



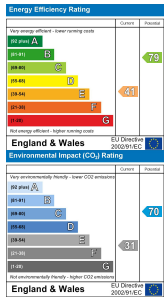
Floorplans are not to scale and should not be relied upon for measurements etc. Plan produced using PlanUp.

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Llanover Court Amroth, Narberth, Pembrokeshire, SA67 8PR

- Detached Period Property
- Three Reception Rooms
- Off Road Parking
- Close To Coast At Amroth
- Character And Original Features
- Five Bedrooms
- Various Outbuildings
- Sea Views
- 1.3 Acres Of Land
- EPC Rating: E



Guide Price £420,000

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We Say...

Llanover Court is a beautifully located period residence located within its own grounds on the outskirts of Amroth. Formerly a vicarage, the property has been in the same family for generations and is available for purchase with no onward chain. Set over three floors, the layout of the property briefly comprises: entrance hall, open plan lounge and dining room, sitting room, downstairs WC, scullery/breakfast room, kitchen, two basement rooms, five bedrooms (four doubles and one single) and a family bathroom with separate WC.

Externally the property is accessed along a private driveway lined with trees, and the entire land measures approximately 1.3 acres. To the front and side are lawn gardens progressing on to a 0.5 acre grass paddock, At the rear of the property is a courtyard offering a variety of outbuildings, including a double garage, workshops, coal bunker, and potting shed.

The property would benefit from modernisation, but is equipped with central heating, hardwood double glazing and an abundance of character features including solid wood doors and skirting boards, quarry tiled floors and a stunning stained glass window on the landing. A must see!



ROOM DIMENSIONS

FIRST FLOOR

Lounge - 4.27m x 6.04m (14'0 x 19'9) Into Bay
Dining Room - 3.17m x 3.78m (10'4 x 12'4) Into Bay
Sitting Room - 5.82m x 4.31m (19'1 x 14'1) Into Bay
WC - 0.92m x 2.54m (3'0 x 8'3)
Scullery/Breakfast Room: 4.23m x 3.95m (13'10 x 12'11)
Kitchen: 2.54m x 5.31m (8'3 x 17'5)

HALF LEVEL LANDING

WC - 1.59m x 1.45m (5'2 x 4'9)
Bathroom - 3.99m x 2.67m (13'1 x 8'9)

FIRST FLOOR

Bedroom One: 4.30m x 3.94m (14'1 x 12'11)
Bedroom Two: 4.41m x 4.02m (14'5 x 13'2)
Bedroom Three: 4.69m x 3.92m (15'4 x 12'10)
Bedroom Four: 4.17m x 3.64m (13'8 x 11'11)
Bedroom Five: 3.49m x 2.88m (11'5 x 9'5)

BASEMENT

Room One: 3.46m x 4.09m (11'4 x 13'5)
Room Two3.46m x 4.09m (1'4 x 13'5)

OUTBUILDINGS

Outbuilding: 2.48m x 3.67m (8'1 x 12'0)
Outbuilding: 6.16m x 3.56m (20'2 x 11'8)
Potting Shed: 3.20m x 2.50m (10'5 x 8'2)
Garage: 6.08m x 4.56m (19'11 x 14'11)
Workshop: 4.81m x 2.77 (15'9 x 9'1)
Store Room: 1.78m x 4.38 (5'10 x 9'1)



LOCATION

Wisemans Bridge and Amroth are popular destinations for holiday makers, with many seasonal shops, beaches, cafe's and public houses on offer, a short walk away. The Amroth/Wisemans Bridge area lies on the South Pembrokeshire Coastline and marks the beginning and end of the stunning 186 mile Coast Path Walk around the entire county. There are many popular attractions nearby, including Colby Woodland Garden and Folly Farm Adventure Park and Zoo. A short drive will bring you to the popular seaside resorts of Tenby and Saundersfoot and slightly further afield is Carmarthen, providing many high street shops and amenities and easy access to the M4 corridor

GENERAL INFORMATION

View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: We are advised freehold
Tax: Band H

We would respectfully ask you to call our office before you view this property internally or externally

DGM/ESR/06/19/OK/ESR

From the Tenby office follow signs to Kilgetty where you will reach the roundabout that joins the A477. Take the A477 in the direction of Carmarthen and follow this road until you reach the village of Llanteg. Just before entering the village take the right-hand turn signposted towards Colby Woodland Garden and follow the road along, taking the right turn at the T-Junction. Follow this road down the lane until you see the driveway enclosed by white metal gates on your left. turn down here and it will lead you through to Llanover Court.



LOCATION AERIAL VIEW



WEST WALES FINEST OFFICE



Come On In...

The property is accessed to the front through a grand hardwood entrance door into the hallway. The hallway presents a solid wood split level staircase leading up the upper floors, and a doorway leading to the stairs to the basement. Hardwood doors lead off from the hallway to the following rooms:

Open Plan Lounge and Dining Room - with hardwood double glazed sash bay window to the front of the lounge and an archway leading through to the dining area where there are two further hardwood double glazed sash windows to the side, plaster coving to the ceilings. In the lounge is a fireplace with a stone mantle and a marble hearth, and two display shelved alcoves.

Sitting Room - with a hardwood double glazed bay window to the front and side, plaster coving to the ceiling and a fireplace with a stone mantle and a marble hearth and surround.

WC: with a single glazed obscure window to rear, WC and wash hand basin.

Scullery/Breakfast Room -with a hardwood double glazed window to the rear, quarry tiled flooring and an oil fired AGA which offers an alternative method of cooking if desired. A door leads through from here to the kitchen.

Kitchen - Fitted with a range of base and eye level units with workspace over, a 1.5 bowl sink with mixer tap and drainer, electric oven and hob, quarry tiled flooring, tiled walls, and an oil fired boiler. A wooden door leads through to the rear porch.

On the first half level is a separate WC and a family bathroom comprising a bath, a shower cubicle with overhead electric shower, wash hand basin, tiled walls and double doors to an airing cupboard a water tank.

On the first floor is a landing area displaying a beautiful stained glass sash window to the rear, progressing on to five bedrooms all fitted with hardwood double glazed sash windows. Of the five bedrooms, four of these would accommodate double beds and the fifth is a large single or small double. The two bedrooms facing to the front are equipped with wash hand basins and enjoy sea views through the trees towards Amroth bay,





Step Outside...

The property is accessed along a private driveway which is lined by woodland, opening on to a driveway providing ample off road parking. At the front and the side of the property is a lawn garden area which is surrounded by mature trees for privacy. This leads through to the grassy paddock which would be suitable for grazing animals . Wooden double gates lead off from the driveway to a courtyard at the rear which is lined with outbuildings suitable for various purposes. The outbuildings include a double garage, a two storey workshop, a storage room, a potting shed and two further workshops/outbuildings.

