



Roseville, Cold Inn, SA68 0RP

Offers in Region of **£625,000**

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Roseville

Cold Inn, Kilgetty

A modern, equestrian holding, situated favourably within the south Pembrokeshire village of Cold Inn, within 3 miles of the coast and sandy beaches around Saundersfoot. This superb home boasts 3 acres of adjoining grazing land (approximately), 4 x stables and a sand school, all with the extra benefit of separate gated vehicular access for horse trailers etc. The house itself has been extended by the current owners to provide stylish and spacious, modern accommodation, that is naturally light and very appealing. At the rear the generous kitchen/family room enjoys external patio doors opening out to a large sunny patio and delightful garden with views spanning across the land, perfect for keeping an eye on the horses and ponies. There is also a large family lounge/diner and upstairs there are 4 bedrooms, with the master bedroom boasting a balcony, superb country views, a walk-in wardrobe and en-suite. This really is a superb home with the wow factor, and combined with having equestrian facilities in place, ready for immediate use, makes this a wonderful opportunity not to be missed.



Situation

The property is situated on the periphery of Cold Inn village, which is a quaint small Pembrokeshire village located only 3 miles approximately from the coast and seaside resort of Saundersfoot. From this area, there are many other beaches and coastal areas of interest near by, particularly the well known town of Tenby with its sandy beaches and historical town centre, plus many more along this beautiful stretch of Pembrokeshire's coast.

Accommodation

Frosted double glazed front door with matching side screens opens into:

Entrance Hall

Double glazed window to side, part tiled flooring, radiator, stairs rise to first floor with oak and glass balustrades, doors open to:

Lounge/Diner

Double glazed bay window to front, vertical radiator, dining area with space for table and chairs, second radiator. Double doors open to:

Kitchen/Family Room

Fitted with a stylish range of wall and base storage units with wooden worksurfaces over, curved wooden breakfast bar and seating area, one and a half bowl single drainer sink, gas cooker hob, extractor hood over, eye-level double oven, integrated dish washer, space for American style fridge freezer, tiled flooring, understairs storage cupboard, radiator, double glazed window to rear, lounge area with space for a large sofa etc, double glazed window to side and external double glazed French doors with matching side panels open and look out to the rear garden and pony paddock & stables beyond. Door opens back to the entrance hall and door opens to:

Inner Hall

Double glazed external door to front, tiled flooring, doors to:

Utility

Tiled flooring, plumbing for washing machine, space for tumble dryer, Worcester oil fired boiler serving the domestic hot water and central heating, radiator and external double glazed door to rear.

Cloak Room

W.C., wash hand basin set in vanity storage unit, tiled flooring, heated towel radiator.

First Floor Landing

Frosted double glazed window to side, oak and glass balustrade, access to loft, doors open to:

Bedroom 1

Juliet balcony with double glazed external French doors to rear with matching side screens, incredible far reaching countryside views, walk-in wardrobe, radiator, door to:

En-Suite

Comprising a corner shower cubical, wash hand basin set on a vanity storage unit, W.C, part tiled walls, tiled floor, heated towel radiator, frosted double glazed window to rear.

Bedroom 2

Double glazed window to side enjoying excellent countryside views, radiator.

Bedroom 3

Double glazed window to front, radiator.

Bedroom 4

Double glazed window to front, radiator, built in storage cupboard.

Bathroom

Comprising a bath with shower over, W.C, wash hand basin set in vanity storage unit, tiled floor, part tiled walls, heated towel radiator, frosted double glazed window to side.

Externally

To the front of the house there is a hardstanding driveway providing ample off road parking space. Side access leads to the rear, where there is a sunny seating and entertaining patio, and good size level garden laid mainly to lawn, with separately enclosed vegetable garden to its side. Below the garden area there is a walk-way leading down to the stables and views are enjoyed across the top paddock, so keeping an eye on the horses/ponies is very easy. Also, there is a separate hardstanding access driveway, which is just the other side of the neighbours property, which also leads down to the stables and land, being ideal for trailers, machinery etc.

Equestrian Facilities

The property boasts a timber stable block with 4 stables on a concrete pad, with access leading out onto an enclosed yard which adjoins a small turn out paddock. This paddock adjoins the rear garden and is easily visible from the rear of the house. Next to the stables there is an enclosed sand school for general training/exercising. The hardstanding driveway continues on from the stables, down to a 5 bar gate which opens into the land.

The Land

Please see our land plan, for identification. The land amounts to just under 3 acres and comprises 3 x interconnecting fenced grazing paddocks with mains water, ideally set up for grazing rotation.

Services

Heating Source: Oil

Electric: Mains

Water: Mains. Connected to both the house, the stables and the land.

Drainage: Private – Septic Tank

Local Authority: Pembrokeshire County Council

Council Tax Band: D

EPC: D

Tenure: Freehold and available with vacant possession upon completion.

Broadband

According to the Ofcom website, this property has both standard and superfast broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Reception

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data – 76%

Three Voice & Data – 75%

O2 Voice & Data – 61%

Vodafone Voice & Data – 73%

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

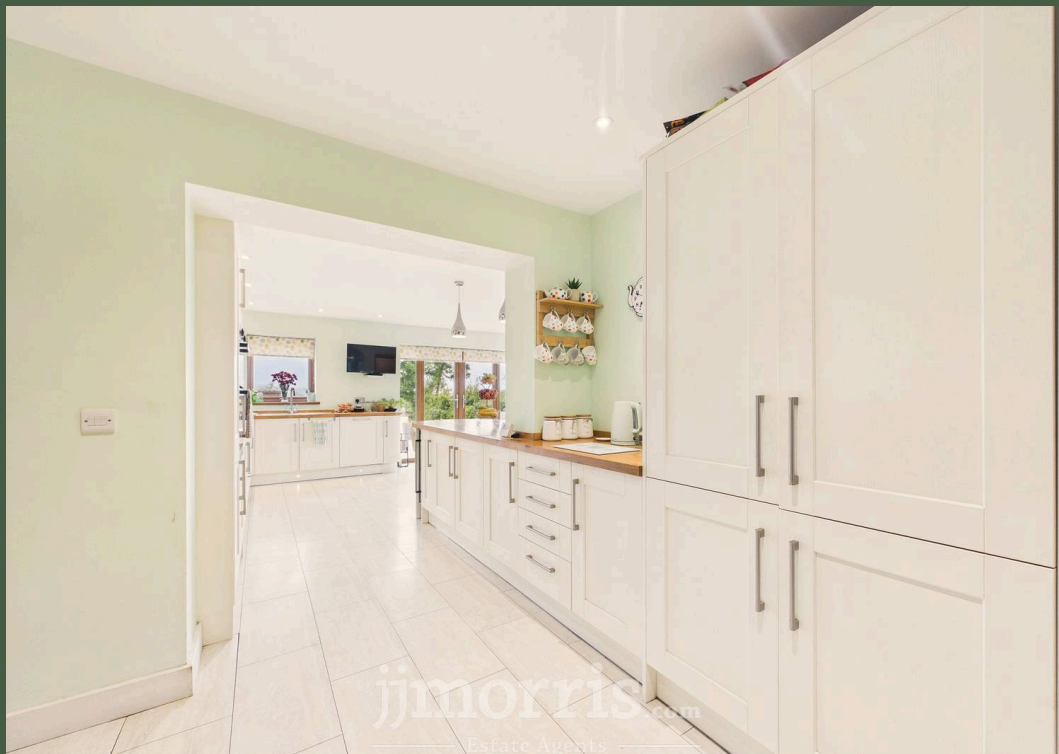
Directions

From Narberth, travel south along the A478 for roughly 5 miles until reaching the two roundabouts at Kilgetty. Travel over the first and then turn right at the 2nd onto the A477, signposted Pembroke Dock. Follow the road to the Broadmoor cross roads/traffic lights and turn left for Cold Inn. Come into the village and bear right, until the property is then found on the left hand side, being the last in the village.

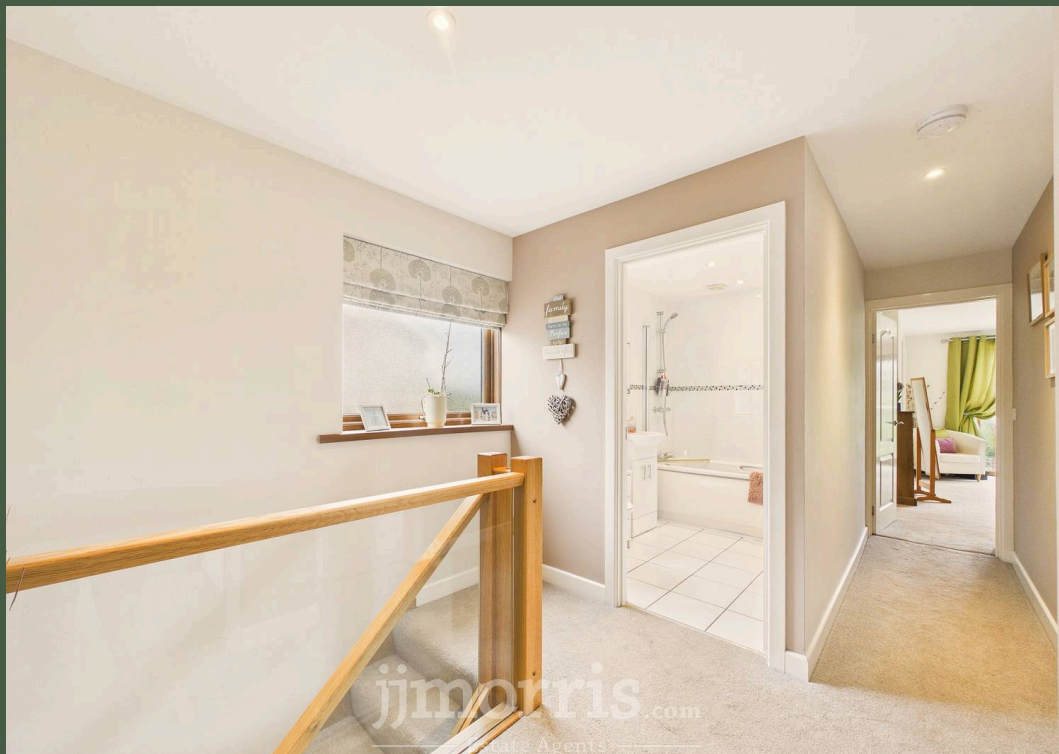
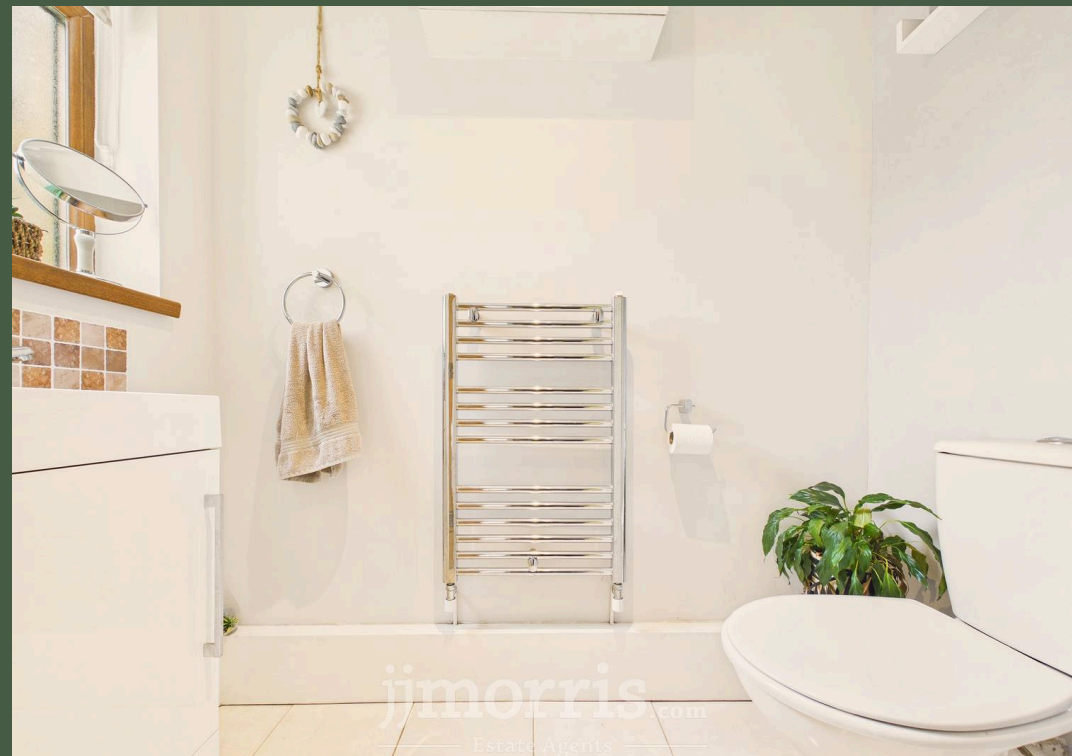
Anti Money Laundering

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.













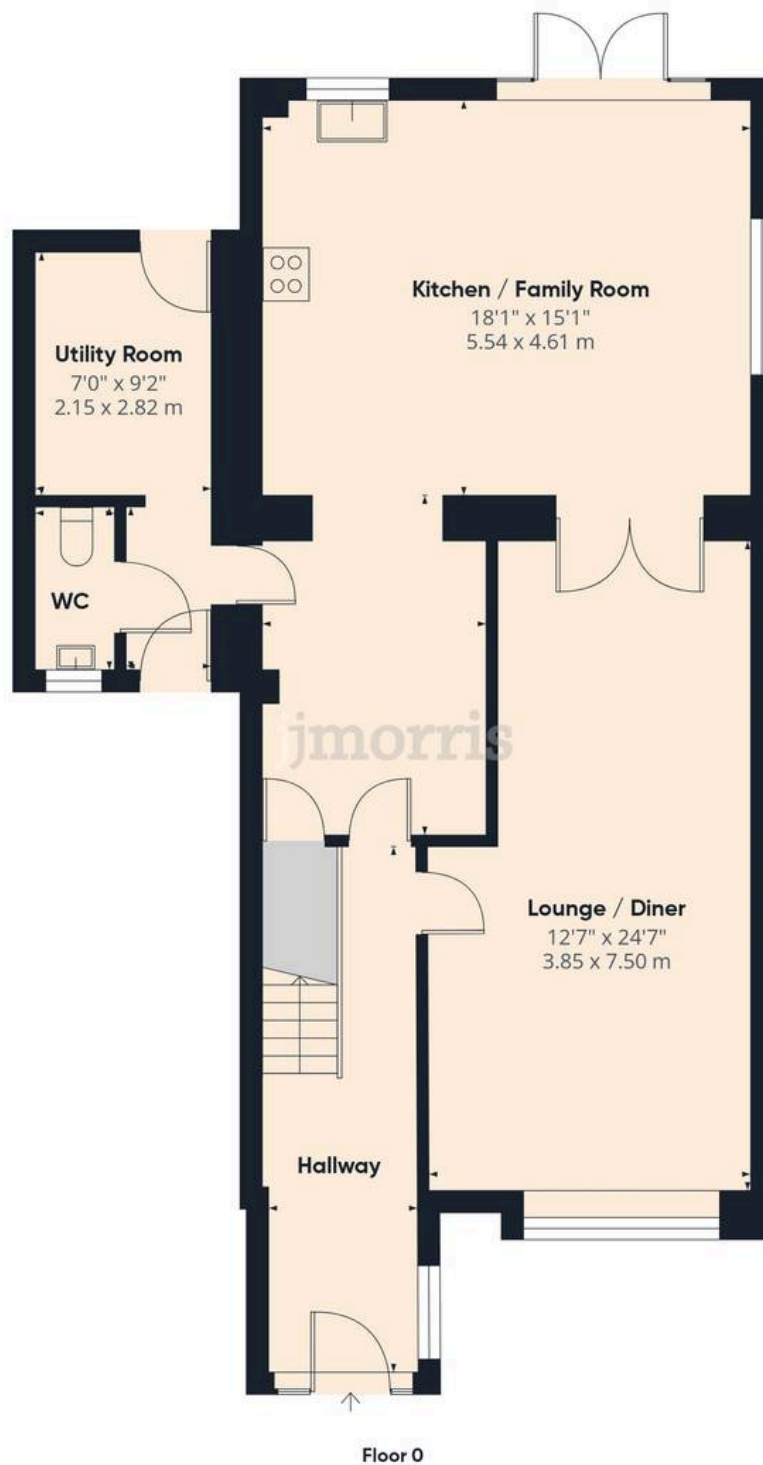






For Identification Only







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