

PRESELI
SALES • LETTINGS • MAINTENANCE

THE LODGE

ROSEMARY LANE | CRESSELY | SA68 0TA

*A beautifully presented country home
with generous gardens and stables*

OFFERS IN EXCESS OF

£475,000

THE PROPERTY

SPACE, CHARACTER & VERSATILITY

Beautifully presented throughout, this well-proportioned three/four-bedroom home combines character with versatile accommodation and extensive gardens.

Upon entering, the welcoming hallway provides access to the principal rooms, with feature wall lighting, carpeted flooring and a wooden staircase rising to the first floor. The spacious lounge has exposed beams and a stone-built fireplace with wooden mantle, while dual-aspect windows provide good natural light. French doors open directly onto the side garden and paved seating area ideal for alfresco dining and entertaining. The adjoining room is currently used as a dining room, although it could equally serve as a fourth double bedroom, depending on requirements.

To the rear, the kitchen has a country-style feel, with sage green Shaker-style cabinetry, tiled flooring and an range cooker. A window above the sink overlooks the garden, with space for a dining table and additional appliances. A utility area leads from the kitchen, with a rear door providing convenient access for coats, boots and everyday storage. Bedroom three is a comfortable double bedroom with built-in wardrobe space, while the family bathroom completes the ground floor with a large walk-in shower, wash hand basin, WC and heated towel rail.

The staircase rises to two further bedrooms on the first floor. Bedroom one is particularly well proportioned, with dual-aspect windows complemented by Velux windows to the side and rear, built-in wardrobes and ample space for additional furniture and a seating area. The adjoining en-suite features a panelled bath, wash hand basin and WC, together with a heated towel rail and decorative tiled splash back.

Bedroom two is also a spacious double bedroom, with room for a king-size bed, further furniture and a seating area. Built-in wooden wardrobes provide useful storage, while the side-facing window brings in natural light.



KEY FEATURES



Detached Period Property



Three / Four Double Bedrooms



One/Two Reception Rooms



Generous Mature Gardens



Countryside Views



Large Driveway for multiple vehicles



Stables and Pig Cot

ESSENTIAL INFORMATION

EPC rating

F

Tenure

Freehold

Council tax

F - £2,495.94

Heating

Via an Oil Fired Range

Sewerage

Septic Tank

Chain

Chain Free

A PEACEFUL RURAL SETTING



The gardens are an important part of the property's appeal, extending around the house with mature fruit trees, established trees and shrubs providing privacy, areas of lawn. The paved seating area, directly accessible from the lounge, provides a natural place for outdoor dining and entertaining, with the gardens extending beyond to create a sense of space and privacy. A generous, gravelled driveway provides parking for multiple vehicles, while two stables, a tack room and a former pig cot provide a useful collection of outbuildings with scope for a variety of uses, subject to any necessary consents.

Ground Floor ACCOMMODATION

Entrance Hall	7'0" x 19'7" (2.15m x 5.97m)
Dining Room	13'9" x 10'3" (4.21 m x 3.15m)
Living Room	21'4" x 16'0"(6.51m x 4.89m)
Kitchen	18'3" x 9'8" (5.57m x 2.95m)
Utility / Boot room	6'4" x 9'7" (1.95m x 2.94m)
Bedroom	14'9" x 11'9" (4.51m x 3.60m)
Bathroom	9'9" x 8'2" (2.97m x 2.51m)

First Floor

Landing	4'5" x 5'0" (1.37m x 1.52m)
Bedroom	11'9" x 19'3" (3.60m x 5.89m)
Bedroom	15'10" x 12'0" (4.84m x 3.67m)
En-suite	8'8" x 4'10" (2.66m x 1.50m)

SPACE TO RELAX, ROOM TO GROW.

THE LOCATION

COUNTRY WALKS & HISTORIC LANDMARKS

Set within the rural hamlet of Cresselly, the property is surrounded by attractive countryside and a choice of rural walks, while Carew Castle, Carew Tidal Mill and Cresswell Quay are all close by. The setting combines the tranquillity of village and country life with easy access to some of the area's best-known historic and natural attractions, making this a particularly appealing base from which to enjoy the wider Pembrokeshire landscape.

DISTANCES & LOCAL AMENITIES

- Cresswell Quay – 1 mile
- Carew Castle – 2 miles
- Carew Tidal Mill – 2 miles
- Kilgetty – 3 miles
- Saundersfoot – 5 miles
- Tenby – 6 miles
- Pembroke – 6 miles
- Manorbier Castle & Beach – 7 miles
- Narberth – 7 miles
- Pembroke Castle – 7 miles
- Freshwater East – 8 miles

** Whilst every care has been taken to ensure the accuracy of these particulars, they are intended as a general guide only. Measurements and distances are approximate and floor plans are for illustrative purposes. Services, heating systems, appliances and equipment have not been tested by Preseli Property. Prospective purchasers are advised to satisfy themselves as to the condition and suitability of these items and to verify any information of particular importance to them. These particulars are prepared in good faith and do not form part of any offer or contract.



P R E S E L I
SALES • LETTINGS • MAINTENANCE

☎ 01348 840 999

✉ sales@preseliproperty.co.uk

🌐 www.preseliproperty.co.uk

YOUR NEXT CHAPTER STARTS HERE.....

To arrange a private viewing, please contact our sales team.