



Beavers Brook, Jameston, Tenby SA70 8QB

Offers in the region of £375,000

Modern, Spacious Detached House
Large Mature Gardens/Garage & Parking
4 Bedrooms, 3 Reception, 2 Bathrooms
Sought After Village Edge Location
Rural Views, Approx 1 Mile From The Coast

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SD/WJ/59974/160618

DESCRIPTION

**** SPACIOUS DETACHED FAMILY HOUSE APPROX 1 MILE FROM THE COAST****

Beavers Brook is a very well presented, detached family house with generous accommodation and enjoying a large mature garden, rural views, large conservatory, parking for several cars/boat/ caravan and is located in a quiet country lane on the edge of the village and within a mile or so of the magnificent South Pembrokeshire coastline at Manorbier and is within the Pembrokeshire Coast National Park.

In addition to the 183sqft conservatory there is a 24' long hallway, gallery landing, 3 reception rooms and kitchen and the first floor has 4 bedrooms, a family bathroom and an En Suite.

The gardens are to 3 sides and have a man made rill as well as lawned areas, patios and a large productive vegetable garden. Jameston is a small village between Tenby and Pembroke. It has a village shop and a 2 pubs and the historic coastal village of Manorbier is a few minutes drive away.

PORCH

Entered via double glazed door with matching side panel to front, double glazed to each side, tiled floor, ceiling light, timber inner door with glazed side panel to;

HALL

23'10 x 11'4 (7.26m x 3.45m)
Extremely spacious and welcoming, tiled floor, wall lights, stairs to first floor, understairs storage cupboard, doors to;

CLOAKROOM

WC, wash hand basin, tiled floor, recess ceiling lights.

LOUNGE

20'10 x 11'10 (6.35m x 3.61m)
Timber flooring, ceiling light, recess ceiling lights, living flame LPG gas fire in brick surround, double glazed window to front, French doors through to conservatory, multi pane door through to;

GARDEN ROOM

11'2 x 10'2 (3.40m x 3.10m)
Tiled floor, recess ceiling lights, double glazed windows to front and side, patio doors to rear garden, recess ceiling lights, exposed brick walls.

CONSERVATORY

14'1 x 13'1 (4.29m x 3.99m)
A very impressive conservatory, double glazed to each side, timber flooring, French doors to garden, pitch double glazed roof.

DINING AREA

12'11 x 12'1 (3.94m x 3.68m)
Timber flooring, double glazed French doors to rear, recess ceiling lights.

KITCHEN AREA

15'6 x 8'2 + 7'8 x 6'4 (4.72m x 2.49m + 2.34m x 1.93m)
Fitted with a range of wall and base units with worktop over, 1½ bowl single drainer sink unit, built-in double oven, LPG gas hob with canopy extractor over, integrated dishwasher, tiled walls, tiled floor, double glazed window to rear, archway to;

UTILITY AREA

5'9 x 7'5 (1.75m x 2.26m)
Fitted with a range of wall and base units with worktop over, single drainer stainless steel sink unit, plumbing for washing machine, tiled floor, florescent strip lighting.

SIDE PORCH

7'1 x 5'9 (2.16m x 1.75m)
Double glazed to side and rear, tiled floor, door to garden, door to garage.

FIRST FLOOR GALLERY LANDING

Timber laminate flooring, double glazed window to front, ceiling light, airing cupboard with radiator.

SEPARATE WC

Low level WC, wash hand basin, partly tiled walls, tiled floor, doors to;

MASTER BEDROOM 1

14'7 x 12'5 (4.45m x 3.78m)
Timber laminate flooring, double glazed window to rear with views over the garden, bespoke fitted wardrobes and bedside tables, ceiling light.

EN-SUITE SHOWER ROOM

8'4 x 5'9 (2.54m x 1.75m)
Large glazed shower cubicle, low level WC, vanity unit, tiled floor, recess ceiling lights, tiled walls.

BATHROOM

8'11 x 8'11 (2.72m x 2.72m)
Double ended bath and side mounted tap, pedestal wash hand basin, large sower cubicle, glazed brick screening for privacy, extensive wall tiles, timber laminate flooring, obscure double glazed window to rear, ladder style heated towel rail.

BEDROOM 2

11'9 x 8'10 (3.58m x 2.69m)
Double glazed window to rear with views of the garden, carpet, ceiling light.

BEDROOM 3

11'8 x 11'8 (3.56m x 3.56m)
Double glazed window to front with rural aspect, carpet, ceiling light.

BEDROOM 4/OFFICE

11'3 x 8'3 (3.43m x 2.51m)
Double glazed window to front with rural aspect, built-in wardrobe, timber laminate floor, ceiling light.

GARAGE

19'3 x 10'7 (5.87m x 3.23m)
With up and over door, power and light connected, connecting door to porch.

EXTERNALLY

To the front of the property is an extensive parking area suitable for several cars, boat/caravans. There are lawn areas to each side of the property with mature trees and shrubs and lead around to the rear where there is also a man made rill alongside the large patio set off the very impressive conservatory. To the rear the garden is laid to lawn again with mature shrub beds and border as well as flower beds and beyond is a trellis screening behind which is a productive vegetable garden with seven raised beds as well as a **TIMBER GARDEN SHED** and a **GREENHOUSE - 10' x 8'**.

SERVICES

We are advised that mains water and electricity are connected to the property. The property has underfloor LPG gas heating throughout the ground and first floor.

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

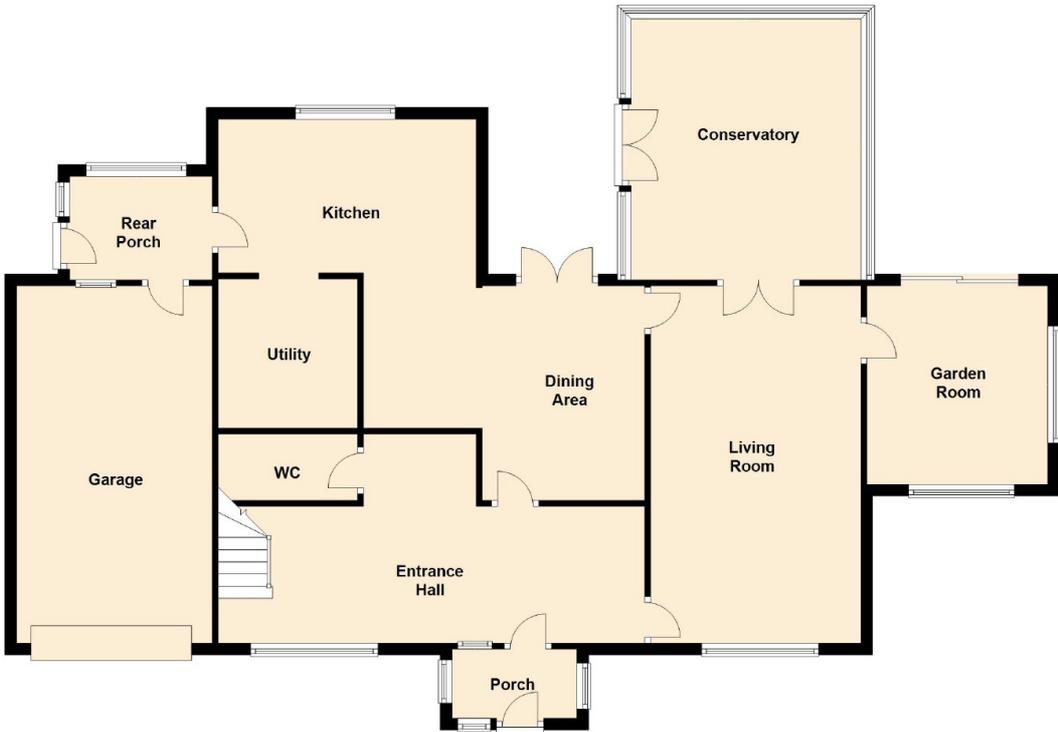
GENERAL NOTE

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

From Tenby take the A4139 towards Manorbier. Carry on through Lydstep and onto Jameston. Turn right opposite The Swan Inn and after just a few yards bear right into Kiln Lane. The property is about 500 yards along on the right.

Ground Floor



First Floor



Measurements are approximate.
Plan produced using PlanUp.

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John.
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