



## The Lodge, Mastlebridge, Neyland SA73 1QS

Offers in the region of £325,000

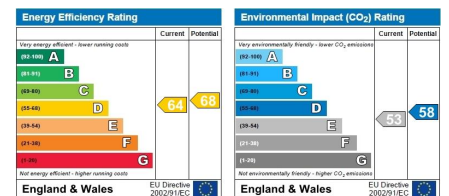
No Chain Sale.

Very Spacious Family Home.

Large Grounds in a Rural Area.

Plentiful Off Road Parking & Double  
Garage.

Quiet & Peaceful Location within 1 Mile of  
Neyland Waterway.



## DESCRIPTION

There is something very special about pulling up to this property via the long gravel drive with 1/2 an acre of land opening in front of you. The Lodge is a beautiful, grand, period property. Standing in the rural setting of Mastlebridge, with its woodland backdrop, this property will attract any extended family looking to be in close proximity to the boating community of Neyland; who are looking for large outside space with a drive that is suitable for 5+ vehicles to include a caravan or boat and of course a two story double garage for storage or simply just pottering around on the weekend. Internally, this is a very spacious family home with 5 bedrooms, 3 reception rooms and 1 family bathroom and 2 en-suite shower rooms. An absolute must see. Arrange your accompanied viewing by calling our Milford Haven Office on 01646 690096.

## ENTRANCE TO THE LODGE

Is via a gated drive leading to a very large off road parking area, laid to gravel, further leading through the front gardens towards the Double Garage, and main entrance to The Lodge.

## ENTRANCE HALL

A very welcoming entrance hall with staircase leading to first floor, double glazed window to side, radiator and doors leading off to:

## LOUNGE

21'10 x 13'10 (6.65m x 4.22m)  
Double Glazed panel door opening out to delightful patio area, feature fireplace with slate hearth and wooden mantel over, this room is fully carpeted with central ceiling light.

## REAR LOBBY

12'6 x 6'10 (3.81m x 2.08m)  
Tiled Floor, doors opening to side and two doors opening to:

## CLOAKROOM

4'10 x 6'7 (1.47m x 2.01m)  
Low level W.C, wash hand basin

## UTILITY ROOM

6'7 x 4'1 (2.01m x 1.24m)  
Potential to make the utility room larger if needed by removing a wall and bringing through to rear lobby.  
Plumbing for washing machine

## BEDROOM 1

13'10 x 10'11 (4.22m x 3.33m)  
Large double bedroom with double glazed window to rear which looks out over rear garden, radiator, door opening to:

## EN SUITE SHOWER ROOM

10'11 x 4'10 (3.33m x 1.47m)  
Tiled floor, low level W.C, wash hand basin housed in vanity unit with storage, tiled double walk in shower enclosure with wall mounted shower, obscure double glazed window to side, heated towel rail.

## BEDROOM 2

13'9 x 11'10 (4.19m x 3.61m)

Another good sized double bedroom with built in bedroom storage units, double glazed window to side, radiator, door opening to:

## EN SUITE SHOWER ROOM

10'10 x 4'11 (3.30m x 1.50m)  
Tiled floor, tiled walls, low level W.C, wash hand basin, tiled walk in shower enclosure, radiator

## STUDY

14'10 x 1'10 (4.52m x 0.56m)  
Laminate flooring, double glazed window to rear, in the corner of room is a Worcester boiler for Oil central heating, storage cupboard which houses hot water tank. This room is currently being used as a study but would be sizeable enough to use as extra bedroom, play room or any additional extra space your family may require.

## DINING ROOM

21'10 x 13'5 (6.65m x 4.09m)  
Dining area which would easily accommodate a large dining table and chairs for those special family occasions.  
Feature fire place with mantle over, double doors with fixed glazed side panels opening to front patio area, 2 x radiator, to the far end of dining room is a sitting area which has been provided to make this a lovely dining / family room with double glazed window to side and direct access to:

## KITCHEN

Double glazed window to side and overlooking woodland. A good range of both wall and base units with work surface over, the kitchen has fitted oven, hob and extractor fan, integral dishwasher, sink with drainer, part tiled walls and back door opening to rear.

## FIRST FLOOR LANDING

Velux roof light windows allowing natural light, large storage cupboard, doors opening to:

## BEDROOM 3

11'4 x 9'3 (3.45m x 2.82m)  
Currently being used as an art studio but would make an ideal single bedroom, Velux window to side and door opening to eaves storage room.

## BEDROOM 4

13'3 x 6'10 (4.04m x 2.08m)  
Currently being used as a twin bedroom with Velux window to rear.

## FAMILY BATHROOM

7'8 x 6'10 (2.34m x 2.08m)  
Step up to a part tiled floor, low level W.C, wash hand basin, bath, part tiled walls, storage cupboard housing water tank for first floor, Velux window to rear.

## BEDROOM 5

12'5 x 12'2 (3.78m x 3.71m)  
Double bedroom with Velux window to rear.

## DOUBLE GARAGE / WORKSHOP

28'8 x 17'9 (8.74m x 5.41m)  
A block build two story double garage with ample space for the best of handymen. This building is currently

being used as a garage but could be transformed into an annex (subject to planning consent) to allow independent living for extended family. The building has full electric supply and a fitted staircase leading to first floor with Velux windows already in place. The garage is entered via Remote control electric roller door and to the rear of the garage is a door opening to workshop.

## EXTERNALLY

The property is approached via gravel drive with plentiful off road parking and double garage. The bungalow sits nicely within approximately half acre grounds which has been lovingly landscaped to provide mature shrubs, flower beds and patio areas to make the most of the South Westerly position. The plot is nestled between woodland and fields giving a wonderful rural feel but with the luxury of a small town providing convenience stores, ideal for boating enthusiasts with Neyland Marina and Estuary only 1mile (approx) away.

## TENURE

We are advised the property is Freehold.

## MAINS

We are advised that mains services are connected.

## BROADBAND

Please note that "super-fast" broadband is available within this area as confirmed by [www.productsandservices.bt.com/products/speed-checker](http://www.productsandservices.bt.com/products/speed-checker)

## COUNCIL TAX BAND F

Council Tax Band F - £1518.27 Per Annum (2015/16)

## VIEWING

By appointment with the selling Agents on 01646 690096 or e-mail [milford@johnfrancis.co.uk](mailto:milford@johnfrancis.co.uk)

## OUR OFFICE HOURS

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 1:00pm

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From our office proceed to the Steynton area and at the Horse & Jockey junction take the right hand turning signposted Neyland. Continue along this road to the 1st roundabout and take the third exit, continue along to the junction and turn left and follow this road until reaching a mini roundabout and take the 1st exit looking for The Lodge which is highlighted by our John Francis For Sale Board.