



Crosswood, Coxhill

£1,200,000 Freehold

Detached Bungalow, Detached Annexe Plus 5 Acres of Development Land • Potential for Holiday Complex • Forever Home with Multigenerational Living Possibilities • Located on the Periphery of the Award Winning Market Town of Narberth • Leisure Facilities Including an Indoor Heated Pool and Sauna





Set in the countryside on the periphery of the vibrant market town of Narberth, this impressive six-acre estate combines elegant rural living with significant lifestyle and business potential. The property is centred around a substantial principal house, accompanied by a separate three-bedroom cottage and a range of private leisure amenities, including an indoor heated swimming pool and sauna.

The grounds extend to approximately five acres of paddock land, which already benefits from full planning consent for the creation of a self-catering holiday development. With its adaptable layout, the estate is well suited to extended family living or guest accommodation, while the existing planning permission and its position within one of Pembrokeshire's most popular visitor locations create an exceptional opportunity to develop a high-quality tourism or hospitality venture.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Porch

8' 10" x 9' 3" (2.69m x 2.83m)

Living Room

12' 9" x 20' 9" (3.88m x 6.32m)

Kitchen

20' 3" x 24' 5" (6.18m x 7.44m)

Utility Room

16' 3" x 9' 4" (4.95m x 2.84m)

Office

15' 0" x 21' 5" (4.58m x 6.54m)

wc

5' 9" x 4' 4" (1.76m x 1.32m)

Pool Room

20' 2" x 30' 5" (6.14m x 9.28m)

Bedroom

13' 1" x 12' 2" (3.98m x 3.71m)

Bedroom

17' 10" x 12' 2" (5.43m x 3.71m)

Bathroom

8' 0" x 6' 10" (2.43m x 2.09m)

Bedroom

10' 5" x 14' 2" (3.18m x 4.31m)

Bedroom

10' 4" x 9' 1" (3.16m x 2.76m)



blackbear



ANNEXE

Utility Room

6' 7" x 9' 9" (2.00m x 2.96m)

Kitchen

17' 5" x 9' 9" (5.30m x 2.98m)

Living Room

24' 4" x 16' 2" (7.41m x 4.93m)

Bedroom

12' 8" x 13' 5" (3.86m x 4.09m)

Bedroom

11' 5" x 13' 5" (3.47m x 4.08m)

Bathroom

9' 0" x 6' 11" (2.74m x 2.10m)

Bedroom

16' 4" x 9' 11" (4.97m x 3.02m)

En Suite

8' 0" x 9' 9" (2.43m x 2.98m)

Bathroom

10' 1" x 9' 0" (3.08m x 2.74m)



