

TOWN COAST and COUNTRY ESTATES

Incorporating Coast & Country Estates Office Haverfordwest

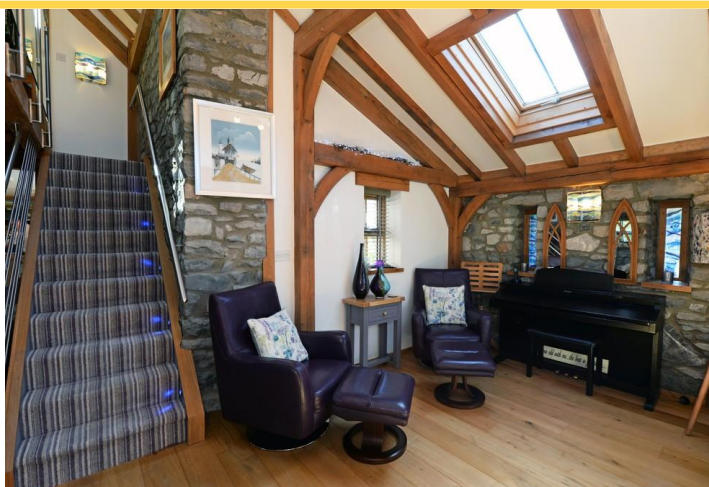
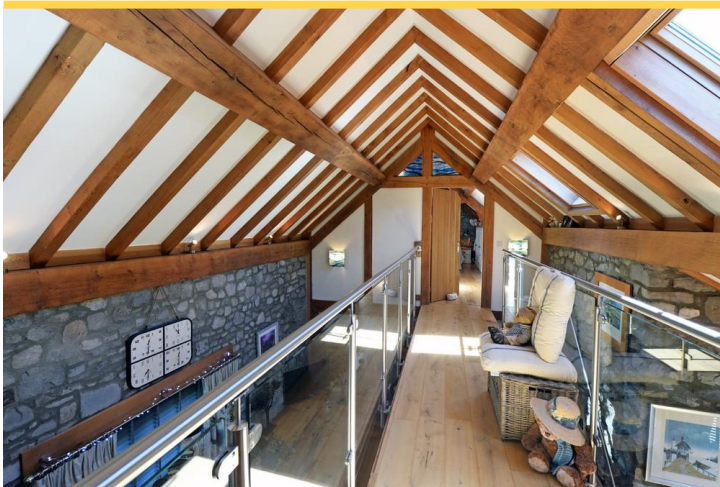


Nine Oaks Barn | Sageston | Tenby | SA70 8SG

- Impressive 3 Bedroom Semi Detached Barn Conversion
- Vaulted Ceiling with Galleried Landing
- Off Road Parking for Several Vehicles
- Semi Rural Location

Offers In The Region Of £339,950

EPC Rating C



The Property Nine Oaks is an impressive 3 bedroom semi detached barn conversion with many stunning features, located on the outskirts of the semi rural village of Sageston. This property was completed in 2013 and benefits from underfloor heating throughout. Bespoke coloured glass features and matching wall lights are tastefully placed throughout. The beautifully presented accommodation comprises; open plan L shaped living space with an impressive vaulted ceiling and galleried landing, kitchen offering an extensive range of units and a centre island, snug, 3 bedrooms, bathroom and 2 en suite bathrooms. Externally there is an enclosed garden with patio, lawn area and rockeries with mature plants and shrubs together with four bespoke garden sheds and off road parking for several vehicles. An enclosed forecourt runs across the front of the property.

Location Sageston offers easy access to the main road and the seaside towns of Tenby and Saundersfoot which offer award winning beaches and impressive National Coastal paths. Pembroke and Pembroke Dock are approximately 6 miles away and offer a wide variety of amenities which include shops, restaurants and supermarkets and many more. There is schooling available in the village for infant and junior levels.

Directions From Haverfordwest take the A4076 Dredgemans Hill towards Pembroke Dock. At Johnston keep following the A477 towards Pembroke Dock crossing over the Cleddau Bridge. Follow the A477 for approximately 6 miles until you reach the roundabout signposted for Sageston, take the first exit then at the T junction turn right towards Redberth, half mile on right hand side you will arrive at the property with the Nine Oaks Barn

sign on the gate

Entrance Enter via a oak wooden door with glass feature panel to

Kitchen 23'11 x 15'2 (7.29m x 4.62m)

A beautifully designed Charles Rennie Mackintosh fitted kitchen with a range of base units, Glass door wall unit, 2 larders and an island with Corian and oak work surfaces. Belfast sink with stainless steel mixer tap over. Electric cooker point. Hotpoint combination microwave/grill/ oven. Integrated fridge/freezer, dishwasher, washer/dryer. Tiled floor. Exposed stone walls. Exposed oak beams. Front and rear facing windows. Oak stable door. Double sided multi fuel Firebelly stove. Seating area. Two oak steps lead down to

Snug 12'1 x 10'4 (3.68m x 3.15m)

Side facing bi folding oak doors leading out onto patio. Tiled floor. Exposed stone wall. Exposed oak beams. Oak Roto roof window.

Lounge/Dining Room 25'2 (max) x 24'3 (max) (7.67m (max) x 7.39m (max))

Step down to L shaped open plan living space with stunning features to include vaulted ceiling with exposed oak A frames. Impressive galleried landing. Bespoke stained glass slit windows with matching wall lights. Feature panel window to side. Front facing window. Roto roof window. Dual aspect multi fuel Firebelly stove set on an oak feature fire place. Exposed stone walls. Oak flooring. Step up to raised dining area. Access leading to

Inner Hallway

Exposed feature stone wall. Laminate flooring.

Storage cupboard. Door to

Bedroom 1 15' x 10'9 (4.57m x 3.28m)

Side facing bespoke triple glazed slit window. Front facing window. Oak floor. Exposed stone walls.

Bathroom 10'4 x 6'5 (3.15m x 1.96m)

Double ended bath. Wall hung w/c. Feature wash hand basin with stainless steel mixer tap. Wall mirror and light. Heated towel rail. Exposed oak beams. Exposed stone wall. Part tiled walls with oak shelving. Rear facing window.

First Floor

Galleried Landing An impressive galleried landing with glass panel balustrading with stainless steel hand rail overlooking the lounge and dining area. Stunning vaulted ceiling. Roto roof windows.

Master Bedroom 24'4 (max) x 13' (max) (7.42m (max) x 3.96m (max))

Exposed beams. Exposed stone wall. Oak Flooring. Two Roto roof windows. Two bespoke coloured glass panels. Door to

En Suite Bathroom 7'7 x 7'3 (2.31m x 2.21m)

Jacuzzi bathroom suite comprising wash hand basin with stainless steel mixer tap over, bath and w/c. Exposed beams to wall and ceiling. Tiled from floor to ceiling. Oak wooden shelf. Heated towel rail. Roto window.

Inner Hallway

Housing water system controls. Exposed beams. Door to





Bedroom 3 14' x 11'4 (4.27m x 3.45m)

Exposed stone wall with a mini stable door and bespoke glass panel. Exposed beams to ceiling and walls. Oak flooring. Roto roof window.

Shower Room 7'5 x 7'1 (2.26m x 2.16m)

Double shower enclosure housing a combi waterfall and rainfall shower. Wash hand basin with stainless steel mixer tap. W/c. Tiled from floor to ceiling. Heated towel rail. Exposed oak beams. Bespoke glass panel feature. Roto roof window.

Externally Enter via a block paved area giving access through a wooden gate which opens to a chipping driveway providing ample off road parking. Beautiful enclosed rear garden with feature rockery which has mature plants and shrubs. Astro turf area with a planted pergola. Patio with pull out sun blind. Four bespoke sheds, two of which are

set in an alcove and one with a pull out sun blind. There is a front forecourt which runs along the front of the property.

There is maintenance access over driveway.

Tenure We are advised that the property is freehold

Services Mains water and electricity. Electric under floor heating. Air source pump for hot water and heating system. Private shared drainage for eight properties run by a management company.

Viewing Strictly by appointment through Town Coast and Country Estates please.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

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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.