



Stretton House, Lower Frog St, Tenby OFFERS IN THE REGION OF £835,000

- **Stunning Grade II Listed Double Fronted Character Cottage Built in the 1700's**
- **Perfectly Located; Within 100m Of Town Centre & Beach, Entrance Via The Grand Arch At The Bottom Of Lower Frog Street**
- **Recently Extended & Renovated To An Extremely High Specification By The Current Owner**
- **Open Plan Functional Layout, Two Reception Rooms, Utility Room, & Downstairs Cloakroom**
- **Four Bedrooms; Two With En-Suites Plus Separate Family Bathroom**
- **Character Property Retaining Many Charming Original Features Including Bay Window, Arched Doorway With Fanlight, Original Wax Deeds**
- **Large Sunny Enclosed Paved Garden In Emerald Green Slate, Designer Border & Pear Tree; A Rarity Within The Town Walls**
- **Resident's Permit Parking Available**
- **EER C**

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THE PROPERTY

Stretton House is an impressive 17th Century Double Fronted Cottage located within Tenby's historic town walls. A Grade II listed building, believed to be one of the first to be built on Lower Frog Street, the property retains many original features and exudes charm and character, whilst offering chic and contemporary design throughout. The accommodation briefly comprises two spacious Lounges, a new open plan Kitchen with Dining and Snug areas, a Utility Room and Cloakroom on the Ground Floor, and Four Bedrooms, two with En-Suite Bathrooms plus Family Bathroom on the First Floor.

The property also boasts a large sunny enclosed patio area in emerald green slate, perfect for entertaining or simply relaxing with a glass of something cold; a garden of this size is a real rarity within the town walls.

Nestled in the jewel of Wales, with a stunning beach at the bottom of your road and the town at the top, the location on one of Tenby's principle road is unrivalled, with all the amenities and attractions such as the beaches, working harbour, restaurants, bars and a range of independent boutique shops all within a stone's throw.

ENTRANCE HALL

Enter via hardwood door with arch fanlight above into Entrance Hall. Doors to various rooms. Stairs to First Floor with cupboard under. Door to cupboard housing fuse and meter boxes. LVT flooring.



LOUNGE

5.05m x 3.74m (16'6" x 12'3")

Large sash window to front. Double doors to Snug. Space and connection for electric fire in marble mantle and hearth. Wooden flooring. TV point.



SITTING ROOM

3.98m x 3.23m (13'0" x 10'7")

Large sash window to front. Internal high window. LVT flooring. TV point. A versatile space ideal for a Playroom, reading room or an additional TV area.



OPEN PLAN KITCHEN/DINER/SNUG 9.13m x 6.27m (29'11" x 20'6")max - L shaped

An impressive open plan L shape living space, recently refurbished by the current owner to the highest specification. Three Velux skylight windows and full height sliding glazed doors to the rear maximise the natural light and allows the sunshine to flood in. LVT throughout.



KITCHEN AREA

Fitted with a range of contemporary wall and base units with granite worktops and upstands. Corresponding island unit with breakfast bar with space for four seats. Quality integral appliances comprising five ring electric Lamona Hob with extractor, eye level electric Bosch oven and grill, and dishwasher. Space and connection for American style fridge freezer. Inset stainless steel sink and mixer tap. Drainer grooves. Door to cupboard housing wall hung Worcester Gas combi boiler.



DINING AREA

Full height glazed sliding doors to the rear allow access to the garden. Ample space for 12 cover dining suite.



SNUG AREA

Window to rear. Space for relaxed seating. Double doors to Lounge. TV point.



UTILITY ROOM

Internal high window to Sitting Room. Integral shelving and fitted worktop. Space and connection for washing machine and tumble drier. Door to Cloakroom. LVT flooring.



CLOAKROOM

Fitted with matching suite comprising wall hung wash hand basin and WC. Part tiled walls. LVT flooring. Extractor fan.



FIRST FLOOR HALF LANDING

Split staircase giving access to all Bedrooms & Family Bathroom. Loft Hatch.



MASTER BEDROOM

4.58m x 4.02m (15'0" x 13'2")

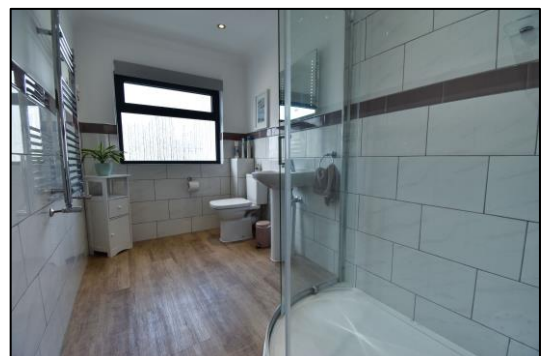
Bay window to front. Door to En-Suite



MASTER EN-SUITE

3.7m x 1.75m (12'1" x 5'8")

Frosted window to rear. Large shower enclosure with drench and handheld shower heads. Pedestal wash hand basin. WC. Chrome towel radiator. Part tiled walls and LVT flooring.



BEDROOM 2

4.59m x 3.52m (15'0" x 11'6")

Window to front. A generous sized room with space for two singles plus bunk beds.



BEDROOM 3

2.41m x 2.24m (7'10" x 7'4")

Window to front.



REAR LANDING

Doors to Bedroom and Family Bathroom

BEDROOM 4

3.89m x 3.14m (12'9" x 10'3")

Window to rear and door to En-Suite



EN-SUITE

Frosted window to rear. Wash hand basin in vanity unit. WC. Large shower enclosure. Large porcelain tiles. LVT flooring. Chrome towel radiator. Extractor fan.



FAMILY BATHROOM

3.11m x 2.09m (10'2" x 6'10")

Frosted window to rear. Large shower enclosure. Bath. WC. Pedestal wash hand basin. Chrome towel radiator. LVT flooring



EXTERNALLY

At the rear of the property is a large low maintenance garden which catches the sun all day, enclosed by original stone walls; a real rarity within the town walls. A patio paved with emerald green slate provides an ideal spot for al fresco dining and relaxing, designer borders and a decorative pear tree provide the finishing touches. Ample storage is provided in a brick-built outhouse. External tap.





PROPERTY INFORMATION

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

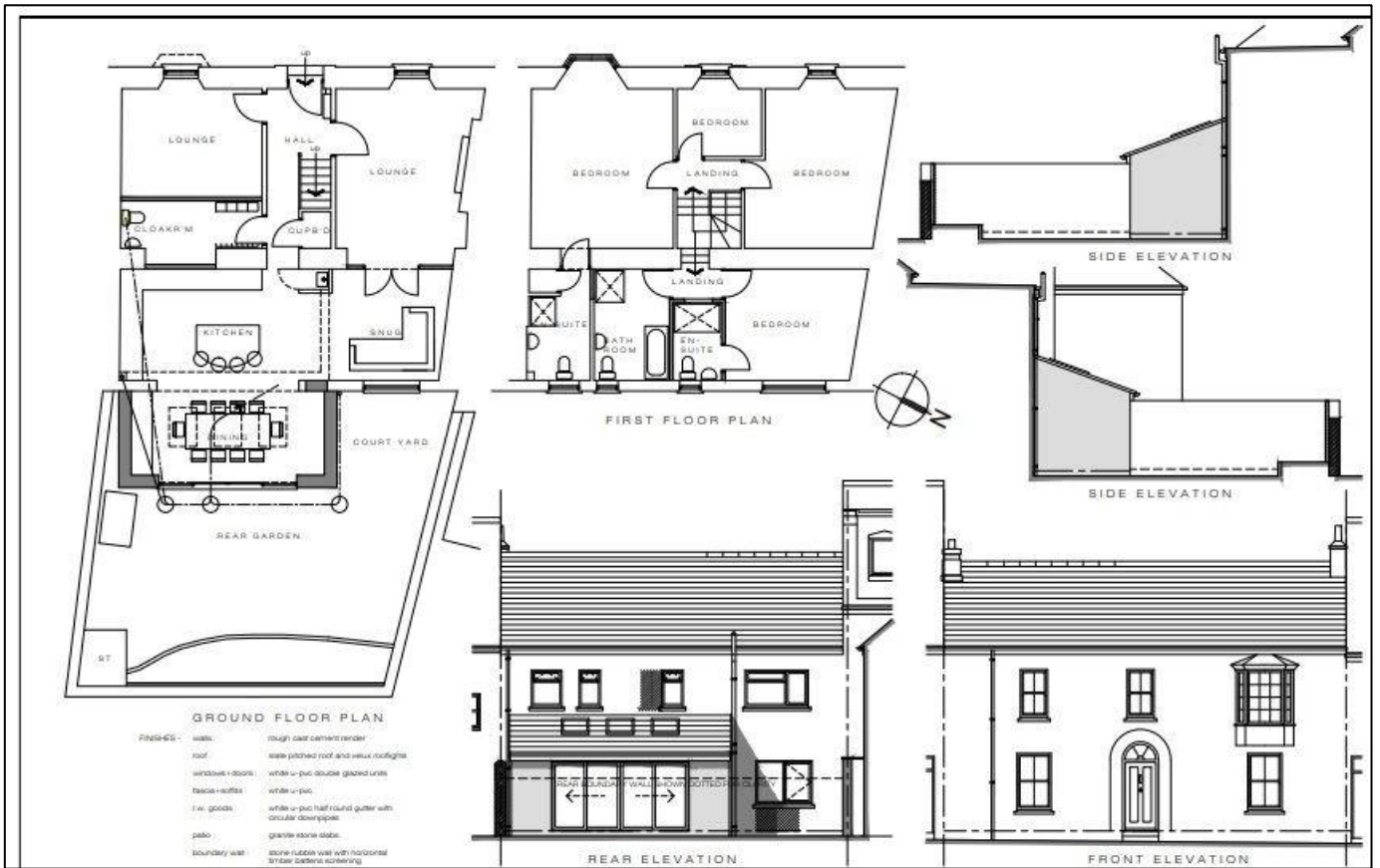
The property is currently operated as a highly successful holiday let and qualifies for Business Rates.

Stretton House is a Grade II Listed Building, all renovations have been carried out under consultation from Cadw to planning regulations.

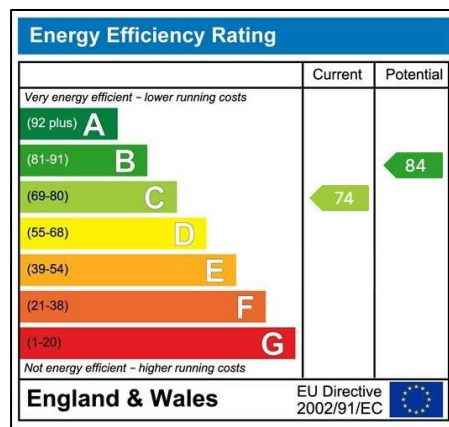
DIRECTIONS

From our office, turn left and proceed towards the bottom of Lower Frog Street. Stretton House will be found on the left hand side about half way down.

FLOOR PLAN



ENERGY PERFORMANCE GRAPHS



These particulars, whilst believed to be accurate, are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact. But must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.