



## Ivy Bush Cottages, Kilgetty, Pembrokeshire – SA68 0SE

Offers in Region of £350,000

**jjmorris**.com





## Ivy Bush Cottages, Kilgetty

### Pembrokeshire

A fantastic investment opportunity not to be missed, comprising 3 x self contained holiday letting cottages, set within an acre of landscaped grounds and gardens, situated close to the south Pembrokeshire coast. Each cottage is well presented and fully equipped with furnishings and appliances, ready for immediate letting. Bookings are being taken for 2026 and the entire complex is offered for sale as a going concern.

#### Utilities & Services

Heating Source: Electric

Electric: Mains

Water: Mains

Drainage: Private modern drainage system

Local Authority: Pembrokeshire County Council

Council Tax Band: D

EPC Rating:

Maggies Cottage - 67 D

Barn Owl Cottage - 64 D

Love Cottage - 68 D

Tenure: Freehold and available with vacant possession upon completion.

### **Situation**

The cottages are located at the end of a private driveway within the Begelly/Kilgetty area of south Pembrokeshire, with Saundersfoot and Tenby being within 3.5 miles and 5 miles respectfully.

### **Accommodation**

### **Maggies Cottage**

A spacious 3 bedroom stone cottage offering excellent family accommodation comprising:

#### **Entrance Hall**

With tiled flooring, double glazed windows and electric heater. Openings lead on to kitchen and:

#### **Lounge/Diner**

Continuation of tiled flooring, wood burning stove, wooden stairs rise to first floor, electric heater, double glazed external door and windows.

#### **Kitchen**

Fitted with a range of wall and base storage units with worktops over, tiled splash backs, single drainer sink, electric oven, electric hob, extractor hood, integrated fridge and washing machine, tiled flooring, double glazed windows, breakfast bar, Velux roof window, oak door opens to:

#### **Shower Room**

Comprising a shower cubical, W.C, pedestal wash hand basin, tiled flooring, part tiled walls, double glazed window, Velux roof window, built in airing cupboard with hot water cylinder.

#### **Bedroom 3**

A ground floor double bedroom with double glazed window, electric heater and tiled flooring.

#### **First Floor Landing**

Light & airy with exposed beams, wooden flooring, spindle balustrade, Velux roof window, double glazed window, electric heater. Lower landing with built in cupboard. Doors open to:

#### **Bedroom 2**

A twin room with vaulted ceiling, exposed beams, wooden flooring, double glazed window, Velux roof window, electric heater.

#### **Bedroom 1**

A spacious double with vaulted ceiling, exposed beams, wooden flooring, double glazed windows, Velux roof window.

#### **Bathroom**

Comprising a bath, W.C, pedestal wash hand basin, part tiled walls, frosted double glazed window, part tiled walls.

### **Barn Owl Cottage**

Adjoining Maggies cottage and offering:

#### **Entrance Hall**

Tiled flooring, Velux roof window,

#### **Kitchen**

Fitted with a range of wall and base storage units with worktops, tiled splash backs, single drainer sink, electric oven, electric hob, extractor, integrated dish washer and fridge, tiled flooring, vaulted ceiling with exposed beams, external double glazed door, double glazed window, built in airing cupboard, steps lead down to:

#### **Lounge/Diner**

Tiled flooring, double glazed windows, electric heater, spiral metal stairs to first floor master bedroom.

#### **Bedroom 2**

Tiled flooring, double glazed window, vaulted ceiling with exposed beams and Velux roof window, electric heater.

#### **Shower Room**

Comprising a shower cubical, W.C, pedestal wash hand basin, tiled flooring, part tiled walls, wall heater.

#### **Bedroom 1**

A first floor double bedroom with wooden flooring, double glazed window, vaulted ceiling with exposed beams and Velux roof window, electric heater.



### **Love Cottage**

A detached cottage ideal for couples, providing:

### **Lounge/Diner**

Vaulted ceiling with exposed beams, Velux roof windows, tiled flooring, woodburning stove, electric heater, double glazed window, opening leads on to:

### **Kitchen**

Fitted wall and base storage units with worktops, tiled splash backs, single drainer sink, electric oven, electric hob, extractor, integrated dish washer and fridge, tiled flooring.

### **Bedroom**

A lovely double room with vaulted ceiling, exposed beams, Velux roof window, tiled floor, double glazed window, electric heater.

### **Shower Room**

Comprising a shower cubical, W.C, pedestal wash hand basin, tiled floor, part tiled walls, electric heater, vaulted ceiling with Velux roof window, built in airing cupboard.

### **Externally**

The three cottages enjoy ample parking space and well looked after communal grounds, all set within approximately 1 acre. Please see boundary plan for identification. There is a large lawn, vegetable garden and useful outbuildings providing essential storage for gardening equipment, furniture etc. Adjoining Maggies cottage there is a laundry room and store room. Please note the Dutch barn has a preservation order due to roosting barn owls and bats.

### **Accounts**

Account details are available upon request.

### **Directions**

What3words: ///importers.owls.blocks

From Kilgetty, travel to the A477 roundabout and turn off signposted to Pembroke Dock. Travel along the A477 for only around 1 mile and turn right signposted Loveston/Reynalton. Then you will immediately find the gated entrance to Ivy Bush cottages on your right hand side, as identified by our JJMorris for sale sign.

### **Broadband Availability**

According to the Ofcom website, this property has standard broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Mobile Phone Coverage**

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data – 7%

Three Voice & Data – 81%

O2 Voice & Data – 68%

Vodafone Voice & Data – 65%

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

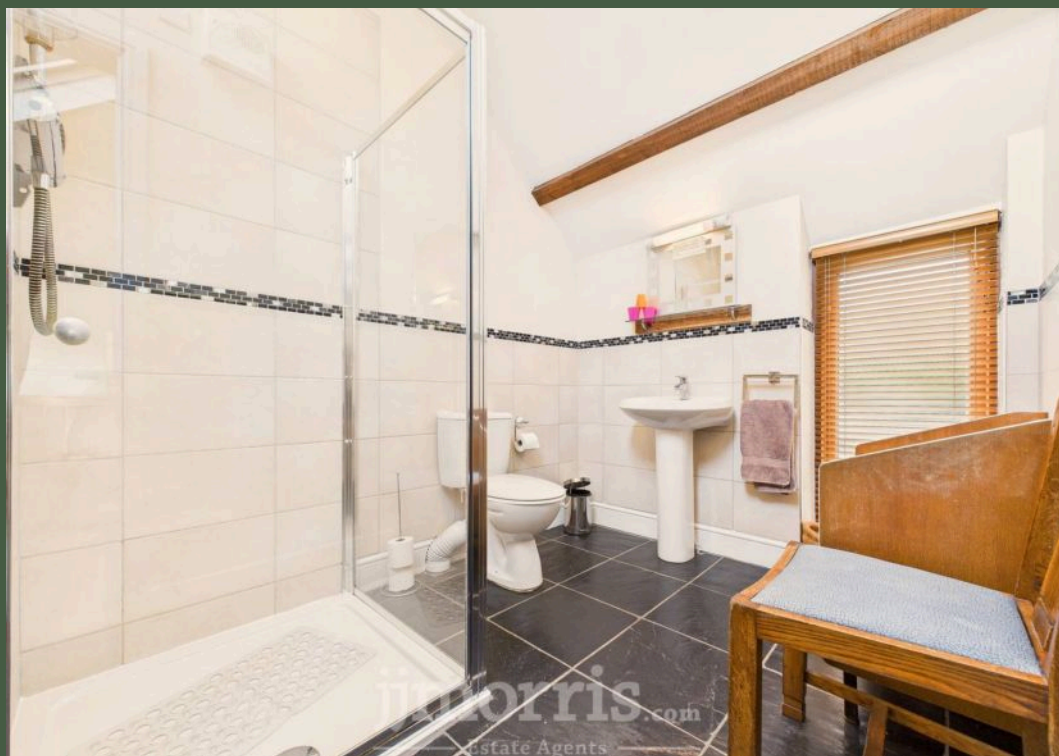
### **Anti Money Laundering & Ability To Purchase**

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.













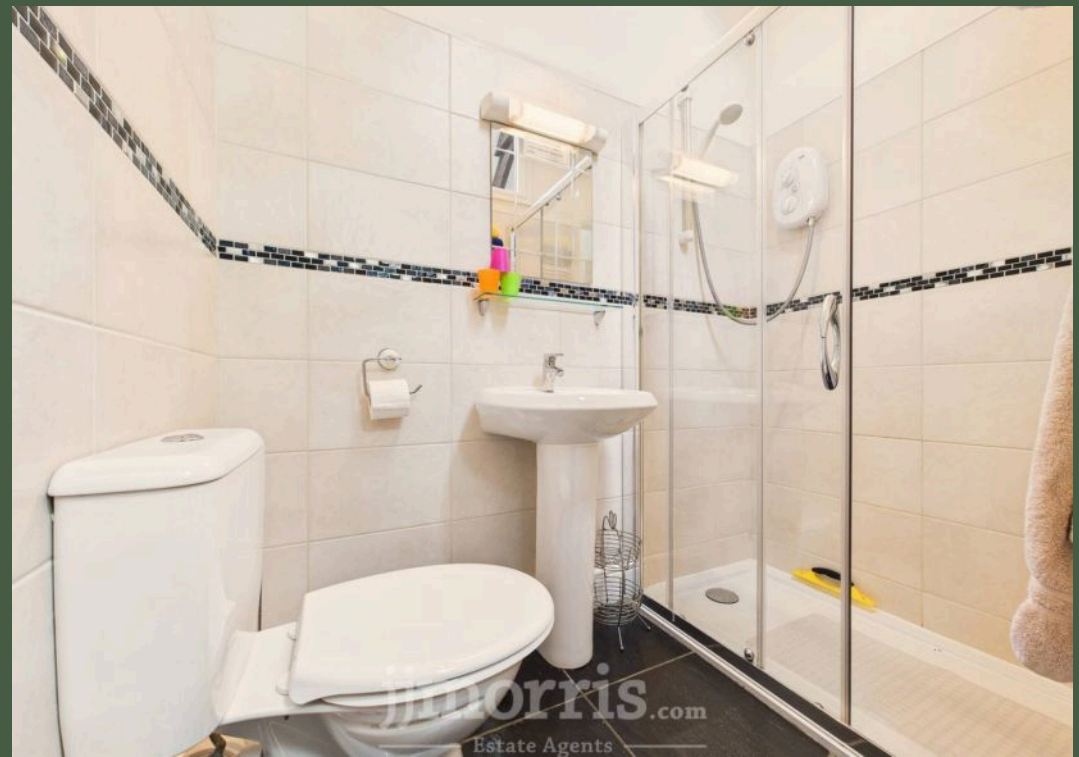




























Floor 0 Building 1



Floor 1 Building 1





**Bathroom**  
3.44 x 1.47 m  
11'3" x 4'9"

**Kitchen**  
3.42 x 1.53 m  
11'2" x 5'0"

**Lounge/Diner**  
4.50 x 3.10 m  
14'9" x 10'1"

**Bedroom**  
2.88 x 3.09 m  
9'5" x 10'1"







## JJ Morris Narberth

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