SITTING/OFFICE AREA

11'3 X 9'4 (3.43M X 2.84M)

South facing and overlooking garden and beyond, Victorian fireplace, built in cupboard.

NOTE - this could be partitioned in order to create an office, an en-suite to bedroom 1 or bedroom 5 if required.

BEDROOM 1

16' X 12'2 (4.88M X 3.71M)

Double aspect including south facing window overlooking garden and beyond, range of attractive built in wardrobes, cupboards and drawers.



BEDROOM 2

15'11 X 10' (4.85M X 3.05M)

A well lit room with side window and two skylights, built in storage cupboards.



OUTSIDE

Tarmac driveway sweeps up to the house and provides ample parking to the side and rear plus access to the integral garage(18'2 x 15') (5.54m x 4.57m) plus recess with up and over door. The gardens are situated to the south side of the house and are a special feature. They are mainly laid to lawn and incorporate a wide variety of mature specimen trees and ornamental shrubs plus a sun trap patio with adjacent arbour/pergola. Summerhouse/Garden Room/Studio (30'3 x 14') (9.22m x 4.27m) with tiled floor, heating and extensive glazing overlooking a large kidney-shaped pond (approx. 65' x 30) (19.81m x 9.14m) which is empty of water at present and may have potential as a swimming pool. Old chimney in the south-east corner. Established boundaries provide privacy and shelter. Recently



OPTIONAL LAND AND BUILDING/BARN

The land is situated to the west side of the house and comprises OS2800 - circa 13.82 Acres i.e. 5.59 Hectares which incorporates the Barn. It is a gently undulating field which is presently laid to pasture. Gated access to a concrete yard and a former barn (approx. 57' x 36') (17.37m x 10.97m) which incorporates a garage/workshop (32'2 x 24'6) (9.83m x 7.47m), 4 stores/offices (17'3 x 9'2 - 5.26m x 2.79m), (10'5 x 7'1 - 3.17m x 2.16m), (9'6 x 8'9 - 2.90m x 2.76m) & (9'5 x 8'2 - 2.87m x 2.49m) plus WC with wash hand basin together with a Mezzanine Studio (approx. 24'5 x 19'10 - 7.44m x 6.05m) with extensive glazing overlooking the garage/workshop. If this former Barn was required as an Agricultural Building, all the internal partitions could easily be removed.

SERVICES ETC (NONE TESTED)

Mains water and electricity (the former Barn has a separate meter). Private drainage (separate system for former Barn). The house has liquid petroleum gas fired central heating and Upvc framed double glazed windows.

FITTINGS

All the fitted carpets and curtains as seen are included.

TENURE

We understand that this is Freehold.

COUNCIL TAX BAND

The Council Tax Band for this property is - Band G

FLOOR PLAN
Not To Scale - For Illustration Purpose only

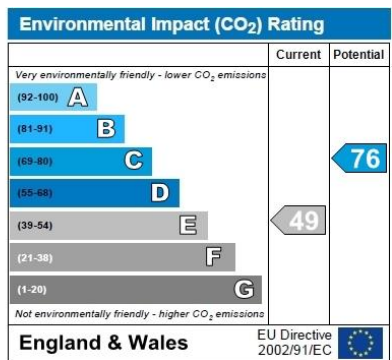
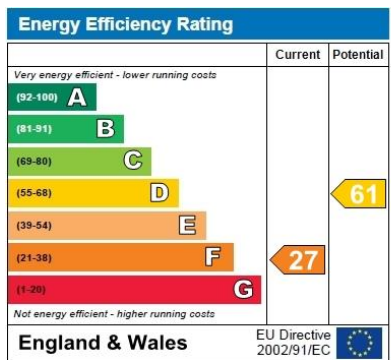


GROUND FLOOR
APPROX. FLOOR
AREA 2108 SQ.FT.
(195.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 753 SQ.FT.
(69.1 SQ.M.)

WHITEWELL IN THE RUINS, NR PENALTY
TOTAL APPROX. FLOOR AREA 2841 SQ.FT. (263.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metronix 02077



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

