



Myrtle Cottage, Chapel Hill SA71 5HY

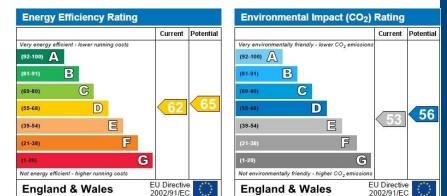
Offers in the region of £379,950

Spacious Detached Cottage Set in
Extensive Grounds

4 Bedrooms inc Master Suite

28' Living Room & 25' Kitchen/Breakfast
Room

Double Garage, Workshop, Storeroom &
Parking



28308/LL/sbj/251013

DESCRIPTION

Set in two thirds of an acre of stunning grounds, Myrtle Cottage has been significantly extended in recent years and now provides a well presented, spacious family home. Located in the pretty rural hamlet of Chapel Hill, the cottage is surrounded by delightful countryside and enjoys rural views from many of the rooms. Benefiting from a double garage, workshop, storeroom and plenty of off-road parking, all set in stunning gardens, this beautiful property offers the opportunity to own a perfect countryside home just a short distance from the historic town of Pembroke and the dramatic Pembrokeshire coastline.

ENTRANCE HALL

Part glazed entrance door with glazed panel to side, oak flooring, two built in cupboards, raised seating area with oak flooring, stairs leading to first floor, radiator.

SHOWER ROOM

9'6 x 3'5 (2.90m x 1.04m)
Window to side aspect, tiled flooring, tiled walls, radiator, suite comprising shower, WC, vanity wash hand basin.

UTILITY ROOM

11' x 8'4 (3.35m x 2.54m)
Window to side aspect with beautiful rural views, door leading to garden, tiled flooring, boiler servicing central heating system, built in cupboard. Fitted with a range of base and wall units with sink and drainer fitted, space and plumbing for washing machine, space for tumble drier, space for fridge/freezer.

LIVING ROOM/DINING ROOM

28'3 x 25'8 (8.61m x 7.82m)
A range of windows to side and rear aspect, french doors leading to rear garden, feature fireplace with marble hearth and wooden surround, oak flooring, four radiators.

KITCHEN/BREAKFAST ROOM

25'4 x 12'8 max (7.72m x 3.86m max)

Divided into two spacious areas:

BREAKFAST ROOM

Window to side aspect with window seat, two radiators, tiled

flooring, space for dining table and chairs, recess with feature leaded glass window.

KITCHEN

Window to side aspect, window to rear aspect with beautiful views of the surrounding countryside, tiled flooring, part tiled wall. Fitted with a matching range of base and wall kitchen units with granite worktop over incorporating dishwasher, fridge, sink and drainer, electric oven and hob with extractor hood over.

FIRST FLOOR LANDING

Radiator, access to attic.

BEDROOM ONE

15'1 x 10'5 (4.60m x 3.18m)
Window to rear aspect with countryside views, built in wardrobe, radiator.

BEDROOM TWO

14'6 x 12'7 (4.42m x 3.84m)
Window to side aspect, radiator.

SHOWER ROOM

12'2 x 4'11 (3.71m x 1.50m)
Velux window, tiled flooring, part tiled walls, radiator. Suite comprising; WC, wash hand basin, glazed and tiled shower cubicle.

MASTER SUITE

14'11 x 11'1 (4.55m x 3.38m)
Window to side aspect, window to rear aspect with countryside views, radiator.

DRESSING ROOM

10'3 x 9'5 (3.12m x 2.87m)
Window to side aspect, radiator, fitted with a range of shelving and hanging rails.

ENSUITE BATHROOM

11'9 x 8'7 max (3.58m x 2.62m max)
Velux window, tiled flooring, tiled walls, two heated towel rails, vanity cupboard. Suite comprising; WC, wash hand basin, bath, shower area.

BEDROOM FOUR

14'3 x 11'3 max (4.34m x 3.43m max)
Velux window, radiator.

EXTERNALLY

The cottage sits in extensive grounds of around two thirds of an acre (to be confirmed). A driveway is situated to one side of the property. A paved parking area lies to the other side of the

cottage and offers parking for several vehicles. A good sized vegetable plot is located at the rear of the property which is ideal for a keen gardener. A two tiered decked area overlooks an ornamental fishpond which is fed by a stream running down the west side of the grounds. The remainder of the grounds are mainly laid to lawn and planted with a delightful array of mature trees, plants and shrubs.

DOUBLE GARAGE

27'6 x 17'6 (8.38m x 5.33m)

STORE ROOM

17'8 x 7'6 (5.38m x 2.29m)

WORKSHOP

22' x 16' (6.71m x 4.88m)

SERVICES

We understand that mains water and electricity are connected to the property. Private drainage, Oil fired central heating system.

VIEWING

By appointment with the selling Agents on 01646 685 577 or e-mail pembroke@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

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

From our office in Main Street, follow the one way system passing The Grove School and take the next turning left onto the B4339 signposted to Angle. Follow the road up the hill and carry on along the road entering into the village of Maidenwells. Drive through the village and just as you are about to exit the village bear to the left signposted to St Twynells. Carry on along the road until you reach Chapel Hill where Myrtle Cottage will be found towards the lower end of the hamlet on the right hand side.