



Kilvelgy Farm, Kilgetty

£520,000 Freehold

Full of Character • Holiday Let / Annex Attached • Short Drive to the Coast • Off Street Parking • Business Opportunity • Five Bedrooms





This charming and characterful property presents a rare opportunity to acquire a versatile residence, ideally suited for those seeking a spacious family home with the added benefit of an attached holiday let or annexe.

Located just a short drive from the stunning coastline, this unique property combines period features with modern convenience, offering a warm and inviting atmosphere throughout. The main house boasts four generously sized bedrooms, each thoughtfully designed to provide comfort and privacy, making it perfect for families or those looking to accommodate guests.

The attached annexe (currently configured as a successful holiday let) provides a flexible space that could continue to generate additional income or serve as a private suite for extended family, teenagers, or visiting friends. The interiors are full of character, with original details such as exposed beams, feature fireplaces, and charming nooks that create a sense of history and homeliness.

The spacious living areas are ideal for both relaxing and entertaining, with a well-appointed kitchen that caters to the needs of a busy household.

Off street parking is available, ensuring convenience and peace of mind for residents and visitors alike. The property's layout offers a seamless flow between rooms, enhanced by tasteful décor and an abundance of natural light. With its combination of residential comfort and business potential, this property represents a fantastic investment opportunity for those looking to enter the holiday letting market or simply enjoy the flexibility of multi-generational living.

Situated in a desirable location within easy reach of local amenities and the coast, this home is well placed for exploring all that the area has to offer. Whether you are seeking a permanent residence, a holiday retreat, or a property with income potential, this delightful home is sure to impress with its blend of character, versatility, and practical features.



Kitchen/Living Area

31' 8" x 13' 1" (9.64m x 4.00m)

Hallway

3' 8" x 10' 10" (1.13m x 3.29m)

Bedroom 4

7' 2" x 12' 5" (2.18m x 3.78m)

Bathroom

7' 0" x 8' 5" (2.13m x 2.56m)

Landing

3' 8" x 11' 2" (1.11m x 3.40m)

Bathroom

9' 0" x 4' 2" (2.75m x 1.28m)

Bedroom 1

12' 11" x 11' 3" (3.93m x 3.44m)

Bedroom 3

8' 11" x 6' 8" (2.72m x 2.04m)

Bedroom 2

12' 11" x 8' 5" (3.94m x 2.56m)

Annex Living Room

13' 3" x 18' 2" (4.03m x 5.53m)

Annex Kitchen

7' 11" x 13' 4" (2.42m x 4.07m)

Annex Bathroom





Annex Bathroom

7' 10" x 5' 4" (2.39m x 1.62m)

Annex Bedroom 1

10' 4" x 18' 3" (3.14m x 5.56m)





Floor 0



Approximate total area⁽¹⁾

154.2 m²1662 ft²

Reduced headroom

2.4 m²

26 ft²

Floor 1



blackbear ⁽¹⁾ Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

