

NEW
INSTRUCTION



Ryefield, Manorbier, Tenby SA70 7TE

Offers in the region of £650,000

Impressive Modern Detached Home
4 Double Bedrooms, 4 Reception Rooms
Detached Double Garage + Workshop
Distant Sea Views, Walled Garden, Parking
Spacious Family Home

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JB/RO/72292/160919

DESCRIPTION

An impressive, well proportioned detached 4 bedroomed quality family home with 4 spacious reception rooms, together with a detached double garage plus workshop ideal to convert to self contained annex STP. Set in a large mature plot with walled garden and occupying a secluded location accessed via a private driveway from the main road to the beach, through this pretty seaside village. The property is bright and airy and has distant sea views. Manorbier has a sandy bay with its skyline dominated by the impressive Norman Castle and Church. There are some quite breathtaking coastal walks and many of the local attractions are just a few minutes drive away. Local facilities include the shop, P.O., village pubs and regular train and bus services. The larger coastal resort of Tenby provides a much wider range of leisure and business facilities plus magnificent sandy beaches and a picturesque harbour.

ENTRANCE PORCH

7'7 x 6'7 (2.31m x 2.01m)
Timber laminate flooring, inset ceiling light, double glazed window to fore with sea views, door with side glazed panel to:

ENTRANCE HALL

13' x 12'11 (3.96m x 3.94m)
Welcoming and spacious with carpeted returning staircase to first floor, covered radiator, doors to various rooms, glazed double door into:

LIVING ROOM

19'8 x 14'7 (5.99m x 4.45m)
Fitted carpet, ceiling light, 4 wall lights, coved ceiling, 2 covered radiators, double glazed box window to fore with sea views, 2 double glazed windows to side, feature fireplace with inset coal effect gas fire, double doors to:

STUDY

15' x 13'2 (4.57m x 4.01m)
Timber flooring, ceiling light, coved ceiling, covered radiator, double glazed window to rear, fireplace with coal effect gas fire, glazed door leads to rear patio, double doors to:

SUN ROOM

14'3 x 12' (4.34m x 3.66m)
Timber flooring, inset ceiling light, coved ceiling, radiator, double glazed door to front patio, double glazed window to side, further double glazed door and window to rear patio.

KITCHEN

14'9 x 13'1 (4.50m x 3.99m)

Timber flooring, range of modern wall and base units with marble effect worktops over, breakfast bar, built-in dishwasher, space for fridge/freezer and range cooker, inset ceiling lights, coved ceiling, part tiled walls, double glazed window to rear, door to:

UTILITY AREA

13'8 x 10' (4.17m x 3.05m)
Range of wall and base units with marble effect worktops over, plumbing for washing machine, space for tumble dryer, tiled flooring, 2 ceiling lights, built-in storage cupboard, double cupboard with shelving and housing Valiant gas fired boiler, timber double glazed door with side double glazed window, door to:

CLOAKROOM

Tiled flooring, radiator, obscured double glazed window to side, low level WC, pedestal wash hand basin.

DINING ROOM

12'8 x 11'10 (3.86m x 3.61m)
Fitted carpet, ceiling light, covered radiator, double glazed window to fore.

UPPER LANDING

Spacious with fitted carpet, inset ceiling lights, coved ceiling, double glazed window to fore with sea views, 2 radiators, access to loft space, doors to:

MASTER BEDROOM

22'2 x 15' (6.76m x 4.57m)
Fitted carpet, 2 ceiling lights, coved ceiling, radiator, range of fitted wardrobes, further double built-in wardrobe, double glazed window to rear, door to:

EN-SUITE

13'7 x 6' (4.14m x 1.83m)
Fitted carpet, inset ceiling lights, obscure double glazed window to rear, tiled walls, tiled bath, low level WC, wash hand basin, enclosed shower cubicle, radiator.

BEDROOM 2

15' x 10'1 (4.57m x 3.07m)
Fitted carpet, ceiling light, coved ceiling, radiator, fitted wardrobes, double glazed window to fore with sea views.

BEDROOM 3

13' x 12'2 (3.96m x 3.71m)
Fitted carpet, ceiling light, coved ceiling, radiator, double glazed window to fore with sea and rural views.

BEDROOM 4

13' x 12'2 (3.96m x 3.71m)
Fitted carpet, ceiling light, coved ceiling, radiator, fitted wardrobes, double glazed window to side.

BATHROOM

8'11 x 6'3 (2.72m x 1.91m)
Fitted carpet, ceiling light, heated towel rail, obscure double glazed window to rear, bath with tiled surround, low level WC, wash hand basin, enclosed shower cubicle, tiled walls.

WORKSHOP

19'6 x 9'10 (5.94m x 3.00m)
Fitted carpet, strip light, obscure double glazed window to rear.

GARAGE

20'7 x 19'6 (6.27m x 5.94m)
Two strip lights, 2 garage doors, obscured double glazed window to side.

EXTERNALLY

To the front of the property is a paved driveway for multiple vehicles leading to the **DETACHED DOUBLE GARAGE & WORKSHOP**. A covered walk way to one side of the property with a large level lawn to the side and rear with fencing and walled boundaries. There are a range of mature shrubs. The rear garden has a level lawn with old wall boundary, 2 large patio areas and a **SUMMERHOUSE**. To the side of the property is a further large patio/ barbecue area and level lawn with sea views.

SERVICES

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

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TENURE

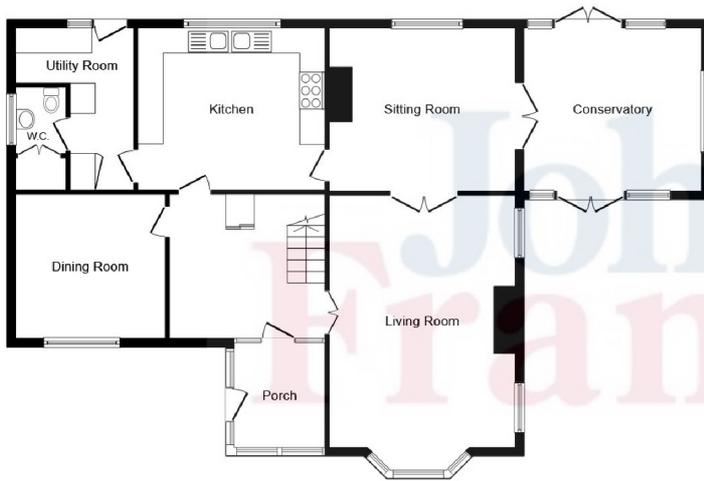
We are advised that the property is Freehold

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 coast road from Tenby to Manorbier. Drive into the village, pass the Post Office and just after the play area on your right look for the entrance for the drive on your left. Follow the drive and the property can be located on the left.



Ground Floor



First Floor

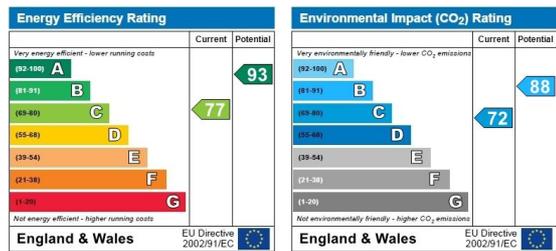
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**John.
Francis**