

NEW PRICE



Bumblers, High Street, St. Florence SA70 8LN

Offers in the region of £400,000

Character Filled Detached House
Adjoining Barn With Dev Potential. STP.
4/5 Generous Bedrooms & Bathroom
Approx 33' long living room. Kitchen & Utility
Large Mature Garden/Parking Areas

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/DT/68029/190919

DESCRIPTION

***** A SUBSTANTIAL CHARACTER FILLED DETACHED HOUSE & BARN***.**

This charming detached house is located centrally within the multiple floral award winning village of St Florence. In addition to the main house there is an adjoining stone barn offering development potential (STP) as well as a large mature and very private garden. Features within the house include the deep window sills, beamed ceilings, open fires and timber flooring. There is a lovely stone chimney stack on the roadside wall. There is off road parking and to the side and rear additional space for a boat/ caravan.

The accommodation is well proportioned throughout - the main living room being approx 33' long. The study offers flexibility as a 5th bedroom. There are leaded glass double glazed windows as well as LPG central heating.

The village has a shop/post office, primary school, pubs and restaurant.

The nearest town is Tenby, which offers a wide range of amenities as well as a picturesque harbour and fabulous beaches.

PORCH

Multi-paned front door, tiled floor, double aspect windows, exposed stone lintels, multi-paned inner door to:

HALL

Carpet, ceiling light, radiator, returning carpeted staircase to first floor with large storage cupboard under.

STUDY / BEDROOM 5

13' 10 x 10' 02 (3.96m x 3.05m)

Fireplace recess, radiator, double aspect windows, 2 wall lights, ceiling light.

CLOAKROOM

WC with boxed in cistern, wash hand basin, part panelled and part tiled walls.

KITCHEN

11' x 10'3 (3.35m x 3.12m)

Fitted with a range of wall and base units with worktops over, built-in Hotpoint oven with gas hob with Moben extractor over,

single drainer sink unit, tiled floor, window to rear garden, radiator.

UTILITY ROOM

7'4 x 6'7 (2.24m x 2.01m)

Tiled floor, window and door to rear garden, plumbing for washing machine, ceiling light.

LOUNGE / DINING ROOM

DINING AREA

19'5 x 10' (5.92m x 3.05m)

Wooden flooring, window to front, window to rear with view of the garden, ceiling beams, 3 wall-lights, radiator.

LOUNGE AREA

15'9 x 13'7 (4.80m x 4.14m)

Carpet, radiator, fireplace, window to front, french doors leading out to rear garden, beamed ceiling, 3 wall-lights.

FIRST FLOOR LANDING

Carpet, windows to front, ceiling light, access to loft space.

BEDROOM 1

14'3 x 10'5 (4.34m x 3.18m)

Double aspect windows, carpet, ceiling light, radiator, wash hand basin, fitted wardrobe.

BEDROOM 2

11'10 x 10'8 (3.61m x 3.25m)

Double glazed window to rear, carpet, ceiling light, radiator.

EN-SUITE CLOAKROOM

Suite comprising of low level WC, wash hand basin.

BATHROOM

9'11 x 6'5 (3.02m x 1.96m)

Suite comprising of panelled bath with fitted screen and shower over, wash hand basin, low level WC, ladder style heated towel rail, airing cupboard housing the LP gas fired central heating boiler. Wall cupboard, window to rear, recessed ceiling lights.

BEDROOM 3

9'2 x 7'2 (2.79m x 2.18m)

Window to rear, radiator, carpet, ceiling light.

BEDROOM 4

12'1 x 11' (3.68m x 3.35m)

Window to front, radiator, carpet ceiling light, 2 built-in wardrobes.

EXTERNALLY

To the front of the property there is an attractive stone walled forecourt leading to the front door, alongside this there is off road parking suitable for several cars. The main garden is located

to the side and rear and extends to a large mature attractive garden with areas laid to lawn and an extensive patio with a wealth of mature trees and shrubs throughout. There is also a separate pedestrian roadside gate. The gated drive gives off road parking suitable for a boat or caravan.

ADJOINING STONE BARN

27'4 x 14'6 (8.33m x 4.42m)

This has enormous potential for further redevelopment either as additional accommodation to the house or as separate unit subject to planning consents being obtained. This stone building is full of character with the timber frame in place under the corrugated iron roof and cobbled flooring. There is power connected, a metal garage up and over door with further pedestrian doors to the front and rear.

SERVICES

We are advised mains water, electricity and drainage are connected.

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.

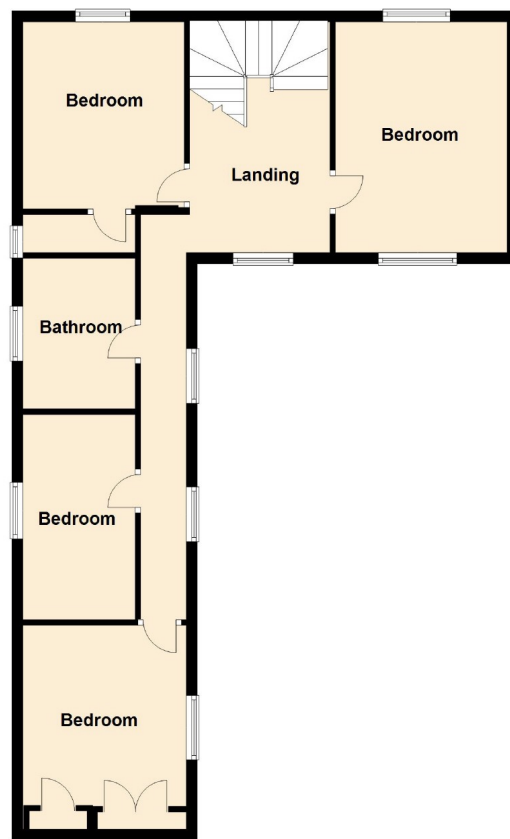
DIRECTIONS

From Tenby head towards Sageston/Gumfreston. After passing Heatherton Country Park turn left for St Florence. Join the one way system and then turn left down towards the shop and Bumpers will be found just past the shop on the left identified by our John Francis For Sale board

Ground Floor



First Floor



Measurements are approximate.
Plan produced using PlanUp.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82-100) A		
(81-91) B			(67-81) B		
(69-80) C			(55-66) C		71
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**John.
Francis**