



**Green Grove House with Four Cottages,
Jameston
OFFERS IN REGION OF £845,000**

- Grade II Listed Georgian 6 Bedroom 6 Bathroom House
- 4 Self Contained Cottages
- Opportunity To Purchase A
- Successful Holiday Let Business
- Ideal for Multi Generational Living
- Faithfully Restored & Renovated By The Current Owners To A High Standard
- South Facing Private Garden & Patio
- Ample Off Road Parking. Upper Floor Sea Views
- Perfectly Located To Reach Local Amenities & 1 Mile From The Breathtaking Pembrokeshire Coastline
- EPC House Grade II Listed Not Required, Cottages D & E

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THE PROPERTY

A rare opportunity to acquire a delightful Grade II Listed period property with four self contained cottages one mile from the breath-taking Pembrokeshire coastline and Manorbier sandy bay. Available as a successful established holiday let business or Ideal Multi-Generation 13 bedroom living. Situated in the pleasant semi rural village of Jameston, this imposing Georgian three storey house retains many attractive period features and offers the ideal opportunity to offer luxury self catering holiday accommodation, or would make an impressive family home. Only a short distance from the popular resorts of Tenby, Saundersfoot, and Manorbier Village, with amenities such as pubs, restaurants and schools at all levels, with excellent public transport links, this unique property offers fabulous views over the rolling countryside with distant sea views. Green Grove also comprises four separate cottages, two of which are currently occupied on a shorthold tenancy agreement, these could easily operate as further self catering holiday lets due to the proximity to the beautiful beaches and the Pembrokeshire National Park Coastal paths.

GREEN GROVE HOUSE

Green Grove House is an impressive Georgian Grade II Listed detached house, with parts of the property dating back to the 1600's. The spacious accommodation is arranged over three floors and comprises Hallway, Lounge, Kitchen, Living Room, Dining Room, Rear Hallway, one Bedroom and a Shower Room on the ground floor, Three Bedrooms on the first floor which are all EnSuite, and separate WC, Bathroom and Shower Room, and a further Two Bedrooms on the Second Floor. The house retains many charming period features and has been faithfully restored and renovated by the current owners; the majority of the windows have been replaced with hardwood double glazed sash windows made by a local joiner, they have recently installed a brand new Worcester oil fired boiler and Gledhill 160 gallon hot water tank and pressure system, and a new radio controlled linked fire alarm system to comply with current holiday letting legislation.

HALLWAY

30' 06" x 8' 01" (9.3m x 2.46m)

Enter through a solid timber door into the spacious Hallway. Doors to all rooms and Rear Hall. Staircase to First Floor.



LOUNGE

14' 09" x 14' 05" (4.5m x 4.39m)

Double glazed sash window to front. Very large stone fireplace which is believed to be a surviving feature from an earlier house on the site with wooden mantle, tiled hearth and two feature alcoves to each side. Door to Kitchen.



REVERSE VIEW



KITCHEN

13' 11" x 12' 01" (4.24m x 3.68m)

Double glazed multi pane window to side overlooking the garden. Fitted with a range of wall and base units with matching worktop. Space and connection for two upright fridge freezers. Large new luxury range cooker with 5 hob rings and plate warmer plus double oven and double grill. Space and plumbing for dishwasher. Inset stainless steel sink and drainer. Ample space for dining suite. Part tiled walls extending to windowsill. Tiled floor.



LIVING ROOM

15' 04" x 14' 04" (4.67m x 4.37m)

Multi pane double glazed sash window to front and two multi pane double glazed bay windows to side. Period fireplace with wooden mantle, tiled hearth and stone surround. Door to Dining Room.



DINING ROOM

15' 00" x 10' 10" (4.57m x 3.3m)

Multi pane double glazed bay window to rear. Door to Hall. Ample space for two large dining suites.



REAR HALLWAY

uPVC door with glazed pane to rear and one to side. Window to side. Tiled floor. Door to Bedroom 1 and Shower Room.



BEDROOM 1

13' 01" x 11' 03" (3.99m x 3.43m)

This area of the house dates back to the 1600's and the original bread oven is still in situ. Exposed brickwork and two feature slit windows to one side with patterned glass and double glazed window to other side.



SHOWER ROOM

9' 00" x 6' 10" (2.74m x 2.08m)

Double glazed frosted window to side. Recently refurbished. Multi directional mains shower in glazed enclosure with water resistant cladding around. Matching suite comprising WC and pedestal wash hand basin. Heated towel rail. Extractor. Recessed spot lights. Laminate flooring.



FIRST FLOOR LANDING

Doors to various rooms. Multi pane double glazed sash window to front with wooden shutters with lovely rural views towards The Ridgeway. Multi pane double glazed window and French doors to rear giving access to flat roof. Door to very large linen cupboard.



BEDROOM 2

14' 05" x 10' 02" (4.39m x 3.1m)

Double glazed multi pane window to front. Door to En Suite Shower Room.



EN SUITE

Fitted with matching suite comprising WC and pedestal wash hand basin. Mains shower in curved glazed enclosure. Extractor. Fully tiled walls. Laminate flooring.



BEDROOM 3

15' 06" x 14' 05" (4.72m x 4.39m)

Multi pane double glazed sash window to front and window to side. Steps down to En Suite Shower Room.



ENSUITE

Fitted with matching suite comprising WC and pedestal wash hand basin. Mains shower in curved glazed enclosure. Extractor. Fully tiled walls. Laminate flooring.



BEDROOM 4

11' 03" x 11' 01" (3.43m x 3.38m)

Multi pane double glazed windows to side and rear. Steps up to En Suite Shower Room.



ENSUITE

Fitted with matching suite comprising WC and pedestal wash hand basin. Mains shower in curved glazed enclosure. Extractor. Fully tiled walls. Laminate flooring.



WC

WC. Extractor fan. Laminate flooring.

BATHROOM

Fitted with matching suite comprising pedestal wash hand basin and bath. Extractor fan. Laminate flooring. Tiled walls.



SHOWER ROOM

Fitted with electric shower. Part tiled walls. Laminate flooring.

SECOND FLOOR LANDING

Multi pane double glazed window to rear with lovely countryside and distant sea views. Door to large storage cupboard. Doors to Bedrooms 5 and 6. Hatches either side of staircase to eave space.



BEDROOM 5

15' 05" x 14' 03" (4.7m x 4.34m)

Two Velux windows to rear enjoying lovely countryside and distant sea views. Double glazed window to side. Door to large storage cupboard.



BEDROOM 6

15' 02" x 14' 04" (4.62m x 4.37m)

Two Velux windows to rear. Double glazed multi pane window to side.



EXTERNALLY - FRONT

The property has an striking panelled stucco façade which has been faithfully restored. The front garden is enclosed by a low wall and cast iron railings, and is mostly laid to lawn with decorative shrubs and planting. A paved pathway leads from the front gate to the Porch which has grand painted cast iron columns, and continues through gated access to the side garden. The brick structure to the right is a former water tower, which is a registered ancient monument with protected status.



EXTERNALLY - SIDE

To the side of the house is a private enclosed garden, laid mostly to lawn with decorative planting and established shrubs and trees. There is also a sunny paved patio with ample space for an outdoor dining suite, and a brand new 8 person Marquis hot tub which is available to purchase by separate negotiation.



UTILITY ROOM

Recently updated with a brand new Worcester oil fired boiler and Gledhill 160 gallon hot water tank and pressure system. Space and connection for washing machine and tumble dryer. Window to rear. Door to large storage cupboard.



EXTERNALLY - PARKING

To the side and rear of the property are two large tarmac areas which provide ample off road parking for several vehicles.



GREEN GROVE COTTAGES

Four self contained cottages; two of which are currently occupied on a shorthold tenancy agreement. The cottages were converted from farm buildings in the 60's/70's and each have been updated during the last fifteen years with uPVC double glazing, insulation and a new roof. The cottages further benefit from LPG or electric heating. The secondary accommodation offers versatility as additional holiday accommodation, owners accommodation, long term residential lets or alternatively could be sold off individually as they have unrestricted planning attached to them.

1 GREEN GROVE COTTAGES

This two bedroom cottage is currently occupied on a shorthold tenancy agreement, and benefits from uPVC double glazing, LPG and electric heating.



LOUNGE

16' 3" x 8' 8" (4.95m x 2.64m)

Enter through uPVC door. Multi pane window to side. Space and connection for LPG fireplace.

KITCHEN

7' 6" x 6' 11" (2.29m x 2.11m)

Fitted with a range of wall and base units with matching worktop. Stainless steel sink and drainer with mixer tap over. Space and connection for LPG gas cooker. Space and connection for upright fridge freezer. Window to front.

BEDROOM 1

13' 7" x 8' 10" (4.14m x 2.69m)

Window to rear. Door to airing cupboard housing hot water tank.

BEDROOM 2

10' 9" x 10' 3" (3.28m x 3.12m)

Window to rear.

BATHROOM

Window to rear. Fitted with matching suite comprising WC, pedestal wash hand basin and bath with shower over. Part tiled walls.

2 GREEN GROVE COTTAGES

Currently occupied on a shorthold tenancy agreement, this first floor one bedroom cottage benefits from uPVC double glazing and electric heating.



LOUNGE

16' 7" x 11' 1" (5.05m x 3.38m)

Enter through uPVC door. Exposed A frame roof timbers with wooden pegs and pitched pine ceilings. Window to rear. Wall mounted electric flame effect fire.

KITCHEN

Open plan to Lounge. Window to front. Fitted with a range of wall and base units with matching worktop. Inset stainless steel sink and drainer with mixer tap over. Space and connection for under counter fridge. Space and connection for LPG gas cooker.

BEDROOM

16' 5" x 11' 2" (5m x 3.4m)

Exposed A frame roof timbers with wooden pegs and pitched pine ceilings. Window to side. Velux to rear. Door to airing cupboard housing hot water tank.

BATHROOM

Window to rear. Fitted with matching suite comprising WC, pedestal wash hand basin and bath.

3 GREEN GROVE COTTAGE

Currently occupied on a shorthold tenancy agreement, this two bedroom cottage benefits from uPVC double glazing and electric heating.



PORCH

Enter through uPVC door with frosted pane. Timber door to Lounge

LOUNGE/KITCHEN/DINER

18'8" x 15'3" (5.69m x 4.57m)

Open plan L shape room. two multi pane windows to rear. A frame roof timbers with wooden pegs and pitched pine ceiling. Wall mounted electric flame effect fire. Door to Hallway.



REVERSE VIEW



KITCHEN

Fitted with a range of wall and base units with matching worktop. Space and connection for LPG cooker. Inset stainless steel sink and drainer. Space and connection for upright fridge freezer.



HALLWAY

Doors to all rooms. Door to airing cupboard housing hot water cylinder. Loft hatch.

BEDROOM 1

11'3" x 6'6" (3.43m x 1.83m)

Multi pane window to rear. Door to built in wardrobe.



BEDROOM 2

10'8" x 8'6" (3.25m x 2.44m)

Window to front.



BATHROOM

5'9" x 5'7" (1.75m x 1.52m)

Frosted multi pane window to front. Fitted with matching suite comprising WC and pedestal wash hand basin. Bath with electric shower over. Part tiled walls. Vinyl floor.



4 GREEN GROVE COTTAGE

This two bedroom cottage benefits from uPVC double glazing and electric heating and has previously been used as owners accommodation.



PORCH

Enter through uPVC door with frosted pane. Timber door to Lounge.

LOUNGE/KITCHEN/DINER

22' 03" x 15' 02" (6.78m x 4.62m)

Open plan L shape room. two multi pane windows to rear. A frame roof timbers with wooden pegs and pitched pine ceiling. Wall mounted electric flame effect fire. Door to Hallway.



KITCHEN

Fitted with a range of wall and base units with matching worktop. Space and connection for LPG cooker. Inset stainless steel sink and drainer. Space and connection for upright fridge freezer.



HALLWAY

Doors to all rooms. Door to airing cupboard housing hot water cylinder. Loft hatch.

BEDROOM 1

13' 06" x 7' 04" (4.11m x 2.24m)

Multi pane window to rear. Door to built in wardrobe.



BEDROOM 2


Window to front




DIRECTIONS


Leave Tenby and head towards Penally, following the road through Lydstep and on to Jameston. On reaching the village pass the Swan Lake Pub and Green Grove will be found after a short distance on the left.


EPC COTTAGE 1

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	


Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	49
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	


EPC COTTAGE 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	


Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	45
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	


EPC COTTAGE 3

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	45
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

EPC COTTAGE 4

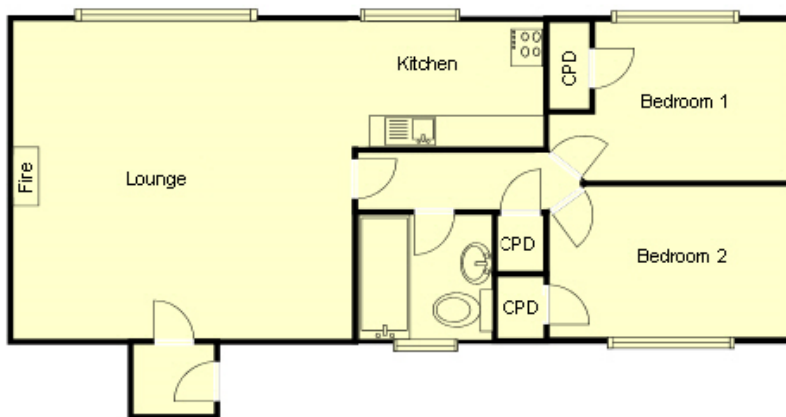
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	49
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Cottage 3
For illustrative purposes only, not to scale.

FLOOR PLAN COTTAGE 4



Cottage 4
For illustrative purposes only, not to scale.

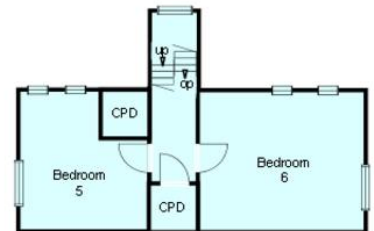
FLOOR PLAN GREEN GROVE HOUSE



Ground Floor
For illustrative purposes only, not to scale.



First Floor
For illustrative purposes only, not to scale.



Second Floor
For illustrative purposes only, not to scale.

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