

**PEMBROKESHIRE
PROPERTIES**
ESTATE AGENTS

ADELSTROP, ST FLORENCE, TENBY

PEMBROKESHIRE SA70 8LJ

Tel: 01646 562387

Mobile: 07821282534

info@pembrokeshireproperties.co.uk



Adlestrop, St Florence, Tenby,

Pembrokeshire SA70 8LJ

Guide Price £675, 000

This Detached Luxury 5 Bedroom, 3 Reception Room, 3 bathroom property sits on a secluded large plot with a double car garage and impressive grounds located in the desirable village of St Florence. Just 4 miles from Tenby and other popular coastal locations.

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Registered office address :71 -75 Shelton Street, Covent Garden, London UK. WC2H 9JQ

Registration number:13486480



- DETACHED , 5 BEDROOM , 3 RECEPTION ROOMS
- LUXURY BUILD QUALITY & SPECIFICATION HOME
- ST FLORENCE LOCATION JUST 4 MILES FROM TENBY
- DOUBLE CAR GARAGE AND AMPLE DRIVEWAY
- LANDSCAPE GARDENS WITH COUNTRYSIDE VIEWS
- GENEROUS SIZED PROPERTY & GROUNDS

Tenure: We are advised the property is Freehold.

Information about the property

Adlestrop is a larger than average executive property built by its current owners in 2008 To the highest bespoke specification.

Set on the perimeter of the sought-after village of St Florence in close proximity to the beaches in the area, the nearest being Manorbier and Tenby itself, you are spoilt for choice. The village of St Florence has a great community spirit which has numerous amenities of pubs, restaurants a garden centre and village shop and the church at the heart of the community.

The property is set back of the road with a large green open space to the front. Accessed through large gates flanked by flowering plant borders, the paved driveway is sufficiently large to park several cars with a double car garage sitting to the righthand side tucked away behind trees and shrubbery. The property looks impressive and yet secluded.

On entering through the front porch you are immediately aware of not only the size but the build quality and natural light within this home. The central staircase is of oak treads and tapered square spindles and the hallway is of a good proportion and a room in itself ,flooring is also oak and this continues in the formal dining and reception 2 .At the far end are a downstairs cloakroom and large storage cupboard.

To the left of the front entrance is an office or study and directly at the bottom of the stairs there access into the light and airy living room, both these rooms are carpeted. This room has double French doors and a window that allows light to flood the room and affords the occupant access and outstanding views of the landscaped garden , fields and countryside beyond . Through the hallway ,the next room on the left is the kitchen/diner which is of equally large proportions as the living room and also has the same open aspect over the gardens ,through the same window configuration .



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The kitchen is very well equipped and of a contemporary design having gloss Pergamon cabinets ,purpose made Corian counters ,dark wooden flooring ,,a central island and a floor to ceiling bank of cupboards in which the ovens are integrated. At the far end of the kitchen a doorway leads into a utility room ,it is here that the direct feed tank and solar control panel is located as well as the usual laundry units , sink and drainer A door leads out to the side of the house opposite which there are two block built storage sheds, this area is laid to slab with raised flower borders .

Turning right leads to the side entrance of the double garage which also has a large casement window .This was built to the same construction as the house and is a large space offering so much potential for change of use .

An opening from the hallway leads to the exceptionally large open plan dining room through which access is gained to the 2nd reception room. This room has three windows two overlooking the driveway and the third to the side patio area.

All ground floor rooms are of exceptional size and decorated both in neutral colours and in a contemporary style.

The staircase leads to the bedrooms and bathrooms. Reaching the top of the stairs bedrooms 2 and 3 are immediately to your left and opposite is the main family bathroom one of the 3 bathrooms in the property.

Bedroom 2 is a spacious double, overlooking the rear gardens and fields beyond through the Hardwood sash window, these windows are continued throughout. This room also has the second of the bathrooms which is en-suite. Tiled throughout and having a wall hung basin, large walk-in rectangular shower and frameless glass screen, with a back to wall pan and combination storage unit



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This room is lit through a sun tunnel and spotlights.

Bedroom 3 currently houses 2 singles, but this is an exceptionally large room and could even house two doubles and not encroach on space.

The family bathroom is also tiled throughout with back to wall pan and sink combination along the far wall above which a Velux floods the space with light. Here we also have a bath and walk in shower. The tiled floor has accents that are repeated as splash backs.

Across the landing is a large double airing cupboard, the landing itself is lit with a Velux and windows

and windows .The master bedroom is fitted with ample storage ,a complete wall of fitted glass wardrobes .The master en-suite completes the bathrooms ,again fully tiled with both a bath and large walk in shower, heated towel rails and lit by roof velux . At the other end of the house bedroom 4 and 5 complete the upstairs bedrooms .Bedroom 4 is another extra large double overlooking the rear of the property and finally Bedroom 5 although the smallest room would easily take a double bed



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GROUND FLOOR

Entrance Hallway 5.66m x 2.64m

Office 2.74m x 2.67m

Reception Room One (Lounge) 6.15m x 3.86m

Reception Room Two (Dining Room) 5.64m x 2.95m

Reception Room Three 5.64m x 3.48m

Kitchen 6.17m x 3.86m

Utility Room 2.77m x 2.34m

Cloakroom

FIRST FLOOR

Landing

Master Bedroom 5.64m x 5.38m

Ensuite

Bedroom Two 4.17m x 3.84m

Ensuite

Bedroom Three 4.17m x 3.84m

Bedroom Four 3.96 x 3.86m

Bedroom Five 2.74m x 2.67m

Family Bathroom 3.10m x 2.34m

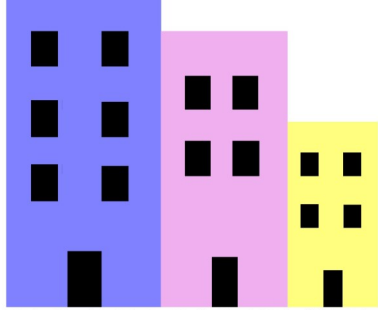
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SERVICES

We are advised all mains services are connected to the property. The property has an oil based central heating system, there is also a solar powered panels fitted which heat the water. This system is owned by the freehold and not a third party.

EPC RATING—TBC

COUNCIL TAX BAND—G

VIEWINGS

Strictly by appointment only with a member from Pembroke Properties Estate Agents Ltd 01646 562387

GENERAL NOTE

All information used for marketing material has been provided and advised to us by the legal property owner. Floorplans and dimensions are approximates and may differ. All interested parties should satisfy themselves with the information.



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Property Floorplan

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