

## St. Brides Cottage, Skerryback Farm

£200,000

SELF-CATERING HOLIDAY UNIT - NO SECOND HOME COUNCIL TAX PREMIUM Nestled in a picturesque setting near Sandy Haven, this delightful three-bedroom s...



Council Tax band: TBD

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Self-catering holiday unit
- Ideal investment property
- Idyllic coastal location
- No onward chain
- No second home premium
- 3 bedroom barn conversion

### **Sun Room**

Dimensions: 2.30m x 2.70m (7'7" x 8'10"). Timber flooring, double glazed units throughout, glass panelled entrance door

### **Lounge/Kitchen**

Dimensions: 4.70m x 6.80m (15'5" x 22'4"). Fireplace with decorative surround, timber flooring, dual aspect double glazed windows, matching base and wall units with contrasting work surface, single drainer sink, integrated electric oven, microwave, hob and extractor

### **Hallway**

Airing cupboard, timber flooring

### **Bedroom 1**

Dimensions: 3.60m x 2.50m (11'10" x 8'2"). Double bedroom with double glazed window to front, timber flooring

### **Bathroom**

Panelled bath with shower and screen, close coupled lavatory, hand basin, tiled flooring, part tiled walls, frosted double glazed window to front

### **Bedroom 2**

Dimensions: 3.60m x 3.00m (11'10" x 9'10"). Double bedroom with double glazed window to front, timber flooring

### **Bedroom 3**

Dimensions: 4.70m x 3.00m (15'5" x 9'10"). Double bedroom with double glazed dual aspect windows, timber flooring

### **En-suite wet room**

Dimensions: 1.90m x 3.00m (6'3" x 9'10"). Wet room with close coupled lavatory, hand basin, tiled flooring, tiled walls, frosted double glazed window to rear

### **Outside**

To the front of the property is an area of lawn and patio with a south facing aspect. There is a gravelled parking space to the front of the property with further parking available in the shared carpark within the complex.

### **Additional Information**

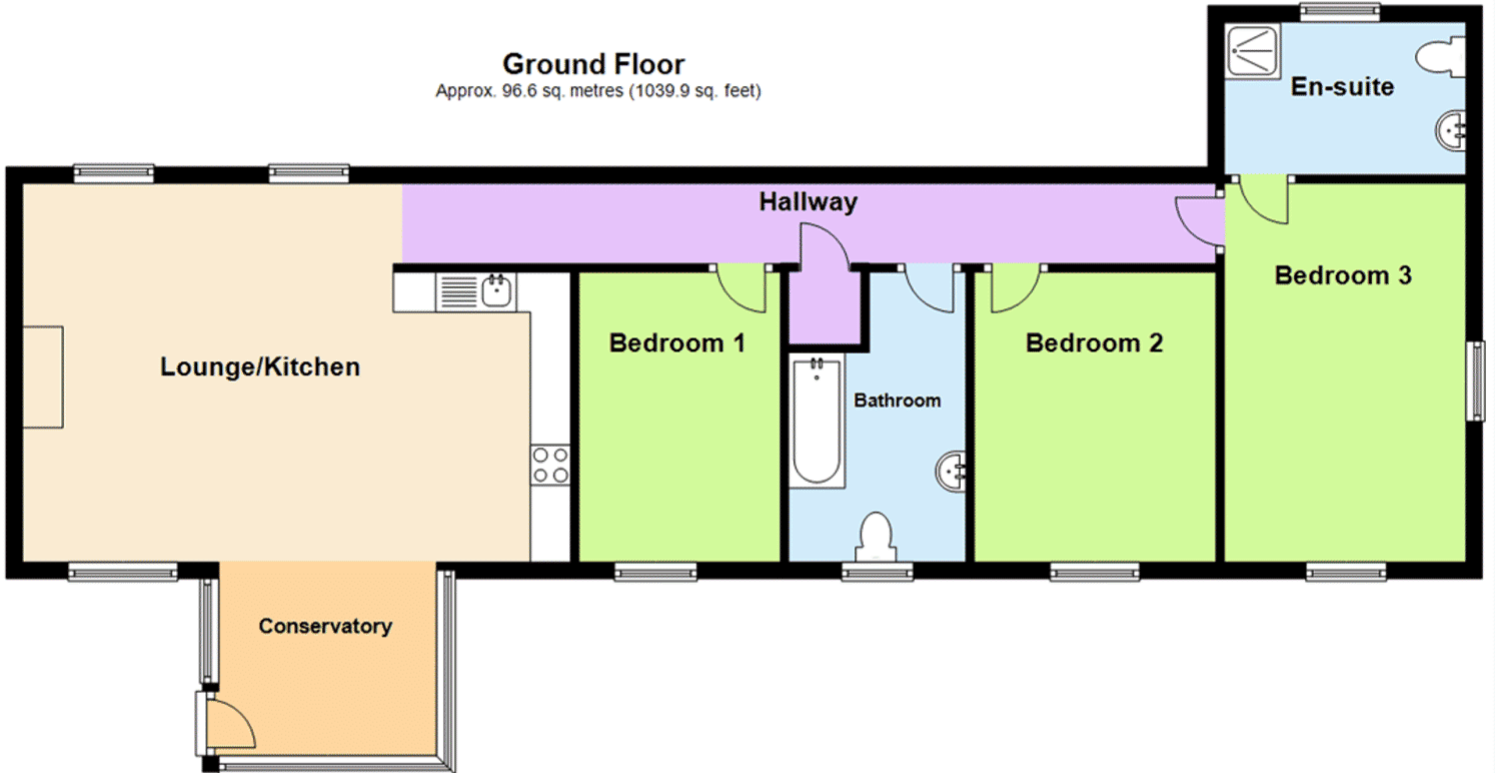
Services: Mains electricity and water are connected along with a private drainage system Tenure: Leasehold. The Freeholder will grant the new owners a new 999 year lease. Terms of the lease to be confirmed. Local Authority: Pembrokeshire County Council & Pembrokeshire Coast National Park Authority Tax Band: E Broadband: Ultrafast broadband available Mobile Coverage: Available from a range of providers For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.

### **Occupancy Restriction**

Pembrokeshire Coast National Park Authority has imposed an occupancy restriction on the property as part of the original planning permission. The restriction states "the property shall be used for holiday let purposes only and shall not be used as permanent habitation. It shall not be occupied for a period extending four weeks for any single letting, and there shall be no return within four weeks by the same household.

## Ground Floor

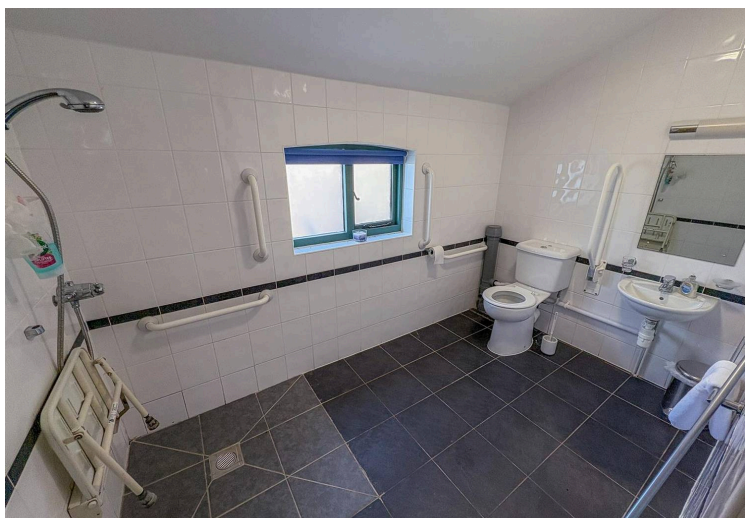
Approx. 96.6 sq. metres (1039.9 sq. feet)



Total area: approx. 96.6 sq. metres (1039.9 sq. feet)

For illustration purposes, do not scale.  
Plan produced using PlanUp.

**St Brides, Sandy Haven**



| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         |           |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | 54                      |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |          |                         |           |
| (92+)   | <b>A</b> |                         |           |
| (81-91)   | <b>B</b> |                         |           |
| (69-80)   | <b>C</b> |                         |           |
| (55-68)   | <b>D</b> |                         |           |
| (39-54)   | <b>E</b> |                         |           |
| (21-38)   | <b>F</b> | 30                      | 40        |
| (1-20)  | <b>G</b> |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |          |                         |           |
| England, Scotland & Wales                                       |          | EU Directive 2002/91/EC |           |