Lock House, St Julian Street, Tenby
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Innkeepers Cottage The Old Parsonage Inn
Tenby
SA70 8LR

£375,000

House
Freehold

6 3 2 D

A substantial and impressive property that offers 5/6 bedrooms, an incredibly spacious living room and kitchen, with an abundance of natural light and modern features throughout, with a large rear garden and parking.

With 5 bedrooms upstairs, and a 6th bedroom and living areas on the ground floor, the house lends itself to a variety of living arrangements. The stand-out features of the house are the large stylish kitchen, and master bedroom suite (comprising double bedroom, walk in wardrobe, and en-suite bathroom).

The house was previously a pub for many years and was totally renovated in 2024 to a high standard. Modern features include new double-glazed windows, central heating, solid oak doors, and LVT flooring, with a large rear garden with extensive patio.

LOCK HOUSE C. 1750

The Property Ombudsman

Regulated by R.I.C.S Giles Birt, B.Sc., M.R.I.C.S

RICS

- **Recently Refurbished House**
- **Large Rear Garden**
- **Modern Kitchen**
- **Popular Village Location**
- **5/6 Bedrooms**
- **Parking for 3 Cars**
- **Spacious Rooms**

The Property

Innkeepers cottage is an impressive and substantial property, recently refurbished to a high standard with a range of modern and attractive features.
With 5 bedrooms, large garden, parking, and modern design, it would suit a range of families and uses - making it a very spacious attractive property within a sought-after village.

The staircase and 1st floor does not have floor coverings, leaving the opportunity for the purchaser to finish the house to their taste with their choice of carpets/LVT etc on occupation.

Step into the main hallway, with timber staircase, storage cupboard, and WC.

Living Room

A large and bright room, with 2 sets of French doors, a picture window, and a fireplace. Double doors open into the room from the kitchen, and with ample space for a lot of furniture, the room could be a living/dining room.

Kitchen / Utility

A spacious fitted kitchen, with a range of modern units and appliances. There is enough room to add an island or table if required, and the room opens into the utility room.
Utility room has fitted storage cupboards, with gas combi boiler and modern immersion heater (both recently installed).

Lounge

A second living room on the ground floor, ideal for use as an office or additional TV room. The room benefits form natural light from a large bay window to the front.

Bedroom 1

An impressive master bedroom suite, with a large bedroom, walk in wardrobe, and en-suite bathroom.
The bathroom has a bath, separate shower cubicle, WC, and 2 sinks, with a window to the rear.

Bedroom 2

An en-suite double bedroom to the front.
En-suite has a shower, WC, and pedestal sink.

Bedroom 3

A double bedroom with a window to the rear of the property.

Bedroom 4

A double bedroom with a window to the rear of the property.

Bedroom 5

A double bedroom at the front of the property with a window to the side.

Bedroom 6

A large double bedroom on the ground floor, which could also be used as an office or playroom.

Bathroom

Family bathroom on the first floor with a bath with shower over, WC and pedestal sink.

Externally

To the front of the property is parking for several vehicles, with a front garden enclosed with a rendered stone wall. There's a patio to the front of the house with sliding doors off the kitchen providing a seating area under a pergola, with a covered porch in front of the front door.

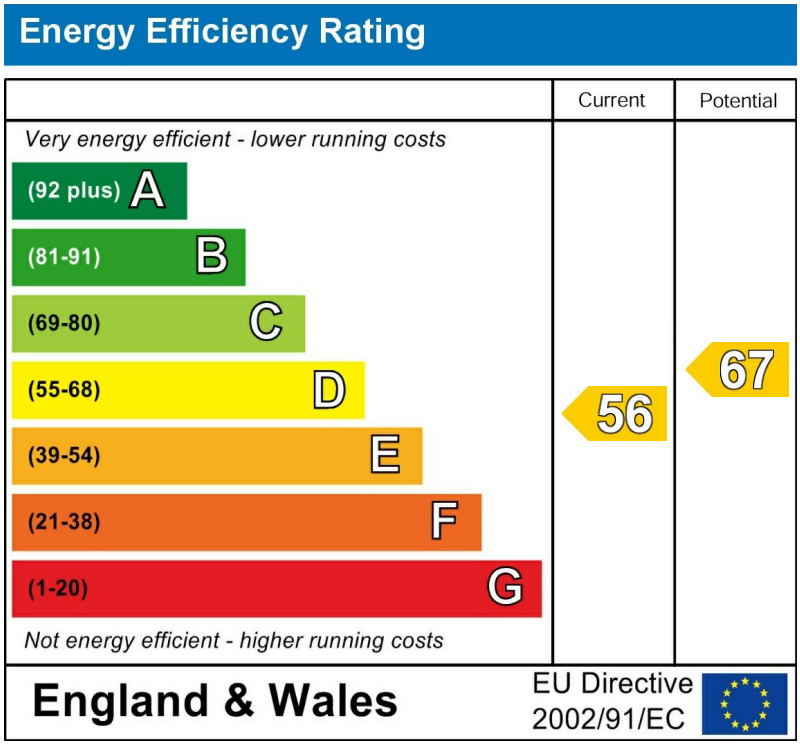
To the rear is a large, enclosed garden, comprising a spacious patio area, and other spaces covered in chippings that could be lawn or further patio space. Being mostly West-facing, garden enjoys the sun all day long as it tracks over the garden.

Please note:

We are advised that LPG gas, water, electric and drainage is connected.
Council Tax band TBC pending final sign-off with Building Control, as the property must first be banded following conversion from a pub.
Some snagging left to do.



The property is on the site of what was the Parsonage Pub in the centre of St Florence, a semi-rural village approximately 10 miles from Tenby. The postcode is SA70 8LR











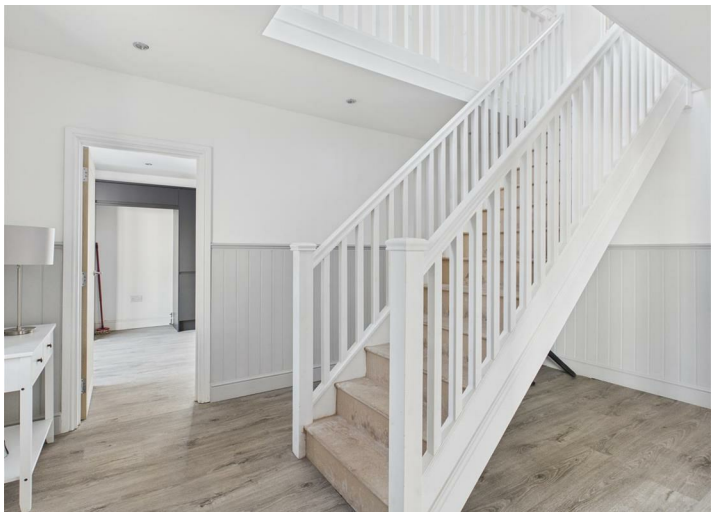






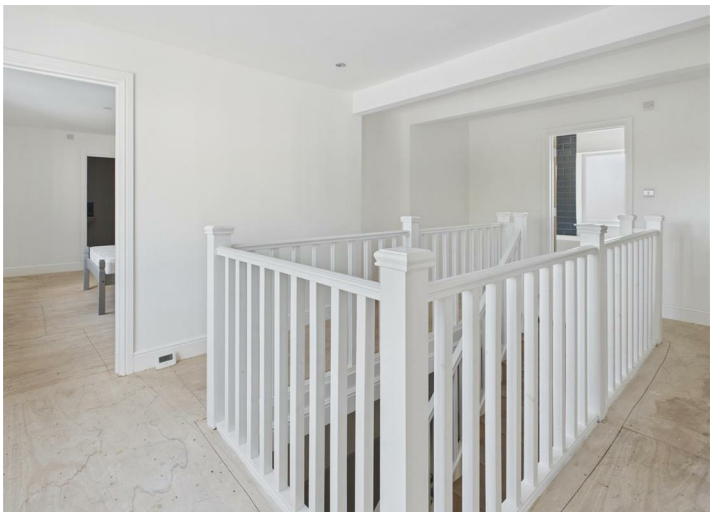



































Floor Plan



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