

NEW
INSTRUCTION



Brooklands, Sageston, Tenby SA70 8SG

Offers in the region of £450,000

Imposing Detached House & Gardens
Potential For Development - STP
In Need Of Some Modernisation
Convenient For Attractions And Main Towns
Very Spacious Rooms & Basement

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

SD/RO/69902/140619

DESCRIPTION

******SPACIOUS DETACHED HOUSE IN EXTENSIVE GARDENS******

Although in need of some modernisation this is an extremely fine, detached house of character, standing in a very large garden (with potential for development-subject to planning).

Located within the village of Sageston the property affords very generous accommodation throughout. It is well located for access to the main towns, holiday attractions a South Pembrokeshire's magnificent coastline.

The 4 bedroom accommodation is complimented by the 3 reception rooms and 2 bathrooms and a useful basement. There is extensive parking in the large grounds. The gardens are mainly lawned with various trees and shrubs and have a disused outdoor swimming pool.

Our sellers also welcome offers for the split sale of the house and potential plots as they have separate titles.

This imposing home is a wide road frontage with a central drive. There is a nearby junior school and a small shop in the next village

HALL

14' x 5' (4.27m x 1.52m)
Timber front door, fitted carpet, ceiling light, door to:

RECEPTION HALL

17'8 x 8'3 (5.38m x 2.51m)
Spacious and impressive room with fitted carpet, window to rear, ceiling light, carpeted stairs to first floor, door to basement.

DRAWING ROOM

15'1 x 14'2 (4.60m x 4.32m)
Double glazed window to front with fitted shutters, fitted carpet, ceiling light, radiator.

DINING ROOM

14'7 x 14'11 (4.45m x 4.55m)
Double glazed window to front with fitted shutters, fitted carpet, ceiling light, radiator.

WET ROOM

8' x 8'2 (2.44m x 2.49m)
Tiled shower area, low level WC, pedestal wash hand basin,

radiator, obscure double glazed window to side.

BASEMENT

14' x 14'9 (4.27m x 4.50m)
With 6ft headroom, stone steps, concrete flooring.

SITTING ROOM

15' x 15'3 (4.57m x 4.65m)
Double glazed window to side, fitted carpet, ceiling light, radiator, timber fire surround with gas fire, under stairs storage cupboard.

KITCHEN

15' x 10'10 Ave (4.57m x 3.30m Ave)
Single drainer stainless steel sink unit, range of fitted base units with worktops over, Hygena electric oven with extractor hood over, part tiled walls, plumbing for washing machine, radiator, airing cupboard with hot water cylinder, gas fired central heating boiler, 2 double glazed windows to side, double glazed door to garden.

FIRST FLOOR LANDING

26' x 13' overall (7.92m x 3.96m overall)
Spacious landing with easy tread staircase, half landing window.

BEDROOM 1

14'2 x 13'4 (4.32m x 4.06m)
Double glazed window to front, fitted carpet, ceiling light.

BEDROOM 2

14'2 x 12'11 (4.32m x 3.94m)
Double glazed window to front, fitted carpet, ceiling light.

BEDROOM 3

10'5 x 9'2 (3.18m x 2.79m)
Double glazed window to front, fitted carpet, ceiling light.

BEDROOM 4

16'2 x 15' (4.93m x 4.57m)
Double glazed window to side, fitted carpet, ceiling light, radiator.

BATHROOM

9'1 x 8'2 (2.77m x 2.49m)
Freestanding roll top bath, low level WC, pedestal wash hand basin, fitted carpet, ceiling light, radiator, obscure window to side.

EXTERNALLY

The central drive leads off the main road and is edged with 2 large lawned areas to the front of the property which sweeps

around to the sides and rear. There are established trees and shrubs planted throughout. There is an extensive parking area to the side of the property and a covered **STORAGE AREA**. The lawns continue to the rear where an upper lawned area has a disused **SWIMMING POOL** in need of repair.

ADDITIONAL INFORMATION

A pre-application has been submitted to Pembrokeshire County Council for the proposed building of 2 dwellings on the land to the west of the property. This proposed development in land use terms is supported subject to various conditions. Details may be inspected at the office of the selling agent. Our sellers also welcome offers for the split sale of the house and potential plots as they have separate titles.

SERVICES

We are advised all mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01834 842 859 or e-mail tenby@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisTen or on
facebook www.facebook.com/JohnFrancisEstateAgents

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

Take the B4318 from Tenby to Sageston. Go straight on at the roundabout and follow the road into the village and the property will be found on the left identified by our For Sale Board.



Measurements are approximate.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
		41	87

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			
		32	76

**John.
Francis**