



Clifton Cottage

Penally, Tenby, SA70 7PR

RR REES RICHARDS
ESTABLISHED. 1845

CHARTERED SURVEYORS, LAND & ESTATE AGENTS

CLIFTON COTTAGE

Penally, Tenby, SA70 7PR

Offers In Region of £650,000

Property Description

Clifton Cottage in its style, is characterised by many features highlighting the Arts & Crafts movement. Architect John Coates Carter was a recognised exponent of the Arts & Crafts movement – he used local materials and identifiable vernacular motifs wherever possible – many apparent at Clifton Cottage. A deceptively spacious property, affording 3-4 bedrooms, 3 Reception rooms & 3 bathrooms. The property could be utilised to offer separate accommodation over 2 wings – One accessed for the South/West entrance and one via the North/East entrance.

The property would appeal to the most discerning purchaser – viewing comes highly recommended.



Vendor Interview

Clifton Cottage is located in the heart of the tranquil village of Penally. Our garden is flat and on three sides of the property so there is always sunshine – perfect for entertaining and outdoor games. A short walk from the property is the South Beach – the gateway to over 200 miles of Pembrokeshire Coast Paths. The house itself is late Arts & Crafts . It has evolved with our family and business needs, but we have made a conscious effort to keep the unique character of the house. We have retained original features and all new work has been completed sympathetically. This is a beautiful summer house with plenty of light and space. Winters are warm and cosy in front of the wood burning stoves.

We fell in love with Clifton Cottage at first sight – I believe you will too. We have enjoyed many happy years here. It's a special and unique place. A wonderful home and hub for our family, Clifton Cottage has given us so many good memories of living in such a unique property in the heart of Penally village.



CLIFTON COTTAGE

The property is accessed from the West with double gates opening to a block paved driveway.

Entrance Porch (4.09m x 7.96m (13' 5" x 26' 1"))

A beautiful feature of the Cottage that boasts a vaulted ceiling, port hole window to the South/West.

Part obscured glazed door to:-

Lounge 3.57m x 6.1m (11' 9" x 20' 0")

Attractive double aspect reception room with feature recessed window, facing South/East overlooking the nearby Tenby gold course, onto the South Beach dunes and Tenby town in the distance. Double glazed window to side (South/West facing). Feature log burner on slate hearth with matching wood surround, mantle and mirror over. Attractive hand made units at either side – one incorporating an island to accommodate TV etc, the other housing ample storage cupboards.





Dining Room 3.66m x 4.06m (12' 0" x 13' 4")

UPVC double glazed pictured window, door to front (south west facing) with UPVC double glazed window adjacent. UPVC double French door to rear aspect (north) boasting panoramic views over Pembrokeshire Country Side towards Preseli Hills. Built in alcove housing solid fuel rayburn with wood mantle over. A light and airy pleasant room.

Inner Hallway

Attractive turning stairway to 1st Floor with feature balustrade. Under stairway cupboard. Double Cloaks cupboard. Further Store cupboard with part obscured glazed door.

Part obscured glazed door to secondary Inner Hallway, running the full length of Clifton Cottage to the front door at the far Northern point. This doorway could easily be used to divide the accommodation into 2 separate wings. To the East boasting 1 bedroom, 1 Reception, Kitchen and 2 bathrooms – all to the ground floor, and to the South/West entrance, be the main house boasting a further 3 bedrooms, 2 Reception, Kitchen & Bathroom all set over 2 floors.



Kitchen/ Breakfast Room 3.32m x 5.52m (10' 11" x 18' 1")

A fabulous Kitchen breakfast room facing to the front of the property (North). Stainless Steel 1 ½ bowl sink unit with mixer taps, cupboards under with further extensive range of units in matching design. Recess housing "Rangemaster" cooker with glazed surround and stainless steel extractor over. Extensive granite work top, Integrated dish washer, space for Fridge/freezer, serving hatch to Dining room.

Utility Room 2.9m x 3.84m (9' 6" x 12' 7")

Currently utilised as 2nd working Kitchen. Recessed window to front (North). Extensive range of base units all in matching design. "Stoves" cooker range. Stainless steel sink unit with mixer "swan neck" tap plus secondary sink. Space for fridge/freezer.



Wet Room 2.76m x 2.44m (9' 1" x 8' 0")

Ideal room for use after long days down at the beach. Open walk-in shower, tiled walls and flooring providing appropriate drainage to serve as a functional wet room.

Double Belfast sink with “swan neck” tap and cupboards under. Boiler cupboard housing “Worcester” gas fired boiler, space/plumbing for washing machine, space/vent for tumble dryer.

Bedroom 3 3.66m x 5.19m (12' 0" x 17' 0")

Currently utilised as home office. Attractive recessed window to rear (South/East) boasting fine views over Tenby Golf Course, South beach dunes and Tenby town in the distance. Feature length doorway, set within window recess, that offers immediate access to the rear paved terrace. Open Cast iron fireplace set on slate hearth with matching surround & mantle over with alcoves at either side incorporating hand-made cupboards and shelving.



Sitting Room 3.58m x 6.01m (11' 9" x 19' 9")

A fabulous double aspect room with feature recessed window incorporating a set of French doors to centre that open to the rear paved terrace. A superb room that really does bring the "outside- in". Fine sea views toward the Gower Peninsula in the distance. This reception room arguably boasts the best vantage point affording breath taking views toward Caldey Island and its main beach, Priory Bay.

Wood burner set on slate hearth with feature wood surround, mantle and mirror over. Opening to:



Potential for Bedroom 4 Area or Office/Study 2.23m x 4.22m (7' 4" x 13' 10")

Double aspect room with picture window to rear (South) and side (North/East). Separate doorway/access to inner hallway provides the opportunity to make this area self-contained.

From Bedroom 4 area - access to:

Down stairs Cloaks/ W.C 1.46m x 2.09m (4' 9" x 6' 10")

Matching suite comprising Low Level WC, wash hand basin set into base unit. Tiled underfoot. Walk in double shower, fully tiled, feature towel rail, window to rear (East).



First Floor Landing

Study/ Reading Area 2.23m x 2.59m (7' 4" x 8' 6")

An attractive study/reading area to the landing which boasts window to rear affording fine sea/coastal views. Built in store cupboards, access to loft space.

Master Bedroom 3.52m x 6.70m (11' 7" x 22' 0")

An impressive Master Suite boasting a his & her walk in wardrobe plus En-suite. A light and airy triple aspect room with double glazed windows to front, side and rear.

Walk In Wardrobe with ample hanging space and further shelving.

En-Suite

Matching 4 piece suite incorporating low level WC, bidet, over size sink set on base unit, tiled underfoot, towel rail, walk in shower fully tiled.



Bedroom 2 3.67m x 5.81m (12' 0" x 19' 1")

Access to main bathroom from Bedroom 2 (Jack & Jill).

Double aspect room with windows to front (North) and rear (South). Feature Cast iron fireplace. Double cupboard offering access to eaves storage.

Bathroom 2.30m x 3.67m (7' 7" x 12' 0")

Over size Bath set into hand made wood panel surround with matching hand made shelving/niches.

Low level WC, wash hand basin set into base unit, tiled underfoot, towel rail, window to front (north)



EXTERIOR

Ample Parking on cobbled driveway for 3 Cars.

Detached Garage 3.39m x 5.30m (11' 1" x 17' 5")

A 2 storey garage of traditional block construction with part glazed double doors to front, and pedestrian door to side. Power & Lighting. stairway with access to 1st Floor – headroom to centre 1.87m

Workshop/ Store Room 2.00m x 5.00m (6' 7" x 16' 5")

Of block/stone construction.

Pedestrian access gate from village opening to private grounds of Clifton Cottage, superbly located to the North boundary should the property be divided.

Gardens and Grounds

Clifton Cottage is enveloped by lawns at 3 sides. To the front, a traditional stone wall fronts the village road, backed by mature trees and shrubs. The front garden is mainly laid to lawn.

Access to the rear of the property is available at either side.

The rear garden offers privacy and seclusion. Accessed internally from the main reception rooms, that lead to a large paved terrace, ideal for entertaining al-fresco style. The terrace and gardens boasts superb sea, coastal and town views. The rear garden is mainly laid to lawn with mature trees, shrub and hedge surround.



GENERAL

Location

Situated in the centre of Penally village. Clifton Cottage lies approx. 2 miles from Tenby Town with its beautiful golden sandy beaches, picturesque harbour and cobbled streets boasting a fantastic selection of individual boutiques, restaurants and bars. The village of Penally offers a fine village pub, shop and vibrant village hall. For those seeking fine dining, Penally Abbey Hotel & Restaurant, open to guests and visitors alike. A short stroll from the village centre, through the golf course, brings you onto Penally beach – at the far south western point of Tenby's South Beach – this is less visited than the resorts main beaches – an unspoilt delight.

Services

All mains services are connected.

Council Tax Band

Pembrokeshire County Council, County Hall, Haverfordwest, SA61 1TP.
Tel : 01437 764551

Energy Performance Certificate Rating

EPC E (39)

Tenure

We are advised that the property is held on a Freehold

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all right of way, easements and wayleaves.

Viewing

By appointment with the sole selling agents.

Please contact Luke Lawrence at luke.lawrence@reesrichards.co.uk or 01267 612 021.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for purposes of VAT, such tax will be payable in addition.

Directions

From Tenby town direction, proceed in to the village of Penally and at the centre of the village, just before the main village shop and village green, Clifton Cottage will be located on your left hand side.



IMPORTANT NOTICE Rees Richards & Partners gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Rees Richards & Partners does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



RR REES RICHARDS
ESTABLISHED. 1845

CHARTERED SURVEYORS, LAND & ESTATE AGENTS

Swansea Office
Druslyn House
De la Beche Street
Swansea
SA1 3HH

Carmarthen Office
Cabna Court
Heol Glasdwr
Parc Pensarn
Carmarthen SA31 2NF