

John. Francis

www.johnfrancis.co.uk



Long Park Cottage, Ragged Staff, Saundersfoot SA69 9HT

Offers in the region of £450,000

**Detached Property Comprising 2 Apartments & Plot
1 x 2 Bedroom & 1 x 3 Bedrooms
Planning Granted For A Plot In The Garden
Wooded Location On Village Edge
Established Holiday Rental Property**

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SD/WJ/36880/061114

DESCRIPTION

A pair of self contained flats, forming a large detached property standing in large mature gardens and having a static caravan. All located in a semi wooded area yet within a 10 minute walk of the centre of this pretty seaside resort with its superb beaches, harbour and shops. There is planning consent for a building plot within the garden.

The properties comprise a character 2 bedroom ground floor flat with a modern 3 bedroom apartment above, each having independent access.

The properties have been used as holiday lets for several years and have an established letting record.

The properties are double glazed and have gas central heating. The lower flat has character features such as beamed ceilings, ledge and brace doors, stone fireplace, etc.,. The upper flat is more modern and has lovely views from the balcony over the surrounding woodland towards the village.

LONG PARK COTTAGE FLAT

HALL

Entered via timber door to front, carpet, access to loft space, large storage cupboard.

KITCHEN

10'6 x 6'11 (3.20m x 2.11m)
Wall and base mounted units and work surfaces, double glazed window to front, radiator, single drainer sink unit, integrated oven and gas hob,

plumbing for washing machine, wall mounted gas fired central heating boiler, serving hatch to;

LIVING ROOM

20'6 x 12'2 Ave (6.25m x 3.71m Ave)

Very light and airy room, pair of double glazed windows to front, patio doors opening onto balcony, woodland and village views to the front, 2 radiators.

BALCONY

Steel/glass balustrade, views of the garden and surrounding woodland.

BEDROOM 1

14'6 x 9'1 (4.42m x 2.77m)
Double glazed window to front and side with views, large built-in wardrobe to one wall, carpet, radiator.

BEDROOM 2

11'2 x 9'1 (3.40m x 2.77m)
Double glazed window to rear, views of the garden and woodland, radiator, carpet, wash hand basin.

SHOWER ROOM

Large walk-in glazed screen shower, pedestal wash hand basin, low level WC, extensive wall tiling, tiled floor, radiator, obscure double glazed window to rear.

BEDROOM 3

8'10 x 8'6 (2.69m x 2.59m)
Double glazed window to rear, carpet, radiator.

LONG PARK COTTAGE

LOBBY

Entered via double glazed door to front, carpet, cloaks storage cupboard, door to;

KITCHEN/DINER

KITCHEN AREA

11'6 x 8'1 (3.51m x 2.46m)

Range of wall and base units, sink unit, extensive wall tiling, vinyl covered flooring, beamed ceiling, double glazed window to rear, space for slot-in cooker, larder cupboard.

DINING AREA

11'3 x 10'6 (3.43m x 3.20m)
Carpet, double glazed window to rear overlooking the garden, 2 radiators, storage cupboard.

LOUNGE

14'10 x 11'2 (4.52m x 3.40m)

Feature being a walk-in bay window with seat overlooking the front garden, double glazed door to garden, fireplace with stone surround, beamed ceiling, radiator, carpet, ledge and brace door to;

INNER HALL

Carpet.

BEDROOM 1

17'6 x 9'7 (5.33m x 2.92m)
Light and airy room, walk-in bay window to front, 2 further double glazed windows to front and side, pair of built-in wardrobes, radiator, carpet.

BATHROOM

Tiled floor, radiator, obscure double glazed window to rear, extensive wall tiling, shelved recess, panel bath with shower over and curtain rail, low level WC, pedestal wash hand basin.

BEDROOM 2

12'2 x 9'2 (3.71m x 2.79m)
Built-in double wardrobe, double glazed window to rear, carpet, radiator.

EXTERNALLY

UTILITY ROOM

13'4 x 7'4 (4.06m x 2.24m)

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Tiled floor, double glazed window to side, radiator, gas boiler servicing the domestic hot water and central heating for the property, partly tiled wall.

CARAVAN

Large 2 bedroom static Sheraton caravan approximately 5 years old, decked area to front and side.

THE GROUNDS

The property is approached over a gated access off Ragged Staff onto a sweeping driveway, passing round the property with lawned gardens to each side and terminating at a large parking/turning area to the rear where there is room for several cars, boats, caravan etc. The gardens are mainly made up of various lawned areas with mature trees and shrubs planted throughout including fruit trees, large weeping willow, patio areas and semi wooded area to the rear of the caravan.

BUILDING PLOT

There is planning consent for a detached bungalow to be built within the gardens. Copies of plans and consents are available for inspection at our Tenby office

GARAGE

20' x 12' (6.10m x 3.66m)

Of mainly timber construction with light and power connected.

SERVICES

Mains services are connected to the property.

COUNCIL TAX BAND

We are advised that the property is Council Tax Band F

VIEWING

By appointment with the selling Agents on 01834 842 859 or e-mail tenby@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

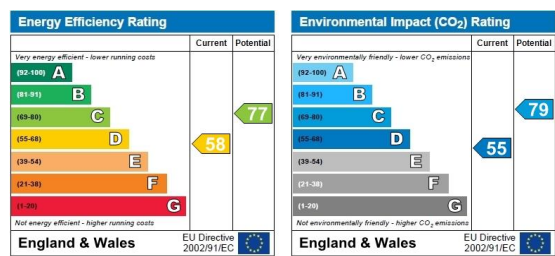
DIRECTIONS

Take the A478 from Tenby for 2 miles and proceed straight on at the New Hedges roundabout and then turn right after 100 yards. As you go down the hill towards the village turn left into Ragged Staff and this is the last property at the very end of the road.

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