



Exciting coastal lifestyle change opportunity

Furzewood Farm & Cottages, Amroth, Nr Saundersfoot, Pembrokeshire, SA67 8NQ



Exciting lifestyle change opportunity • On the Pembrokeshire Coast with stunning sea views
Substantial 4 bedroom main house • 3 luxury 5* self-catering holiday cottages • 2 x 3 bedroom & 1 x 2 bedroom • Refurbished and renovated cottages & leisure facilities • Numerous outbuildings

Situation

Furzewood Farm & Holiday Cottages enjoys an elevated position with superb sea views overlooking the ever popular coastal village of Amroth in the famous Pembrokeshire Coast National Park. The local unspoiled Blue Flag sandy beach of Amroth is a pleasant short walk away down the hill. Amroth beach offers swimming and rock pools galore. At low tide it is possible to walk along the beach to Wiseman's Bridge and Saundersfoot. The seaside resort towns of Saundersfoot and Tenby are both within easy reach (about 3.7 miles and 8.8 miles respectively to the south-west). The popular shopping town of Narberth is about 6.7 miles to the north-west with the nearby A40 providing quick access to south Wales with Swansea (about 45.4 miles) and Cardiff (about 85 miles) the Severn Bridge and beyond.

Description

Over the years the property has been offering a successful and quality 5 Star (Visit Wales) holiday accommodation. The cottages and facilities have recently undergone significant refurbishment and renovation to provide immaculate and comfortable luxury holiday accommodation. The property comprises a substantial main house with an attached cottage.

Across the courtyard are two further detached holiday cottages converted from traditional stone barns. The property enjoys generous landscaped grounds and gardens together with delightful pasture paddocks facing the sea that run down from the house and cottages towards the village. The holiday cottages offer the freedom of self-catering accommodation but are within easy location of local pubs, villages, activities and places of interest in South Pembrokeshire. Amroth itself offers three pubs, a restaurant, café and a grocery/gift shop nestled along the sea front. Next to Amroth Cottages is the wooded valley of Colby House and Gardens (National Trust) with lots of good walking for dogs and owners and a fabulous wild play area for children. Pembrokeshire is one of the most popular holiday destinations in the UK and has a wealth of places to visit, fantastic beaches to enjoy and wonderful walks to explore including the 186 mile Pembrokeshire Coast Path that runs between Amroth and St Dogmaels in the north.

The property is being offered for sale as a going concern with future bookings. The website link for the holiday cottages at the property is <https://www.amrothcottages.co.uk/>





Accommodation

Main House Ground Floor

The front entrance leads into the light sitting room with fireplace and wood burning stove flanked by display alcoves and a lovely bay window to enjoy the sea views. Adjacent is the large kitchen breakfast room with a smart fitted kitchen with island and again with a bay window to enjoy the sea views. Patio doors open out onto the sun terrace. An excellent extension to the side of the house provides a light sun room/dining/reception room with floor to ceiling glazing to enjoy the sea views. At the rear of the house are a useful utility room and separate boot room with adjacent WC and door to outside.

First Floor

Stairs rise to the first floor accommodation that includes 4 bedrooms, two with bay windows overlooking the sea. These rooms share the use of a bathroom with shower and a separate shower room.

Furzewood Cottage

Attached to the main house is Furzewood Cottage. Furzewood cottage is spacious and provides 3 bedrooms, one on the ground floor and two on the first floor. Patio doors open from the lounge, offering stunning views of Amroth Bay, and lead onto a private raised decked area, with a gas barbecue. From the cottage patio, steps lead down to a well maintained garden area. There is a large, sunny, kitchen/breakfast room also with sea views. The cottage is completed by a shower room off the hallway. This cottage has been tastefully refurbished throughout to a high level and has

been fully booked with great reviews from guests.

Stable Cottage

Across the courtyard from the main house is Stable Cottage. This 3 bedroom cottage is a traditional character cottage with comfortable and spacious accommodation. This stunning 5 star accommodation offers fabulous views out to sea. The L-shaped lounge/ diner has ample seating with views from all aspects including lovely views to the sea together with the warm focal point of a wood burning stove. There are also 2 outside private decked areas facing south which both take advantage of the sun at different times of the day. One is accessed from the kitchen and the other from the hallway. On the ground floor the cottage consists of a sitting/dining room, kitchen, bedroom and bathroom. Two further bedrooms and a separate toilet are accessed by 2 short internal stairways (one on the lower ground floor and one on the first floor). This cottage has been redecorated to become light and welcoming.

Granary Cottage

Facing the sea on the courtyard is Granary Cottage that is again finished to a high standard and offers comfort with spectacular sea views from every room. The views look straight out to sea and across the Pembrokeshire Coast Path. The cosy lounge/diner gives access to the sunny, south facing private decked area. The ground floor kitchen and open plan sitting room benefit from sea views across the bay. On the ground floor you have the sitting/dining room with a cosy wood burning stove and patio doors leading onto private decking.





This room is open plan to the kitchen area. Stairs rise to the first floor where there are 2 bedrooms that share the use of a bathroom. This cottage has been repainted throughout to give a contemporary and light feel.

Externally

Furzewood Farm Enjoys generous landscaped grounds and gardens that surround the property with patio/sun terrace areas to enjoy the sun and sea views while alfresco dining, mature trees, hedges, bushes, shrubs, lawned areas and flower borders. Part of the delightful gardens have been transformed into a recreational area with a stunning Scandinavian changing hut and hot tub for use by the holiday guests. There are also numerous useful outbuildings including a large stone fronted 4 car garage (possible conversion/potential subject to planning), excellent stable block with yard and workshop/store room. Pasture paddocks gently slope down from the property towards the village and sea and provide excellent amenity land and grazing/fodder harvesting for horses, sheep etc. In all, the property extends to about 8.7 acres (stms – subject to measured survey).

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.

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.

Trade Fixtures & Fittings

Trade fixtures, fittings, furniture and equipment in the holiday cottages will be included in the sale should the property be purchased as a going concern.

Fixtures & Fittings and Machinery

Unless specifically described in these particulars, all fixtures & fittings and machinery are excluded from the sale though may be available by separate negotiation. Further information is available from the vendors 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.





Furzewood Farm & Cottages, Amroth, Nr Saundersfoot, Pembrokeshire

Main House gross internal area = 2,017 sq ft / 187 sq m

Cottage gross internal area = 986 sq ft / 92 sq m

Stables Building gross internal area = 858 sq ft / 80 sq m

Granary gross internal area = 706 sq ft / 66 sq m

Total gross internal area = 4,567 sq ft / 425 sq m



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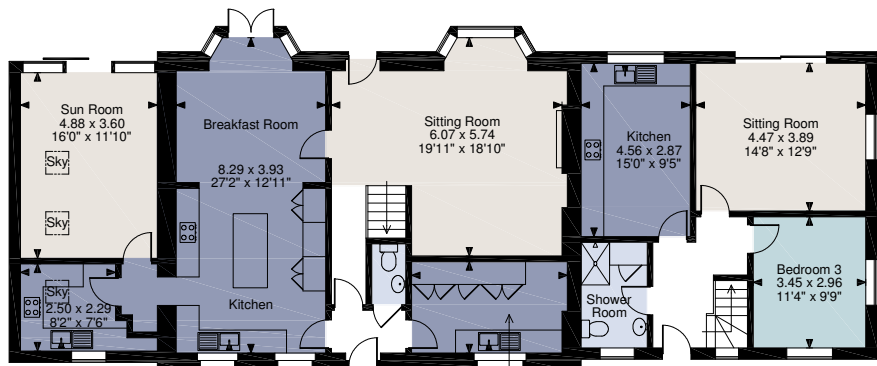
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Daniel Rees

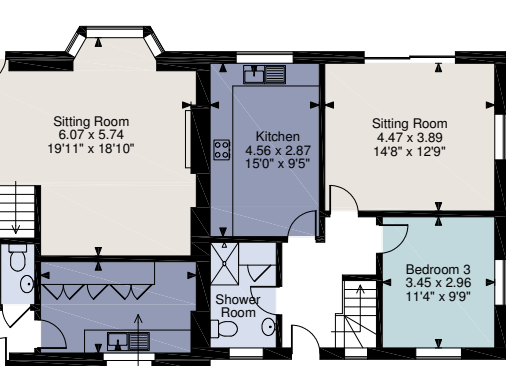
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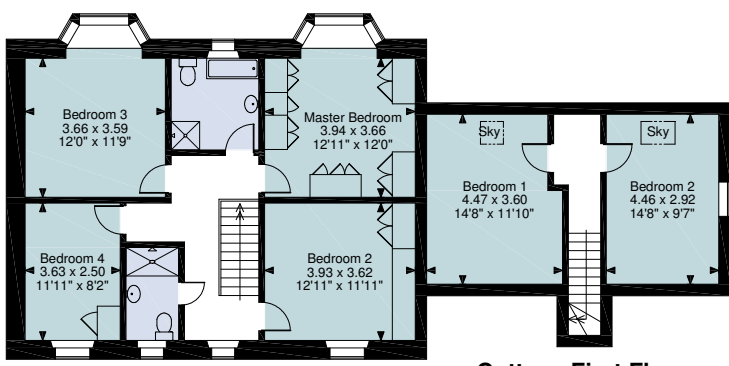
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Main House Ground Floor

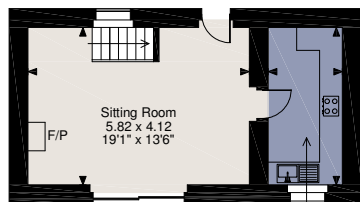


Cottage Ground Floor

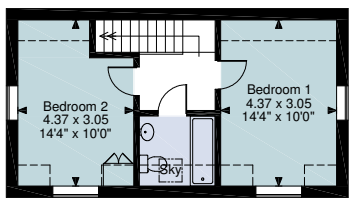


Main House First Floor

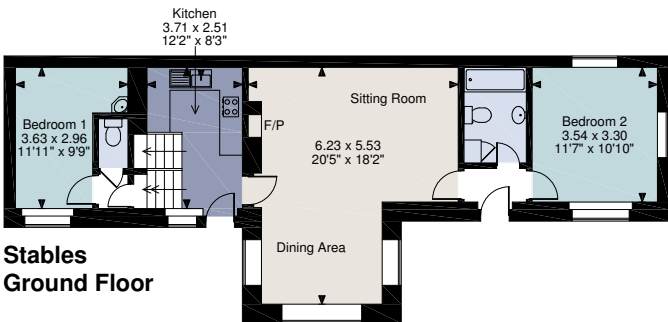
Cottage First Floor



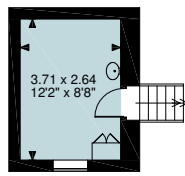
Granary Ground Floor



Granary First Floor



Stables Ground Floor



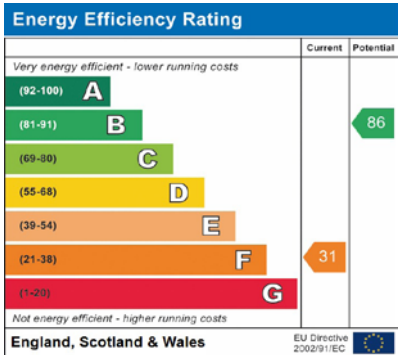
Stables First Floor

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

□ □ □ Denotes restricted head height

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