Holly Lodge, Valley Road, Saundersfoot

Tucked away down a quiet lane, Holly Lodge is a large, spacious six bedroom, three bathroom house with the added benefit that the garage has been converted into a bedroom with en-suite which is currently used a self contained annex. Located in the quiet village of Pentlepoir, which has good road links to both Tenby and Saundersfoot. To the rear of the property is a beautiful, private enclosed rear garden with a good size heated swimming pool which has recently been relined. There is ample off road parking for cars, caravan etc. The property benefits from mains gas and solid wood double glazing throughout and would make an ideal large family home.

£485,000

Tenure Freehold
OUTDOOR HEATED SWIMMING POOL

LOUNGE
**DIRECTIONS**
From Tenby, head out on the main road A478, heading for Kilgetty, after approx three miles you will come to the village of Wooden and Pentlepoir, after approx 500 meters after entering the village, there is a turning on the left hand side down Valley Road. Holly Lodge is located on the left hand side down a private lane.

The property is entered via a solid wood multi pane obscure glass front door which opens into the hallway.

**ACCOMMODATION COMPRISSES**

**HALLWAY**
Hallway has recessed spotlighting and central heating radiator.

**SEPARATE WC**
Separate WC has recessed spotlighting, solid wood obscure glass window to the front, close coupled WC and wall mounted wash hand basin, central heating radiator.

**LOUNGE**
*28’0 X 14’10 (8.53M X 4.52M)*
Lounge has recessed spotlighting, large solid wood double glazed bay window to the front and a further solid wood double glazed window overlooking the rear garden, two central heating radiators, feature fireplace (currently not in use) with wood surround.

**KITCHEN/BREAKFAST ROOM**
Kitchen/Breakfast Room has recessed spotlighting, fitted kitchen comprising a number of wall and floor mounted units, integral four ring Stoves hob, integral Stoves double oven, one and half bowl sink with mixer tap, space and plumbing for dishwasher and solid wood double glazed window to the front.

**DINING AREA**
Dining area has central heating radiator and solid wood double glazed French doors opening onto the rear balcony.
OFFICE/BEDROOM SIX
12'0 X 10'2 (3.66M X 3.10M)
Bedroom six has recessed spotlighting, solid wood double glazed window overlooking the rear garden and central heating radiator.

ANNEX UTILITY ROOM
5'08 X 8'01 (1.73M X 2.46M)
Utility room has recessed spotlighting, sink and draining board, space and plumbing for washing machine, solid wood double glazed window and solid wood multi pane door both opening to the rear patio and garden.

BOILER ROOM / AIRING CUPBOARD
Boiler room houses the Worcester gas combination boiler and has recessed spotlighting and solid wood double glazed window to the side, used as an airing room.

ANNEX / BEDROOM SEVEN
15’11 MAX X 11’06 MAX (4.85M MAX X 3.51M MAX)
Bedroom seven has Upvc double glazed sliding French doors to the front of the property, solid wood double glazed window to the side and central heating radiator. Plans drawn up to extend to a two storey two bedroom annex.

EN-SUITE SHOWER ROOM
En-suite shower room has pedestal wash hand basin, shower cubicle, close coupled WC and heated towel rail.

FIRST FLOOR LANDING
First floor landing has recessed spotlighting and central heating radiator.

MASTER BEDROOM
14’10 X 14’03 (4.52M X 4.34M)
Master bedroom has recessed spotlighting, built in wardrobes, solid wood double glazed window to the front and central heating radiator.

EN-SUITE SHOWER ROOM
En-suite has recessed spotlighting, solid wood double glazed window to the front, shower cubicle with mains shower, wash hand basin built into vanity unit, close coupled WC and central heating radiator.

BEDROOM TWO
15’02 X 10’03 (4.62M X 3.12M)
Bedroom two has recessed spotlighting, solid wood double glazed window overlooking the rear garden, central heating radiator and built in wardrobes.

**BEDROOM THREE**

11'04 X 7'00 (3.45M X 2.13M)
Bedroom three has loft access hatch, recessed spotlighting, solid wood double glazed window to the rear and space for built in wardrobe and central heating radiator.

**BEDROOM FOUR**

8'11 X 7'01 (2.72M X 2.16M)
Bedroom four has recessed spotlighting, solid wood double glazed window to the rear and built in wardrobes, central heating radiator.

**BEDROOM FIVE**

13'02 X 12'0 (4.01M X 3.66M)
Bedroom five has recessed spotlighting and solid wood double glazed window to the front, central heating radiator and large walk in wardrobe with lighting.

**EN-SUITE SHOWER ROOM**
En-suite has recessed spotlighting, solid wood double glazed window to the rear, pedestal wash hand basin, close coupled WC, shower cubicle with mains shower and central heating radiator.

**FAMILY BATHROOM**

15'0 X 10'7 MAX (4.57M X 3.23M MAX)
Family Bathroom has recessed spotlighting, solid wood double glazed window to the front, pedestal wash hand basin, close coupled WC, corner bath and central heating radiator.
OUTSIDE

OUTDOOR HEATED SWIMMING POOL
Heating by way of gas fired pool heater.

GARDEN

POOL TERRACE

NOTE
The Council Tax Band for this property is Band G - 2016/17 = £1798.85

COUNCIL TAX BAND
The Council Tax Band for this property is - Band G