



Southside, Picton Road, Tenby

Offers In Region Of £545,000

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Southside, Picton Road, Tenby

A rare opportunity to acquire a delightful period property located just a stone's throw from the breath-taking Pembrokeshire coastline and Tenby's famous sandy beaches, available as a successful established bed and breakfast business or ideal for multi-generational six bedroom living. Situated in the beautiful seaside town of Tenby, this imposing Victorian four storey Town House retains many attractive period features such as ornate coving, ceiling roses, dado and picture rails and grand original staircases, and offers the ideal opportunity to offer luxury self catering holiday accommodation, as a guesthouse, or would equally make an impressive family home. Only a short distance from amenities such as pubs, restaurants and schools at all levels, with excellent public transport links, this unique property offers versatile and spacious accommodation.





Porch

Enter through uPVC door into Porch. Multi pane timber door to Hallway. Part Tiled walls. Original mosaic floor tiles.

Hallway

Grand original staircase to First and Lower Ground Floors. Doors to Living Room and Lounge. Oak flooring.





Living Room

4.17m x 5.46m (13'8" x 17'11")

Very large triple pane sash window to front. Original fireplace with slate hearth. Oak flooring.

Lounge

5.56m x 5.46m (18'3" x 17'11")

Full height bay window with glazed door to side leading to the rear garden. Views over the garden and Tenby's historic town walls and St Teilo's Church beyond. Original fireplace with tiled hearth. Archway to Office space with window to front and doors to built in closets.

First Floor Landing

Doors to various rooms. The grand staircase continues to the Second Floor with a large Velux to the rear above. Built in cupboards above the Shower Room.

Bedroom 1

5.36m x 3.43m (17'7" x 11'3")

Very large triple pane sash window to front. Door to built in closet. Wash hand basin with mirror above.

Bedroom 2

4.37m x 1.96m (14'4" x 6'5")

Large sash window to front. This room is currently used as a linen store and has built in shelving, cupboards and storage.

Bedroom 3

4.29m x 4.11m (14'1" x 13'6")

Sash window to rear with views over the church and town walls. Door to En Suite. Wash hand basin with mirror above.

En Suite

Frosted window to rear. Fitted with matching suite comprising WC and mains shower in glazed enclosure. Heated towel rail, Extractor. Fully tiled walls and floor.

Shower Room

Fitted with matching suite comprising WC, wash hand basin and mains shower in glazed enclosure. Heated towel rail. Extractor. Fully tiled walls and floor.

Second Floor Landing

Doors to Bedrooms Four and Five. Large Velux skylight to rear.





Bedroom 4

5.56m x 3.89m (18'3" x 12'9")

Sash window to front. Door to En Suite. Dressing area with hanging rail.

En Suite

Fitted with matching suite comprising WC, wash hand basin and mains shower in glazed enclosure. Heated towel rail. Extractor. Fully tiled walls and floor.

Bedroom 5

4.24m x 2.92m (13'11" x 9'7")

Sash window to rear with views towards St Teilo's Church and the town walls. Door to En Suite. Dressing area with built in closet.



En Suite

Frosted window to rear. Fitted with matching suite comprising WC, wash hand basin and mains shower in glazed enclosure. Heated towel rail. Extractor. Fully tiled walls and floor.

Lower Ground Floor Hall

The Lower Ground Floor has it's own separate entrance via a glazed uPVC door at the front with steps up to street level, and is currently used as owners accommodation. Doors to Bedroom 6, Kitchen, larder cupboard and very large under stairs cupboard. Oak flooring.

Kitchen/Breakfast Room

4.6m x 3.78m (15'1" x 12'5")

Window with granite sill and uPVC glazed door to rear leading to paved courtyard with steps up to the garden. Doors to Shower Room and Utility. Fitted with a range of wall and base units with matching granite worktop. Inset stainless steel sink and drainer with mixer tap. Integral four ring



Shower Room

2.67m x 2.54m (8'9" x 8'4")

Frosted window to rear. Fitted with contemporary suite comprising wash hand basin in vanity unit with tempered glass worktop, floating WC with handheld bidet shower, and mains waterfall shower in walk in enclosure with screen. Fully tiled walls and floor. Space and connection for washing machine or dishwasher.

Utility

Wall mounted Ideal gas combi boiler installed in 2021. Space and connection for washing machine and tumble dryer. Integral shelving, pulley clothes airier and hanging rails.

Bedroom 6

4.72m x 4.04m (15'6" x 13'3")

Large window to front. Sliding door to built in wardrobes and storage.

Externally

Southside has a lovely enclosed low maintenance garden at the rear, with a neat lawn, mature shrubs trees and flowers and a pond. A brick paved path leads to the bottom of the garden where off road parking for one car is available in the detached double storey garage, accessed from a lane that leads from St Florence Parade through to Trafalgar Road. At the front, the property enjoys the use of a cellar/bin store which extends under the road.

Garage

7.8m x 4.44m (25'7" x 14'7")

Up and over door to rear. Pedestrian door and window to front. Power connected. The Garage provides covered off road parking for one car, with useful storage space on the First Floor. There is also great potential to convert the Garage to additional accommodation, the current owner has obtained preliminary planning permission to convert to a One Bedroom One Bathroom Annex. (Planning ref NP/22/0546/FUL)

Property Information

We are advised the property is Freehold, with all mains services connected.

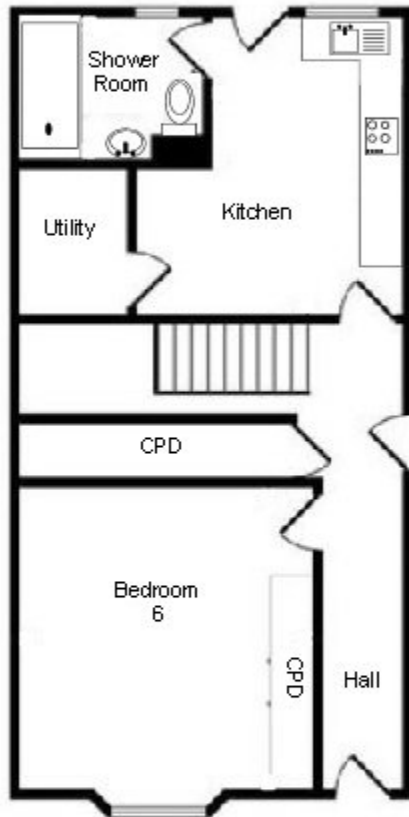
Council Tax Band A.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

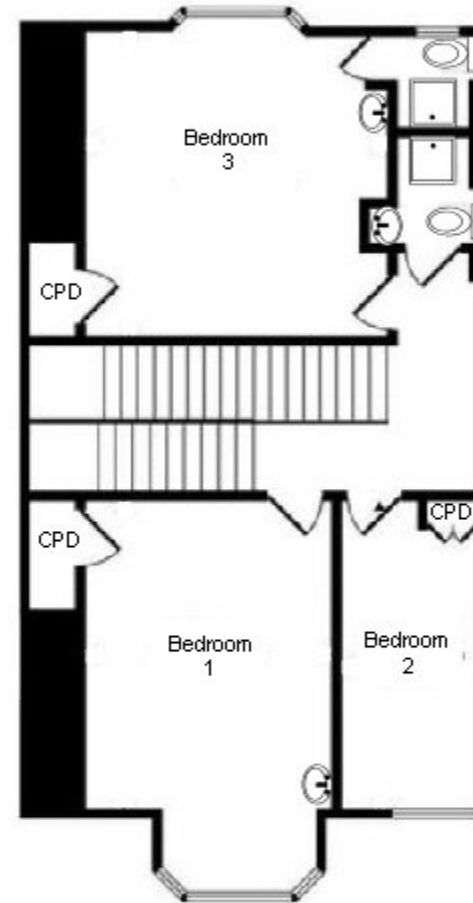
Lower Ground Floor

For illustrative purposes only, not to scale.



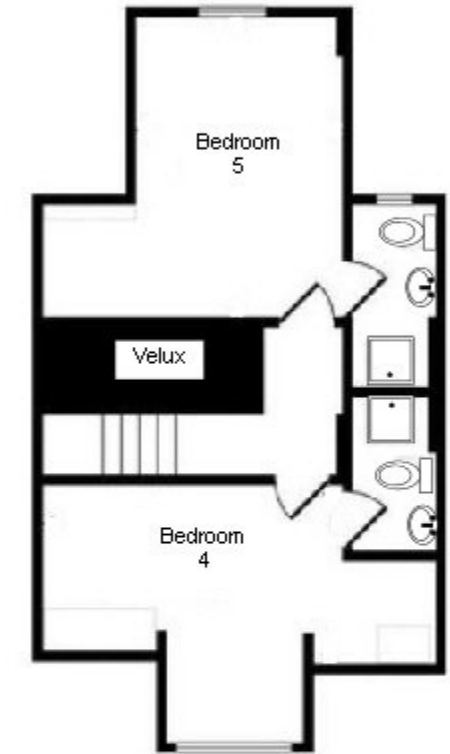
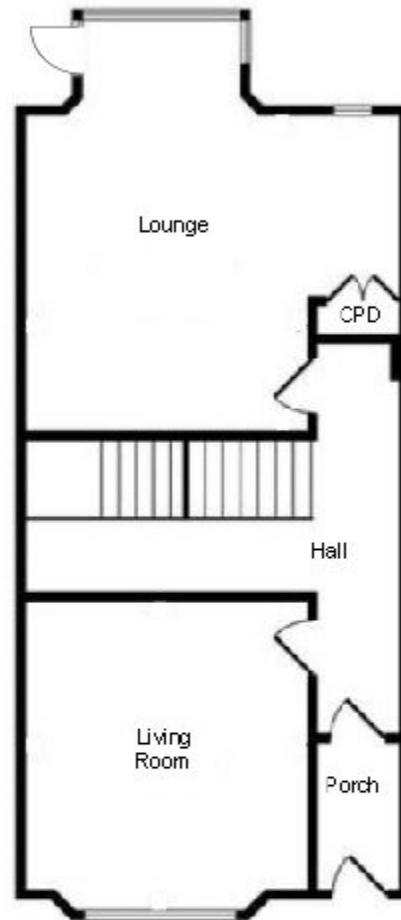
First Floor

For illustrative purposes only, not to scale.



Ground Floor

For illustrative purposes only, not to scale.



Second Floor

For illustrative purposes only, not to scale.