



Waterwynch House

NR TENBY | PEMBROKESHIRE

savills

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Substantial waterfront property enjoying superb sea views and direct beach access

- Substantial waterfront property
- Over 12,000 sq ft of high quality accommodation space
- 5 reception rooms
- Large “Sky room” conservatory
- 2 kitchens
- 11 en suite bedrooms
- Beach facing terraces
- Beautiful landscaped grounds
- Currently used as a luxury self-catering holiday retreat
- Rated 5* Visit Wales
- Wedding licence
- Boat slipway to beach
- In all, set in about 26 acres (stms)
- Offered for sale as a going concern

Situation

Waterwynch House enjoys a stunning beachside position overlooking Waterwynch Bay in the famous Pembrokeshire Coast National Park with its miles of sandy beaches, idyllic river waterways and stunning coastal walks. It is only about 2 miles north of the ever popular and historical seaside resort town of Tenby. Saundersfoot is another pretty seaside destination and is again only just over 2 miles away to the north. Excellent local road connections provide quick access to other neighbouring towns while the A477 and A40 stretch eastwards to Carmarthen and the A48 M4 link road (about 25 miles) with access to south Wales (Swansea about 52 miles and Cardiff about 92 miles) the Severn Bridge and beyond into England.





History & Description

Waterwynch House enjoys an interesting history. In the late 1810s, the artist Charles Norris was given a lease on very favourable terms over a plot of land by the Burgess of Tenby, in recognition of his work in promoting the town. It was a condition of the lease that he had to build a house costing no less than £200 within 2 years and in 1820 Waterwynch House was built. In 1920 Waterwynch House became the residence of Lord and Lady Risdale into whose family Sir Stanley Baldwin was married and who spent many holidays here. Waterwynch House was converted into a hotel during the 1980s and was substantially restored to its former residential glory by the previous owners. This restoration and renovation has been continued by the current owners.

Accessed down a quiet country lane, shaded by woodland, the private gated entrance provides an opening vista to the beautifully tended formal gardens of the valley in which Waterwynch House sits. With its wooded flanks elevating gently above it, glimpses of the sandy beach and blue water tantalise from behind the house. Throughout the very extensive accommodation, great care has been taken to use materials of the highest quality, many with nautical influences to reflect the property's marine and beachside location.

Due to the contour of the site, the accommodation is laid out over three floors with each of the principal rooms arranged to take advantage of the sea views. In addition to the generous living accommodation, the scale of the house has allowed an entertainments side currently boasting a billiard room and games room with bar. On the opposite side of the house, a suite of rooms incorporates a gym and offices which, with access available away from the main house, can suit receiving business visitors. There are eleven bedrooms each served by its own designated bath/shower room, arranged over the first and second floors.

The property is set in about 26 acres (stms – subject to measured survey) including landscaped grounds and gardens, woodland, some pasture, and cliff land leading down to the sea. Waterwynch enjoys private access onto a delightful sandy beach (part of which is owned by the property) and includes its own slipway.

The property has been used as a private home and second home but over recent years has been successfully used as a luxury self-contained holiday retreat for large groups. The property also has a wedding licence. The property is being offered for sale as a going concern. Please see Waterwynch House website for further information: www.waterwynch.com



Accommodation

Ground Floor

The ground floor accommodation includes the below:

Entrance Hall with fireplace.

Family kitchen A wonderfully spacious family kitchen with a full size 4 door Redfye Range Cooker, gas hob.

Billiard room & Bar This is a fabulous entertaining space with a fabulous large wood burning stove.

Dining Room The Dining Room has two sets of french doors opening onto the Beach Terrace with the stunning views of Waterwynch Bay

Sky Room The stylish drawing room has been designed as an ideal relaxing and peaceful space for adults to relax and opens out on to the Beach Terrace through two sets of french doors. With its expansive glass roof you can enjoy stunning views of the valley, its cliffs on both sides and, of course, the beach and sea. Many an hour can be whiled away watching the birds fly across the valley or stargazing. It also has a gas stove fire.

Cook's kitchen - Designed as two kitchens in one, it has two separate work top areas, two ranges (gas hob and electric oven), two sinks. Two upright fridges and one upright freezer.

The concept behind the Cook's kitchen is twofold:

- To provide a separate space for caterers to work whilst at the same time allowing the house guests to retain all the facilities they need without getting in the way of the caterers or vice versa.
- To enable guests to have fun whether playing "Masterchef" or "Bake Off's".

Study

Den At the heart of the house, wonderful room designed for youngsters and teenagers.

Music studio A dedicated Music Studio is secreted at the bottom of the Great Hall Staircase and has been fitted out and configured by the famous London based rehearsal studios, The Joint. Musical equipment includes:

- electronic drum kit (and headphones)
- 2 guitar amplifiers
- 24 channel PA System (and Sid)
- Electric bass guitar
- 2 x electric guitars
- 2 x acoustic guitars
- Pair of congas
- Variety of percussion instruments
- Microphone

The ground floor is completed by a number of useful ancilliary rooms including:

Large double garage

Store

Laundry room

Shower room with WC

Boot room - There is also a small **Cellar area**.

First Floor

The property benefits from a separate grand entrance accessing the first floor.

Great Hall & Library The Great Hall starts with a grand double height entrance overlooked by the second floor gallery and extends the length of the house with french doors opening on to the Great Hall Terrace for the spectacular seaview.

Bedrooms The first floor has 7 luxurious en suite bedrooms, 4 overlooking the beach and sea and 2 of which enjoy balconies.

There is a further

Bunk Room providing bedroom accommodation for younger guests that also has an en suite shower room.

The floor is completed by the pump room and a therapy room that could be used as another bedroom.

Second Floor

The second floor provides a further 3 luxurious en suite bedrooms, 2 facing the beach and sea with balconies. The floor is completed by an

Arts & Crafts room With doors opening on to the terrace overlooking the garden. This room is set up so that young and old can have creative fun in a space dedicated for just this purpose.

Fitness Room

Office Suite

Externally

The property is approached by an electric gated driveway that leads down to the large forecourt. The property extends to about 26 acres (stms – subject to measured survey) that includes landscaped grounds and gardens, woodland, some pasture and cliff land running down to the sea. The property owns part of the beach going down to the mean high water mark. The woodland which becomes an exquisite bluebell wood runs along the side of the cliff path to The Point. There are a number of outbuildings including a modern shed for garden machinery and other older stores and greenhouses.

We have been informed by the owners that the property includes a mooring out in Waterwynch bay.

The blue hatched area (former lodge) on the identification land plan is in third party ownership





Internal photographs taken August 2017 and drone photographs taken September 2018.

General Remarks and Stipulations

Employees/TUPE Regulations

Where applicable, the purchaser will be responsible for complying with the statutory provisions of the Transfer of Undertakings (Protection of Employment) Regulations and the taking on of any existing and eligible employees.

Value Added Tax

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Trade Fixtures & Fittings

Trade fixtures, fittings, furniture and equipment will be included in the sale should the purchasers wish to purchase the property as a going concern. An inventory is available from the vendor's agents.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/ bridleways.

Plans, Areas and Schedules

Any available plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.



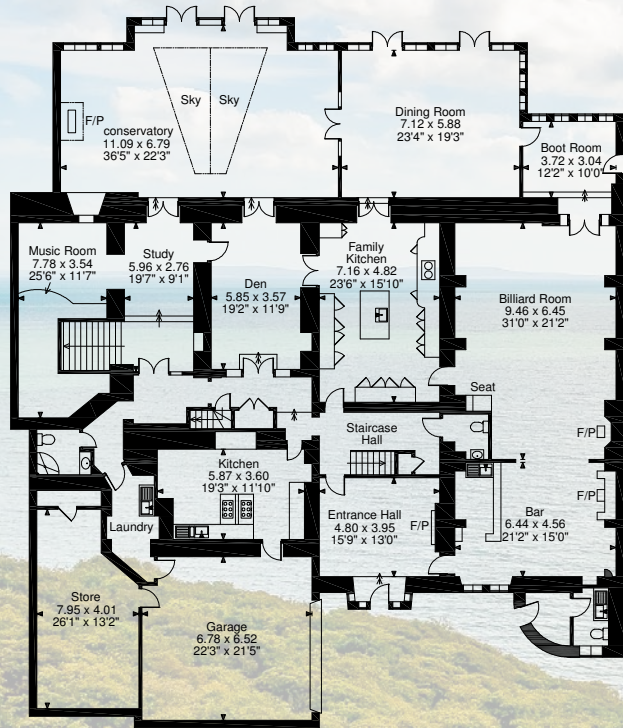
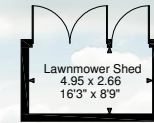
Waterwynch House

Main House gross internal area = 12,272 sq ft / 1,140 sq m

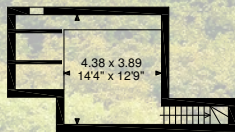
Garage gross internal area = 802 sq ft / 75 sq m

Lawnmower Shed gross internal area = 142 sq ft / 13 sq m

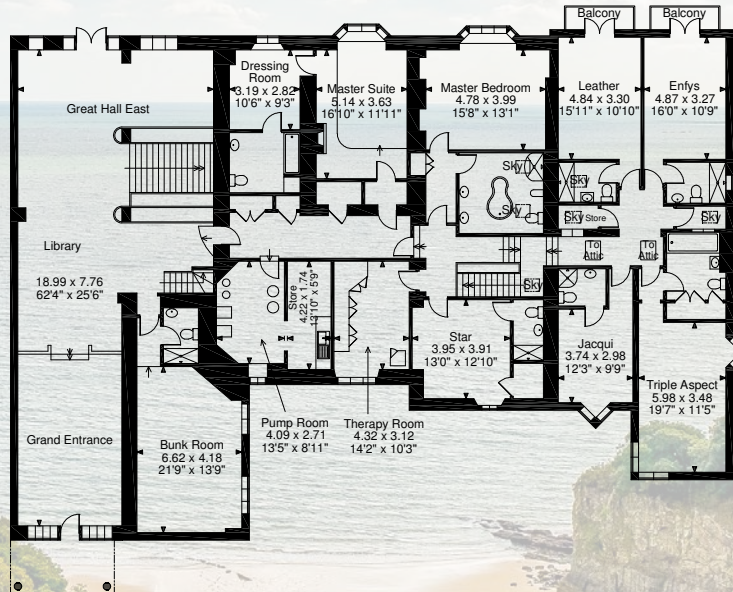
Total gross internal area = 13,216 sq ft / 1,228 sq m



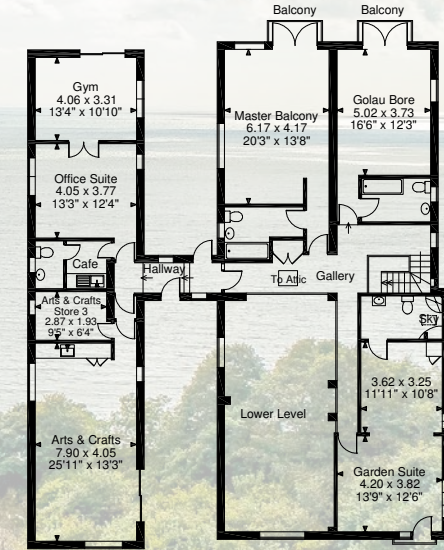
Ground Floor



Cellar



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	



Savills Cardiff
cardiff@savills.com
02920 368930
savills.co.uk

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