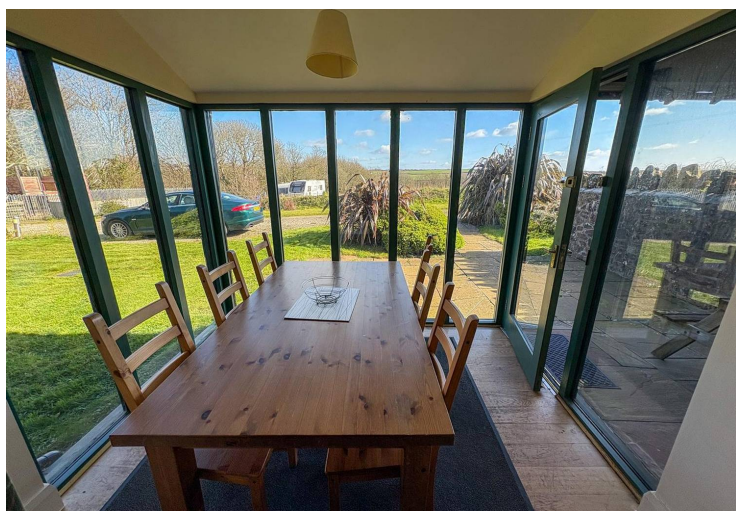
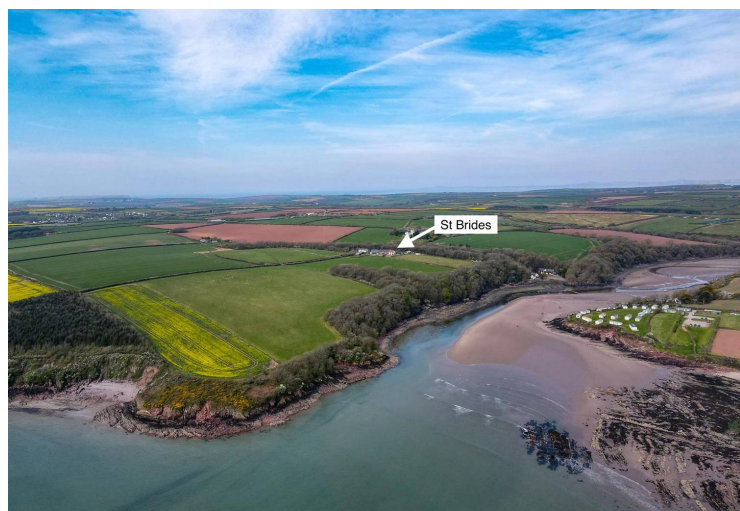




St. Brides Cottage, Skerryback Farm

£190,000 Leasehold

Charming 3-bed barn conversion near Sandy Haven. Open plan living, sun room, 2 baths, south-facing lawn, patio, private parking. Ideal holiday let on Pembrokeshire coast. No second home tax.



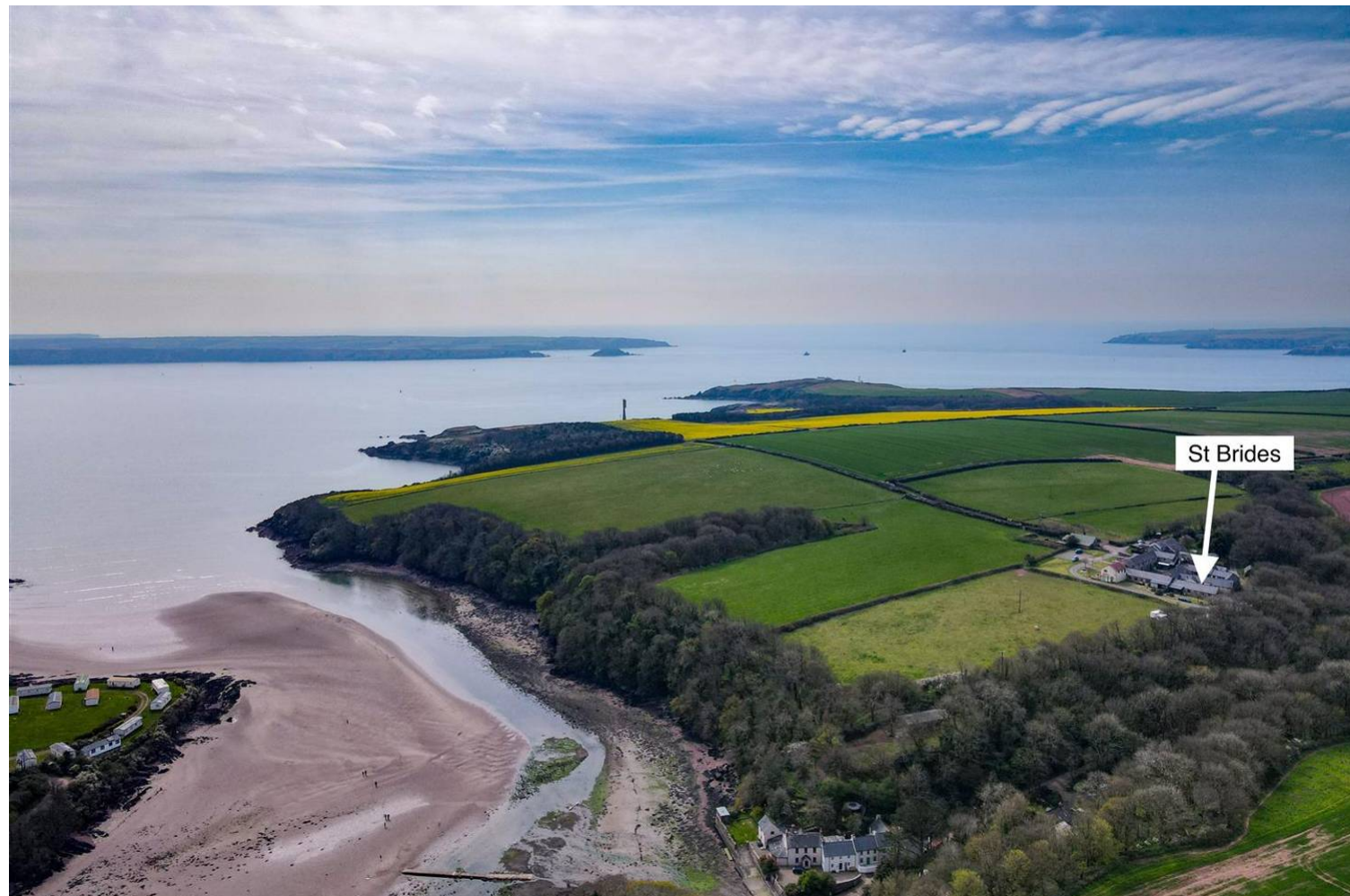
01437 762538



01646 695713



sales@rkluccas.co.uk



Council Tax band: E

Tenure: Leasehold

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

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.

Outside

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

Additional information

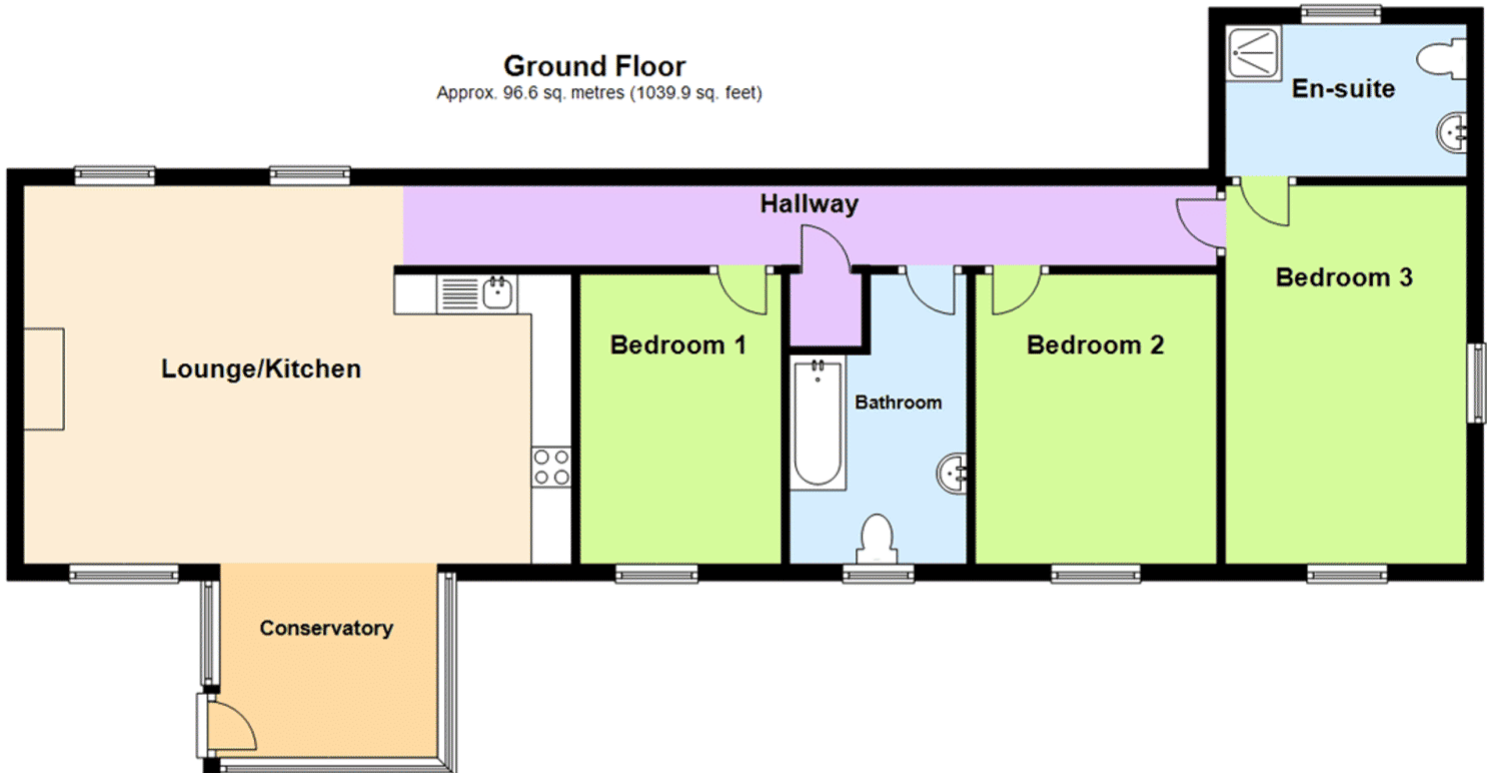
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Ground Floor

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

