



Overbrook, Manorbier Newton – SA70 8PY
£480,000

jjmorris.com



Overbrook

Manorbier Newton, Tenby

This idyllic family home is situated in the peaceful rural hamlet of Manorbier Newton and offers a wonderful blend of space, style and tranquillity.

The property is beautifully presented throughout, featuring neutral décor and a thoughtfully designed layout. Accommodation comprises four generous double bedrooms, including two with en-suite facilities, along with two family bathrooms. There are also four versatile reception spaces, including a home office, conservatory, lounge and hobby room.

Designed by the current vendors, the layout has been cleverly considered to provide ample space for modern family life, while also offering excellent opportunities for entertaining guests.

Externally, the picturesque gardens have been lovingly landscaped by the current vendors and provide a variety of attractive spaces in which to relax, entertain and enjoy the peaceful surroundings. To the front, there is ample driveway parking, a double garage with an electric door, and a charming stream adding to the property's idyllic setting.



This is a truly special home that needs to be viewed in person to fully appreciate the space, setting and quality it has to offer. We strongly recommend an in person inspection to experience the full 'wow factor' of this exceptional property.

Council Tax band: TBD

Tenure: Freehold

Situation

Manorbier Newton is a peaceful rural hamlet situated approximately 3.3 miles from the popular village of Manorbier, which is renowned for its historic castle, public houses and beautiful sandy beach. The picturesque seaside town of Tenby is approximately 4.9 miles away and offers a wide range of amenities, including shops, cafés, restaurants, pubs and its renowned beaches and harbour.

Hallway

Upon entering the property, you are welcomed by a spacious entrance hallway with built-in storage, providing a practical space for coats and shoes. The hallway gives access to the living room, home office, downstairs shower room and kitchen. The contemporary design and neutral décor immediately set the tone for the rest of this beautifully presented home.

Living Room

The spacious living room spans the full width of the property and benefits from dual-aspect windows, creating a bright and welcoming space filled with natural light. The focal point of the room is the attractive gas fire, providing a cosy and inviting feature. Patio doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor spaces and allowing you to enjoy the beautiful surroundings throughout the year. This is a wonderful room in which to relax, unwind and entertain.

Home Office

Located off the entrance hallway, the versatile home office offers a flexible space that can be adapted to suit a variety of needs. The current vendors have previously utilised the room as a bedroom, making it an ideal option for those seeking additional accommodation. Conveniently positioned opposite the downstairs shower room, this versatile room could also lend itself particularly well to multigenerational living, providing the opportunity for comfortable ground-floor accommodation for a family member or guest.

Shower Room

The ground floor shower room is neutrally decorated and comprises a walk-in shower, WC and wash hand basin, providing a practical and convenient facility for both family and guests.

Kitchen / Diner

The well-appointed kitchen features a stylish neutral Shaker-style design and benefits from an integrated dishwasher. A central kitchen island provides additional workspace and storage, making this a practical and enjoyable space for those who love to cook. The kitchen also offers ample space for dining, creating a sociable environment that is ideal for entertaining family and friends. French Doors lead through to the conservatory, which benefits from a glazed roof, creating a bright and airy space in which to relax and enjoy the surrounding gardens. The combination of the kitchen, dining area and conservatory creates a wonderful flow between the living spaces and the outdoors.

Utility Room

The kitchen styling continues seamlessly into the utility room, creating a sense of balance and continuity throughout the ground floor. The room benefits from additional storage and a sink, providing a practical and useful addition to the home.

W.C.

The separate WC is conveniently positioned adjacent to the back door, providing a practical facility for both family and guests.

Cloak Room

Located opposite the utility room, the cloakroom is a generous-sized space which is currently utilised for storage. Offering excellent versatility, the room could be adapted to suit a variety of purposes, subject to the necessary permissions.

Master Bedroom

The spacious master bedroom provides a luxurious and comfortable retreat, benefiting from built-in storage, a walk-in wardrobe and a private en-suite shower room. The en-suite is well appointed and comprises a shower, WC and wash hand basin, creating a practical yet stylish space that complements the generous proportions of the principal bedroom.

Bedroom 2

Bedroom Two is situated at the opposite end of the landing and is another generously proportioned double bedroom. The room benefits from a contemporary en-suite shower room, complete with a modern walk-in shower, providing a comfortable and private space for guests or family members. It benefits from views over the garden.

Bedroom 3

Bedroom Three is a generously proportioned double bedroom, benefiting from built-in storage and pleasant views over the front of the property and grounds.

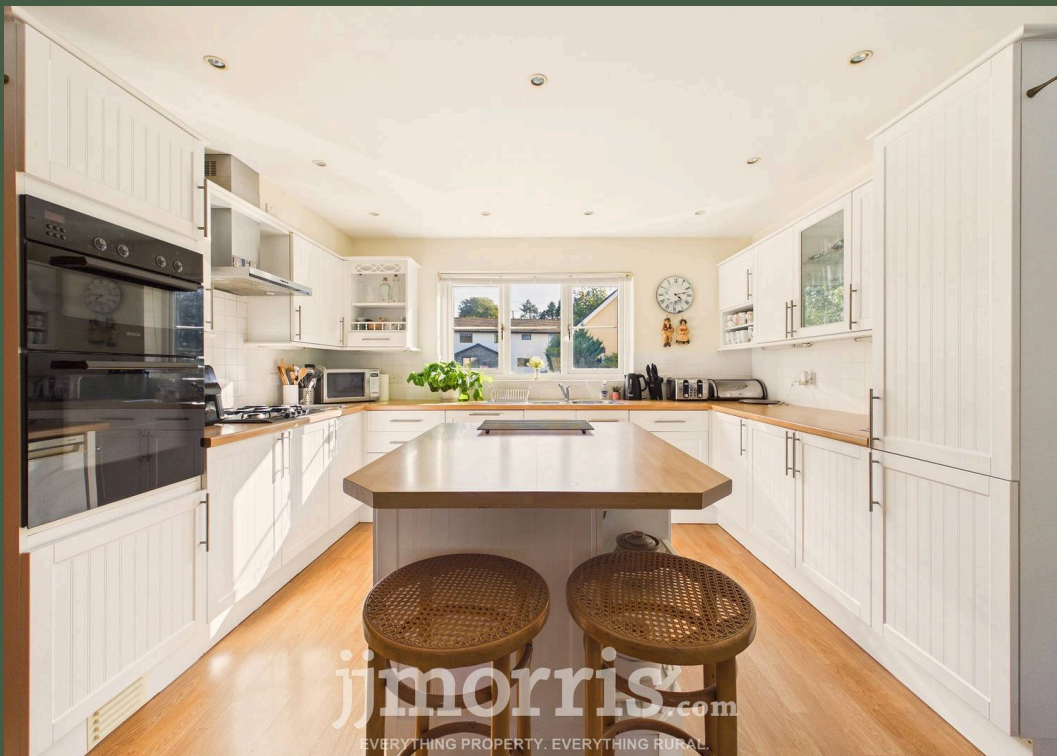
Bedroom 4

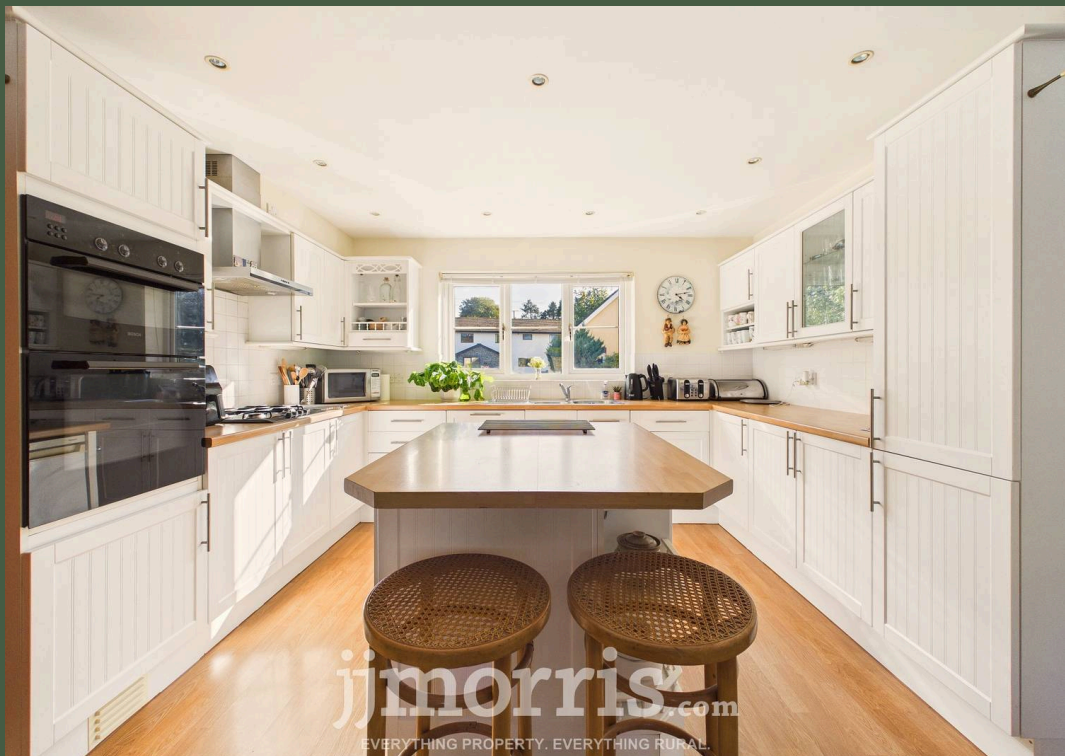
Bedroom Four is currently arranged as a single bedroom, although the vendors advise that a double bed can be comfortably accommodated. The room benefits from a pleasant outlook over the front of the property and offers a versatile space for a child's bedroom, guest room or home office.

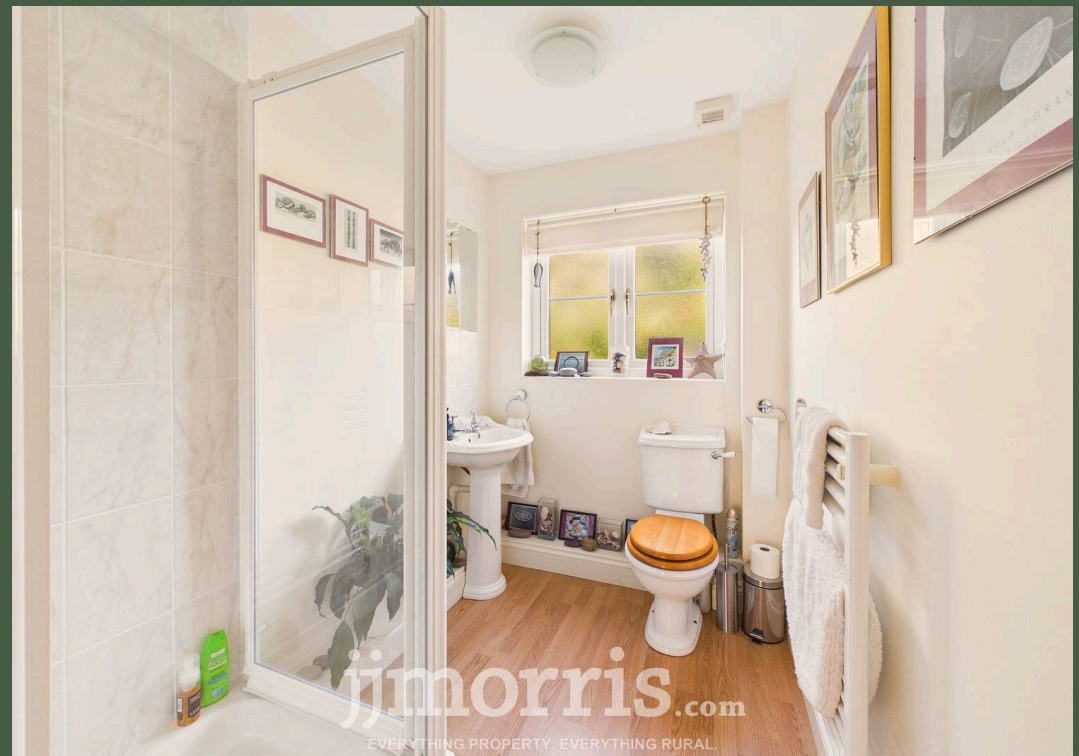
Family Bathroom

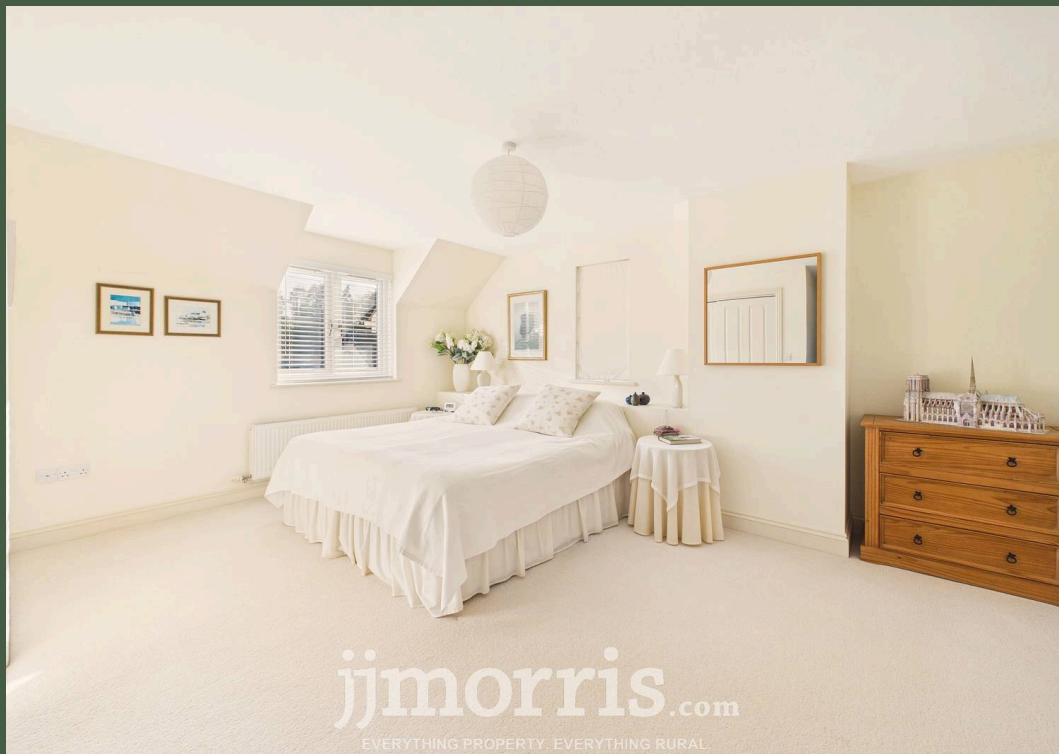
The stylish family bathroom is well appointed and comprises a bath with separate shower cubicle, WC and wash hand basin. Finished to a contemporary standard, it provides a practical and attractive space for the household.





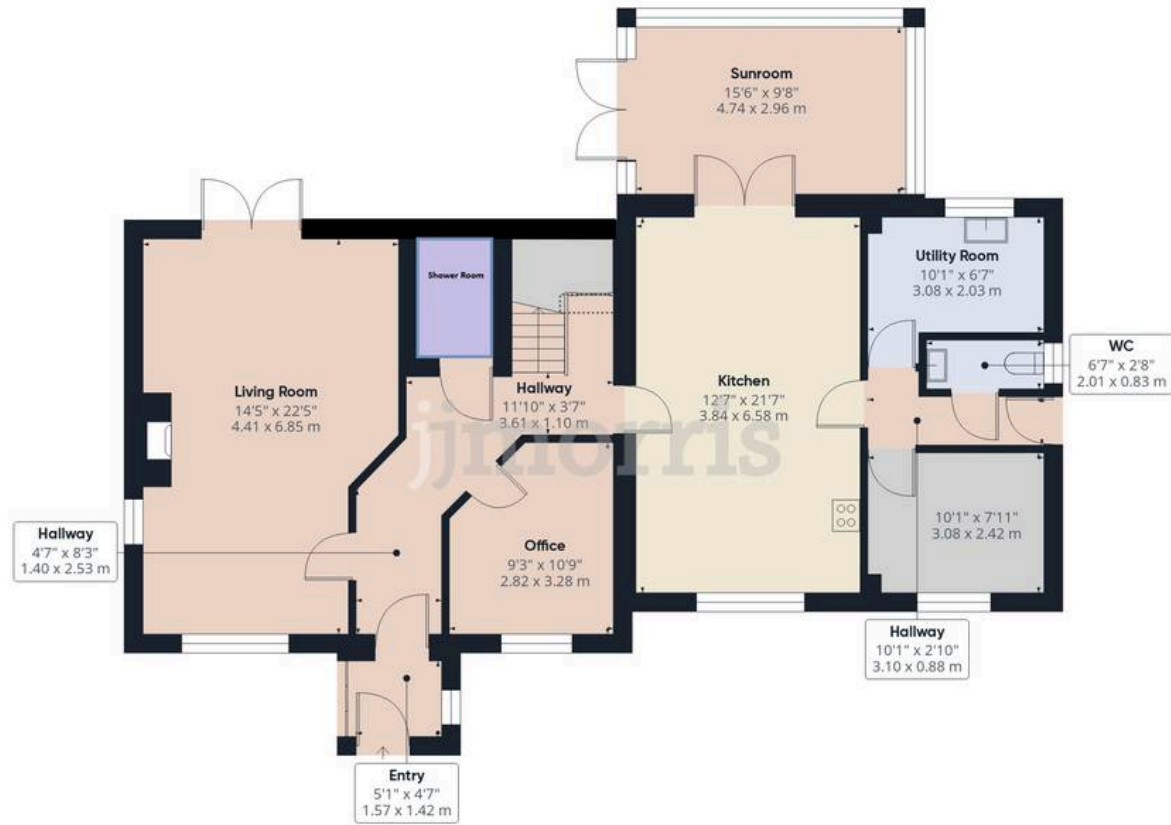












Floor 0



Floor 1





jimorris.com
EVERYTHING PROPERTY. EVERYTHING RURAL.



JJ Morris Haverfordwest

J J Morris, 4 Picton Place – SA61 2LX

01437760440

haverfordwest@jjmorris.com

www.jjmorris.com/

These particulars are provided for guidance only and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information, descriptions, measurements, floor plans, and other details provided, they should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves by inspection and other enquiries as to their accuracy. Photographs, drone imagery, virtual tours, and other marketing images are for illustrative purposes only and may have been digitally enhanced, edited, or altered to improve presentation. Such images should not be relied upon as an exact representation of the property's current condition, appearance, boundaries, or surroundings. Services, appliances, and fittings