



- Detached 4 Bedroom House
- Approx 17 Acres of Gardens, Woodland & Paddocks
- Stable Block and Outbuildings.
- Idyllic Rural Location

Offers In Excess Of £600,000

EPC Rating D





The Property

Old Stable Cottage is a 4 bedroom detached house set in an idyllic rural location with breathtaking country views. The property benefits from approximately 17 acres divided into paddocks, woodland and gardens together with outbuildings including workshop and stables with hay store and tack room. Planning permission has been granted for the construction of a detached 4 car garage/store room, for which the base has already been laid, and planning permission has expired for a substantial extension to the main house, increasing it to 6 bedrooms.

Location

Llanteg is a small village community in south Pembrokeshire, only 1 mile from the Pembrokeshire Coast National Park and 3 miles from Amroth's beautiful beach. There is a good mix of shops, galleries, cafes and restaurants in nearby towns with easy access to the M4 and rail network. The property is only 1 mile from the well respected Tavernspite Junior School and 4 miles from Dyffryn Taf, an award winning comprehensive school in Whitland.

Old Stable Cottage offers the perfect opportunity for a rural retreat, especially for those looking for equestrian facilities.

Directions

From Haverfordwest, take the A40 towards Carmarthen turning right at Canaston Bridge Roundabout towards Tenby. After passing Bluestone Park and Oakwood, turn left at the crossroads towards Templeton. At the crossroads turn right towards Kilgetty then at the second roundabout take the A477 towards St Clears. On reaching

Llanteg take the left turn, signposted Tavernspite, just before the petrol station and follow this road for 650 metres until you reach Old Stable Cottage on the left hand side.

Approached via a gated entrance and sweeping 100 metre driveway leading into substantial grounds. A solid wood entrance door opens to

Porch 8'2 x 7'10 (2.5m x 2.4m)

Windows to front and side. Wood flooring. Window and partially obscure glazed door to

Hall

L shaped. Open tread turning stairs to first floor. Radiator. Telephone point. Partially obscure glazed door to side external.

Dining Room 16'8 x 14' (5.10m x 4.27m)

Bay window to front. Exposed stone walls. Radiator. Double french doors to

Sun Room 16'1 x 12'3 (4.91m x 3.74m)

Exposed Cotswold stone walls. Wooden vaulted ceiling. Double french doors to external.

Kitchen 12'7 x 9'9 (3.86m x 2.98m)

Windows to side and rear. Decorative tiled floor. Partially tiled walls. Range of wall and base units with work surface over. Inset sink and drainer with mixer tap. Integrated double oven and hob. Integrated dishwasher. Space and plumbing for washing machine. Radiator.

Bedroom 3 14'8 (max) x 9'2 (max) (4.48m (max) x

2.80m (max))

Window to rear. Radiator. Telephone point.

Bedroom 4 14'10 x 9'3 (4.53m x 2.82m)

Window to rear. Radiator.

Shower Room 9'4 x 5'4 (2.86m x 1.64m)

Obscure glazed window to side. Partially tiled walls.

Double shower cubicle. Wash hand basin. W/c. Radiator.

FIRST FLOOR

Landing

Windows to front and side. Loft access. Door to

Bathroom 9'7 (max) x 5'5 (max) (2.94m (max) x 1.66m (max))

Obscure glazed window to side. Partially tiled walls. Suite comprising bath with mixer tap, wash hand basin and w/c. Airing cupboard. Radiator.

Bedroom 1 14'9 (max) x 10'7 (max) (4.51m (max) x 3.23m (max))

Window to side. Radiator. Telephone point.

Bedroom 2 14'8 (max) x 11'1 (max) (4.49m (max) x 3.38m (max))

Window to rear. Radiator. Telephone point.

Living Room 28'7 (max) x 17'1 (max) (8.73m (max) x 5.23m (max))

L shaped. Windows to front and side. Feature oak beam. Wood burning stove on stone hearth with brick surround and wooden mantle over. Radiators. Telephone point.

EXTERNALLY The property sits in grounds of approximately 2 acres with mature shrubs, trees and 2 ornamental ponds. Situated in the grounds are a stone workshop and log store together with an Alton greenhouse and stone kennels. Together with approximately 8 acres of mixed woodland, with 4848 trees planted by the current owners, there are approximately 7 acres of fenced paddocks. There is a 4/5 stall stable block with hay store and tack room and to the side of the main house is a foundation base for a new detached garage/store rooms. There are timed sodium lights on the house and stables.

Agent's Notes

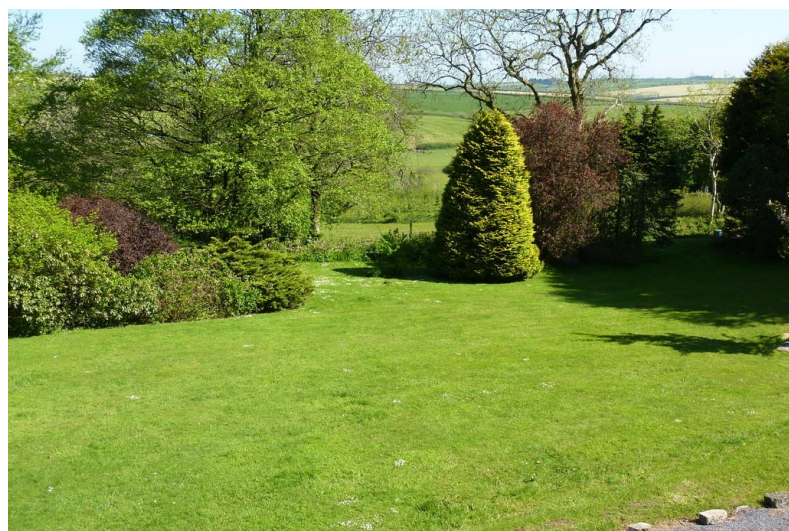
Agents have further information in relation to this property. Please contact us to discuss. Laid in the grounds 103m 5" gauge railway available by separate negotiation.

Some photos are provided by the vendors.

Tenure We are advised the property is Freehold.

Services Mains electricity and water. Private drainage. Oil fired central heating (2500L tank). Broadband 30Mbps provided by wireless connection.

Viewing Strictly by appointment with Town, Coast and Country Estates.





Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

26 High Street
Haverfordwest
SA61 2DA

www.tcestates.com

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.