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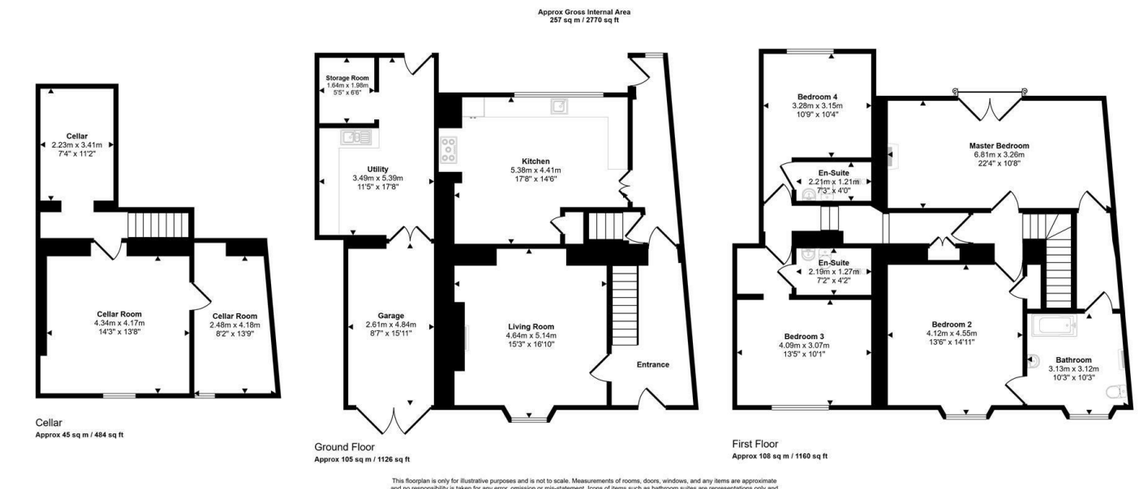
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THE AGENT WITH THE LONDON CONNECTION





WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.



The Old Malt House The Ridgeway, Lamphey, Pembroke, Pembrokeshire, SA71 5PB

- **Grade II Listed Period Residence**
- **Four Bedrooms**
- **Two Bedrooms with En-Suite Shower Rooms**
- **Wealth of Original Period Features**
- **Bespoke Oak Kitchen**
- **Enclosed Walled Rear Garden**
- **Village Amenities, School & Public Transport Links**
- **Oil Central Heating**
- **Garage with Utility Area**
- **EPC Exempt**

£650,000

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COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES



AND ASSOCIATED MAYFAIR OFFICE IN LONDON

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MAYFAIR OFFICE GROUP

Summary

A rare opportunity to acquire this attractive and well-maintained Grade II listed period residence, dating from circa 1734, offering a wonderful blend of historic character, elegant architectural features and comfortable modern living.

This charming single-fronted property retains a wealth of period features, including its distinctive wrought-iron railings and entrance gate, decorative timber cornicing, sash windows and impressive original reception hallway with ornate plasterwork and staircase.

The versatile accommodation, arranged over two floors, enjoys the added benefit of a characterful vaulted cellar providing two useful rooms, one of which has been thoughtfully converted into an office.

The ground floor is approached via an attractive entrance porch leading into the welcoming hallway, where decorative ceiling plasterwork and an impressive staircase immediately create a sense of period elegance. The principal lounge is situated to the front of the property and features a beautiful cast-iron fireplace, providing an attractive focal point.

To the rear, the kitchen/dining room is fitted with bespoke handmade French oak units, creating a warm and characterful space ideal for everyday living and entertaining. A range cooker is served by both electric and LPG gas, while the remainder of the property benefits from oil-fired heating.

The first floor offers particularly generous and flexible accommodation. The master bedroom is an attractive room featuring its own period fireplace and access to a Jack and Jill bathroom, shared with bedroom two. There are two additional bedrooms, each benefiting from its own en-suite shower rooms, making the property ideally suited to family living or visiting guests.

Further benefits include a garage with a useful utility area to the rear, together with the aforementioned vaulted cellar accommodation.

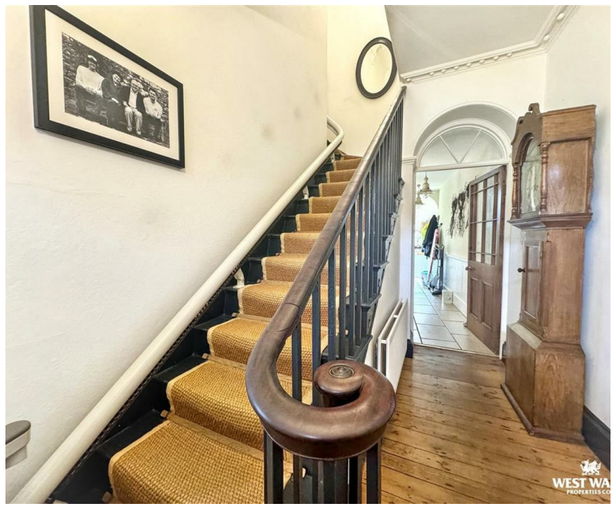
The property enjoys a pretty walled rear garden, offering a delightful degree of privacy and seclusion. The garden is attractively established with mature trees and shrubs, an ornamental pond and a paved patio area, providing an ideal setting for outdoor dining and relaxation. There is an external log store. To the front, the property is complemented by a low garden wall and traditional wrought-iron railings with decorative urn-shaped finials.

Ideally positioned within easy driving distance of Pembroke town and the beautiful white sandy beaches of Freshwater East, the property combines the charm of a historic village setting with convenient access to a range of local amenities.

Within the village there is a shop incorporating a post office and petrol station, together with a local school and public transport links. The surrounding area offers attractive countryside, coastline and a wealth of opportunities for walking, leisure and enjoying the Pembrokeshire coast.







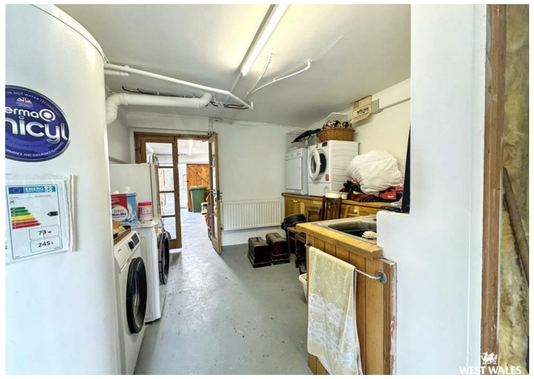




DIRECTIONS

From the Pembroke office — Head southeast down Main Street toward Pembroke town centre; continue straight over the small bridge. At the roundabout/junction turn left onto the A4139 signposted for Tenby / Lamphey. Follow the A4139 — Drive out of Pembroke, past the cricket ground, heading towards Lamphey. You'll see open fields and woodland ahead. Entering Lamphey as you approach the village, you'll come to a sharp right-hand bend (Lamphey Hall Hotel is on your left just before this bend). Do NOT turn right — go straight ahead and the road becomes The Ridgeway. The Old Malt House is about 200 yards down the road on your right.

GENERAL INFORMATION



VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band F
HEATING: Oil Central Heating

ref:EJL/CCL/11/26/OK EJL
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AERIAL VIEW















