

142 Main Street • Pembroke
Pembrokeshire • SA71 4HN
Tel: (01646) 621500 •
Email: info@owenandowen.co.uk
Website: www.owenandowen.co.uk

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CHARTERED SURVEYORS

Underhill Cottage
St. Twynnells
Pembroke Pembrokeshire
SA71 5HX



A wonderful opportunity to purchase a delightful detached modern cottage style house with agricultural buildings and sitting in approximately 9.9 acres of land.

Situated in an unspoilt countryside location on the Castlemartin Peninsula, Pembrokeshire.

The property has extensive views over its own land, to the countryside beyond. Properties offering such privacy and tranquillity are rarely available.

NOTE: The agents, for themselves and for the vendor or lessor, give notice that this information is given as a preliminary guide to interested parties; statements contained herein are given in the belief that they are correct, but they are not intended to be relied upon as statements of fact, and it is for the purchaser or tenant to satisfy himself as to their correctness by inspection or otherwise. All negotiations are subject to the contents of a formal contract to be prepared by the solicitor of the vendor or lessor.

Directions: From the town of Pembroke take the B4319 towards Angle. When you pass through the village of Maidenwells at the roundabout take the first left and then follow the signs to St. Twynells. Pass through the village and the driveway to **Underhill Cottage** will be found on the right hand side.

Location: **Underhill Cottage** is situated in a secluded valley on the outskirts of the hamlet of St. Twynells. Pembroke town the birthplace of Henry Tudor is some five miles to the north east and has all the usual amenities associated with a country market town.

The principle regional centres are Haverfordwest to the north and Carmarthen to the east with the M4 motorway being some forty miles from the property.

The property is within easy driving distance of the renowned Pembrokeshire Coast National Park coastal path together with the magnificent beaches at Freshwater West, Barafundle and Broadhaven South.

Description: Access to **Underhill Cottage** is via the properties own private driveway leading from the public highway and the property sits within its own gardens and land in a most attractive corner of the Pembrokeshire countryside (see attached plan coloured red).

The property is modern and has the benefit of UPVC double glazed windows throughout, oil fired central heating and fast broadband internet availability.

There is a range of agricultural buildings which have potential for conversion to stabling or other agricultural use.

Accommodation: Solid timber entrance door to

**Kitchen Diner/
Sitting Room: (L shaped)**

Sitting area 24' x 17'9" With slate floor. Timber staircase leading to the first floor. UPVC double glazed windows to the front and side. Exposed timber beamed ceiling. Feature stone fireplace with timber mantle and woodburner stove.

Kitchen/Dining Area With an attractive range of base and wall units having ample wooden 2'7" x 16'9" work surface above. Belfast sink. Plumbing for automatic washing machine. Five ring gas hob with two ovens below and extractor fan above.

Three double glazed windows to both sides of the property and a double glazed French door leading to the rear patio. Floor mounted Worcester oil fired boiler supplying domestic hot water and central heating. Please note that there is under floor heating on the ground floor and radiators to the first floor.

From the sitting room door to Inner Lobby:

Bedroom 1: 12' x 14'
With UPVC double glazed windows to the front and side of the property. Slate floor. Exposed timber beamed ceiling.

Shower Room: 9'92" x 5'6"
With UPVC double glazed window to the rear of the property. Slate floor. Corner shower unit with shower. Low level flush w.c. Pedestal wash hand basin. Fully tiled walls.

From the sitting room an open tread timber staircase to the first floor with carpeted landing and large built-in storage cupboard.

Bedroom 2: 11' x 14'(max)
With UPVC double glazed window to the side of the property and a further double glazed velux style roof light. Radiator. Carpet. Sloping ceilings and lots of character.

Bedroom 3: 17' x 13'6"
With a velux style window. Radiator. Carpet. Feature brick chimney piece again with sloping ceilings and character.

Family Bathroom: (L Shaped) 8'3" (max) x 9'6"
With a velux style window. Claw foot bath with central taps. Low level flush w.c. Pedestal wash hand basin. Heated towel rail. Half tiled walls.

OUTSIDE: The property's driveway leads to a large car parking area to the side of the property with stone chippings and lawned area with mature tree.

The driveway continues along the front of the property and around to the agricultural buildings.

Pathways lead around the house to the extensive rear and side lawned gardens which have been planted with trees and shrubs together with several mature trees.

Directly outside the kitchen French doors there is a patio area with steps leading up to a further lawned area with shrubs and trees. The oil tank is situated to the side of the property.

Agricultural Buildings: The agricultural buildings comprise

- (i) A three bay pole barn with part concrete floor clad in profile metal cladding and roof.
- (ii) A four by pole barn partly timber clad with metal profile roof.

These building would be suitable for a variety of uses and have potential for conversion to stabling.

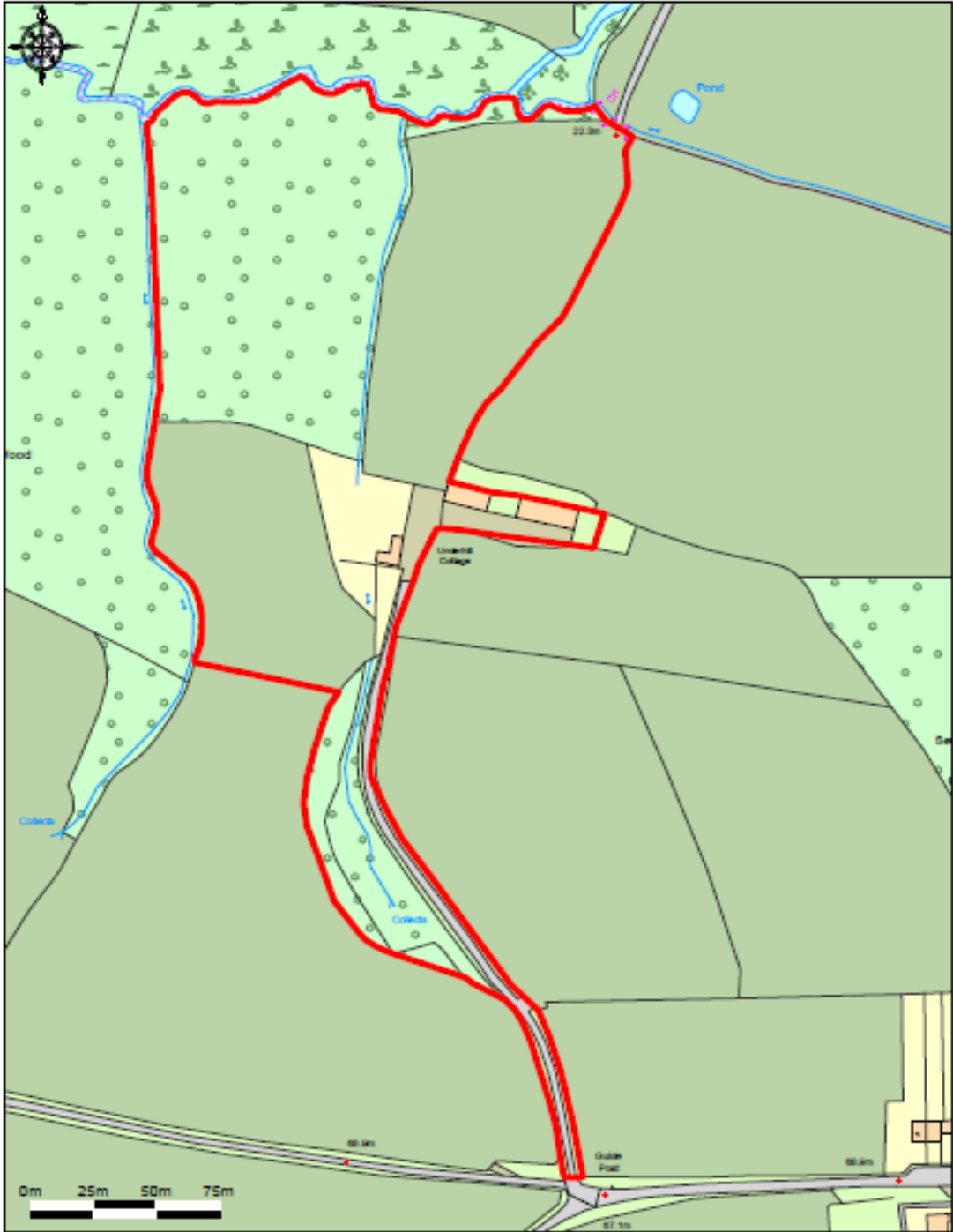
Land: The land comprises approximately 4 acres of pastures that is suitable for grazing by cattle, sheep or horses. The land is fenced for livestock.

In addition there are two parcels of deciduous woodland extending to just over 4 acres.

- Services:** We understand that mains water and electricity are connected to the property. There is private drainage and no appliances or services have been tested.
- Local Authorities:** Pembrokeshire Coast National Park Authority
Llanion Park
Pembroke Dock
SA72 6DY
- E.P.C.** F
- Tenure:** The property will be sold freehold with vacant possession being given upon completion.
- Purchase Price:** **£450,000 (four hundred and fifty thousand pounds)** for the freehold interest
- Public Right of Way:** Please note that there is a public right of way which runs along the access drive to the north towards Orielton Mill. We understand this path is rarely used.
- Viewing:** Strictly by appointment with the sole selling agents
Messrs Owen & Owen Chartered Surveyors
142 Main Street Pembroke
SA71 4HN
Tel. No. 01646 621500
Email: info@owenandowen.co.uk
Web: owenandowen.co.uk



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