



Sea Holm , Newgale, SA62 6AS

Offers Over £600,000

Prestigious Family Home Overlooking Newgale Beach.

Stunning Presentation Throughout.

Flexible Accommodation/Detached Garage/Separate Annex.

Very Large Garden with Sea Views.

Rare Opportunity to Purchase in this Area.

Tri-Level House Maximising Sea Views

E.P.C Rating E.

No Onward Chain.

Newgale Holds "Blue Flag" status on its Award-Winning Beach.

Description

Sea Holm is one of the select few properties on Newgale hill, with elevated sea views overlooking the famous Newgale Sands, a blue flag beach popular across the U.K, and with good reason! The 2 mile stretch of golden sand is breathtaking in any season. The property itself has been extended and improved by the present owners, offering very flexible accommodation to cater for large families or to just enjoy the various "snug" rooms overlooking the beach. Very well designed to maximise the view, Sea Holm has further potential with stunning plans for a revamped kitchen (plans available on request) & a breathtaking garden area overlooking Newgale sands, as well as a separate annex which could offer a further 2 bedrooms, or a 1 bed/1 reception room holiday let with serious income potential! As well as all of that, Sea Holm has plentiful off road parking and a detached single garage and is within 500m of the beach. A rare opportunity indeed, Sea Holm has to be seen in the flesh to appreciate the fantastic views, location, and space on offer. Contact J.J Morris for further information.

Entrance To:

Entrance to Sea Holm is via a graveled driveway, leading around to the front garden and main entrance.

Entrance Hallway 10'4 x 6'8 (3.15m x 2.03m)

Tiled floor, door to:

Kitchen 12'5 x 9'7 (3.78m x 2.92m)

Double glazed window to fore, tiled floor, part tiled walls, a range of wall and base units with complementary work surface, 1 1/2 bowl stainless steel sink unit with mixer tap, Aga oven, plumbing for washing machine.

Living Room 15'9 x 13'5 (4.80m x 4.09m)

Gas fire with decorative surround, tiled floor, opens to:

Dining Room 10'7 x 9'1 (3.23m x 2.77m)

Double glazed window to side, tiled floor, built-in cupboards.

Family Room 9'9 x 9'6 (2.97m x 2.90m)

Double glazed window to side, tiled floor, door to:

Bedroom 1 13'2 x 8'2 (4.01m x 2.49m)

Tiled floor, radiator, double glazed doors to Juliet balcony with stunning sea views.

Sun Room 14'11 x 10'5 (4.55m x 3.18m)

Tiled floor, radiator, twin french doors to:

Balcony

Stunning elevated sea and rural views.

Bedroom 2 14'1 x 8'7 (4.29m x 2.62m)

Double glazed french doors to Juliet balcony with stunning sea views, tiled floor. radiator, built-in wardrobes.

Bathroom 9'7 x 7'5 (2.92m x 2.26m)

Jack and Jill access to bedroom and hallway, double glazed window to side, bath, low level W.C, wash hand basin,

bidet, heated towel rail, tiled floor, tiled walls, shaver point.

Hallway 13'7 x 11'3 (4.14m x 3.43m)

Tiled floor, radiator, airing cupboard, opens to:

Study 5'8 x 3'8 (1.73m x 1.12m)

Double glazed window to side, sea views, tiled floor.

W.C 7'4 x 4'7 max (2.24m x 1.40m max)

Double glazed window to side, tiled floor, part tiled walls, radiator, low-level W.C

First Floor Landing 10'3 x 9'8 (3.12m x 2.95m)

Skylight to side, tiled floor.

Shower Room 6'6 x 6'1 (1.98m x 1.85m)

Obscure double glazed window to side, wash hand basin with vanity storage, low-level W.C, corner shower cubicle, heated towel rail, tiled walls, tiled floor.

Bedroom 3 14'5 x 14'5 (4.39m x 4.39m)

Oak steps leading up to the bedroom, oak floor, double glazed window to side, Velux window to rear, built-in cupboards, T.V point, telephone point, sea views.

En-Suite W.C

Low-level W.C, wash hand basin, tiled floor.

Sitting Room 21'1 x 17'2 (6.43m x 5.23m)

Stairs down to the sitting room on the lower ground floor, double glazed window to side, radiator x 2, tiled floor, double glazed door to rear, sea views.

Annex

Entrance to

The entrance to the annex is via the main driveway, leading around to the rear of the property and an enclosed external porch.

Hallway 14'9 x 6'3 (4.50m x 1.91m)

Double glazed doors to the hallway, tiled floor.

Bedroom 12'3 x 8'4 (3.73m x 2.54m)

Double glazed window to fore, tiled floor.

Walk in Wardrobe 5'6 x 2'9 (1.68m x 0.84m)

Tiled floor.

Kitchenette 8'6 x 8'1 (2.59m x 2.46m)

Tiled floor, wall and base unit with stainless steel sink with mixer tap.

Shower Room 6'4 x 5'4 (1.93m x 1.63m)

Obscure double glazed window to rear, heated towel rail, extractor fan, shower area, low-level W.C, wash hand basin with vanity storage.

Living Room 12'2 x 8'1 (3.71m x 2.46m)

Double glazed window to rear, tiled floor.

Externally

Sea Holm has the most beautiful garden space, stretching

down across multi-levels, all with amazing views. Landscaped and spacious, the potential is vast, and with so much you could do, a great deal of thought needs to go into it! Given the location and the size of the house, garden space like this is rare, so what a fantastic bonus this really is.

Detached Garage 18'1 x 12'3 (5.51m x 3.73m)

Garage door to fore, electric light and power, window to side.

Tenure

We are advised that the property is freehold.

Services

We are advised that mains services are connected with an LPG gas tank in the garden & private drainage.

Broadband

Superfast Fibre Broadband is available to the area as confirmed by www.bt.com/broadband/availability/

Additional Information.

Newgale village is a small cluster of buildings at the northern edge of Newgale beach. Most people, when they refer to Newgale, however, mean the beach. It's a magnificent two-mile-long stretch of wide flat sand with a huge pebble bank behind it, hugely popular with surfers. Increasingly popular within Pembrokeshire, itself a hotspot for tourism, even more-so given the era of "staycations", properties within Newgale are highly desired as holiday lets or investments, commanding extremely high rates of rent. With a much better broadband infrastructure, Pembrokeshire is now highly desired for those looking to relocate to one of the U.K's most beautiful areas.

Floor Plan



Sea Holm, Newgale, SA62 6AS

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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