



Ivy Bank Guesthouse, Harding Street, Tenby SA70 7LL

Offers in the region of £400,000

Busy Sea Side Guest House Business
 5 En Suite Letting Rooms + 2 Bedrooms
 Lounge, Conservatory, Kitchen, etc
 Walking Distance To Beaches
 Immaculately Presented Throughout
 EPC Rating C

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		53	53
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SD/RO/76641/060820

DESCRIPTION

*****BUSY GUEST HOUSE
BUSINESS IN BUSTLING SEASIDE
RESORT*****

An opportunity to acquire a thriving guest house business within walking distance of the town centre, beaches, golf course, shops and train station.

The accommodation is very well presented and very comfortable throughout and enjoys an enclosed patio garden to the rear.

There are 5 en-suite letting rooms and 2 additional bedrooms with private facilities, a charming dining room, owners lounge, conservatory, office, kitchen and a utility with a shower room off.

Tenby is a busy holiday destination offering superb beaches and a picturesque harbour as well as the cobbled streets lined with many shops, restaurants, boutiques, etc. The Links golf course is nearby as is the towns railway station.

The property is for sale due to the reluctant retirement of the owner.

ENTRANCE

Front door, original tiled flooring, part glazed inner door to:

ENTRANCE HALL

Stairs to first floor, ceiling arch, timber laminate flooring.

DINING ROOM

15'10 x 13'5 (4.83m x 4.09m)
Bright and airy room with bay window to front, fireplace with decorative surround housing a gas fired log effect fire, alcoves with built-in cupboards having lighting.

OFFICE

11'4 x 9'6 (3.45m x 2.90m)
Good useable space centrally positioned for access to greet guests as well as to the private areas, access to under stairs storage, tiled flooring, radiator, door to kitchen, archway to:

CONSERVATORY

20'4 x 7'5 (6.20m x 2.26m)
Providing additional owners accommodation with access to courtyard garden, polycarbonate roof, tiled flooring with underfloor heating

LOUNGE

13'1 x 11'8 (3.99m x 3.56m)
Door to hallway, coal effect gas fire in timber surround, ceiling light, laminate flooring, radiator.

KITCHEN

16'10 x 9'9 (5.13m x 2.97m)
Good sized room with a range of wall and base units with extensive worktops over, 1½ bowl sink unit, space and connections for the Stoves gas range with extractor over, built-in double oven, integrated

dishwasher, space for fridge/freezer, timber laminate flooring, window to side, Velux window, door to:

UTILITY ROOM

7' x 4'9 (2.13m x 1.45m)
Window, plumbing for washing machine and tumble dryer, tiled flooring, door to courtyard garden.

SHOWER ROOM

Window to rear, shower enclosure, WC, wash hand basin set in vanity unit, heated towel rail, tiled walls and flooring.

FIRST FLOOR - REAR LANDING

Access to:

BEDROOM 1

Family suite comprising 2 bedrooms with an en-suite shower.

BEDROOM

9'3 x 6'11 (2.82m x 2.11m)
Single room with space for bunk beds, window to side, door to en-suite.

BEDROOM

11'2 x 10'1 (3.40m x 3.07m)
Double room with window to side.

EN-SUITE SHOWER ROOM

Window to side, shower enclosure, WC, wash hand basin in vanity unit.

BEDROOM 2

12'6 x 10'6 (3.81m x 3.20m)
Window to rear, pedestal wash hand basin, ceiling light, fitted carpet, radiator.

EN-SUITE SHOWER ROOM

Shower enclosure, WC, extractor fan.

BEDROOM 3

17'10 x 11'5 (5.44m x 3.48m)
Family room with ample space for double and single bed, double aspect to front with a bay window providing ample natural light, walk-in wardrobe with sliding doors, door to:

EN-SUITE SHOWER ROOM

Shower enclosure, WC, pedestal wash hand basin, extractor fan, heated towel rail, wall heater.

SECOND FLOOR SPLIT LANDING

SECOND FLOOR - REAR LANDING

Access to:

OWNERS BEDROOM

10'8 x 9'11 (3.25m x 3.02m)
Window to side, walk-in storage cupboard housing Valiant gas fired central heating boiler, fitted carpet, radiator, door to:

EN-SUITE SHOWER ROOM

Window to side, shower enclosure, WC, wash hand basin, tiled walls.

SECOND FLOOR - FRONT LANDING

Access to:

BEDROOM 4

10'7 x 9'11 (3.23m x 3.02m)
Window to rear, pedestal wash hand basin, ceiling light, fitted carpet, radiator.

EN-SUITE SHOWER ROOM

Shower enclosure, WC, extractor fan.

BEDROOM 5

12'9 x 10'8 (3.89m x 3.25m)
Window to front, ceiling fan, door to:

EN-SUITE SHOWER ROOM

Shower enclosure, WC, pedestal wash hand basin, heated towel rail.

OWNERS ROOM

17'8 x 10'6 (5.38m x 3.20m)
Enter via door from second landing to a dressing area with window to front and stairs up to loft bedroom. The bedroom has 2 Velux windows to rear and 1 to the front with views over the town and sea, vaulted sloping ceiling with beams.

EXTERNALLY

To the front is a paved enclosed terrace with steps up to the front door. To the rear is a paved courtyard which provides seating areas and additional space for washing line. There is residents permit parking to the front. The property has pedestrian access through the adjoining garden to the rear.

SERVICES

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

ACCOUNTS

Trading accounts can be made available to the enquirers following the first viewing of 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

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 up the High Street and turn left at White Lion corner. Go straight across the crossroads into Warren Street. Take the first right into Harding Street and follow the road to the end and Ivy Bank will be found on your right