



Redcroft Crosslanes, Kilgetty, SA68 0XT

Offers in Region of £415,000

Contact Narberth Office



Hill House, High Street,
Narberth, Pembrokeshire SA67 7AR



01834 860260



narberth@jjmorris.com

jjmorris.com



Redcroft Crosslanes

Kilgetty

An incredibly spacious 4 bedroom detached house offering a wonderful blend of traditional style and character, boasting many original features that create a warm and inviting atmosphere throughout. The generous accommodation includes multiple reception rooms and versatile living spaces that provide ample room for family life. The property's layout offers excellent potential for the creation of an annexe or a self-contained ground floor flat, subject to any required consents, making it ideal for multi-generational living or those seeking additional income opportunities. Set in a desirable countryside position, with excellent rural views, this home enjoys a peaceful setting while remaining conveniently close to the amenities of Kilgetty and Saundersfoot, both less than a mile or so away. Outside there is ample off road car parking space and a good size side garden, plus small paddock amounting in total to roughly 0.36 acres. This is a rare opportunity to acquire a characterful home with flexible accommodation, perfect for families or buyers seeking plenty of space with scope for improvement.



jjmorris.com

jjmorris.com

Situation

The property is situated roughly 1 mile from Kilgetty and Pentlepoir, in a semi-rural countryside setting, with Kilgetty providing a wider range of shops and services to include a Co Op supermarket and train station. The main A477 is also near by and provides excellent road links to St Clears/Carmarthen or Pembroke Dock. The beautiful Pembrokeshire coastline is at its closest found at Saundersfoot, being just over 1 mile distant only and offering superb sandy beaches and a further range of shops and amenities.

Accommodation

Decorative stained glass front door opens into:

Entrance Hall

Parquet woodblock flooring, wooden staircase with spindle balustrade leads to the first floor, understairs storage cupboard, radiator, doors open to:

Dining Room

Wooden sash bay windows to front, ornate open fireplace, radiator.

Living Room

Parquet wood block flooring, fireplace, secondary glazed window to side, radiator, door to:

Kitchen Breakfast Room

Tile flooring, fitted wall and base storage cupboards with worktops, single drainer sink, space for cooker, tiled splash backs, radiators, double glazed windows to rear and side, doors open to:

Inner Hall

Continuation of tiled floor, built in storage cupboards, door to:

Bathroom

Comprising a bath, W.C, pedestal wash hand basin, radiator, tiled floor, tiled walls, frosted double glazed window to rear, fitted storage cupboard.

Side Porch

A lean-to room with windows to side and front, external doors to front and side.

Utility

Fitted storage cupboard with single drainer sink, tiled floor, tiled walls, external door to rear and double glazed window to side, door opens to:

Store Room

Tiled shelving and double glazed window to front.

Sitting Room

Wooden sash bay windows to front, ornate fireplace, radiators, door to:

Inner Hall

Radiator, tiled floor, opening to utility and doors to:

Bathroom

Comprising a W.C, bathroom, wash hand basin, radiator, tiled floor, part tiled walls, double glazed window to front.

Utility

Fitted wall and base storage unts, worktops, single drainer sink, plumbing for washing machine and dish washer, space for further white goods, tiled floor and part tiled walls, door and window at rear open to a covered storage area, door to front opens to:

Front Porch

Tiled walls and external door to front.

Study

Double glazed external sliding patio doors to rear, tiled floor, radiator.

First Floor

Split landing with wooden sash window to front, spindle balustrade, access to loft. Inner landing with sash window to side. Doors open to:

Bedroom 1

Wooden sash window to front, radiator, feature fireplace.

Bedroom 2

Wooden sash window to front, feature fireplace, radiator.

Bedroom 3

Wooden sash window to side.

Bedroom 4

Wooden sash window to side, feature fireplace, radiator.

Externally

To the front there is a miniature walled front garden and hard standing parking area. To the side is the main bulk of the gardens, being of a good size and laid mainly to lawn and planting beds, with a second driveway and gated entry leading to a single garage. Beyond the garden is a small grazing paddock measuring approximately a quarter of an acre, with its own gated roadside access. At the rear there is a smaller strip of walled garden space.

Services

- Heating Source: Mains Gas
- Electric: Mains
- Water: Mains
- Drainage: Mains
- Local Authority: Pembrokeshire County Council
- EPC: E
- Council Tax Band: F
- Tenure: Freehold and available with vacant possession upon completion.

Directions

From Narberth, travel due south along the A478 towards the village of Kilgetty but proceed on in the direction of Pentlepoir and take the left hand turning onto Kingsmoor road, travel past Kingsmoor garage, under the trainline and on to Cross Lanes, turning left at the junction and then immediately on your left you will see the property.

Broadband

According to the Ofcom website, this property has both standard and ultra-fast broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Reception

The Ofcom website states that the property has the following indoor mobile coverage

- EE Voice & Data – 79%
- Three Voice & Data – 80%
- O2 Voice & Data – 72%
- Vodafone Voice & Data – 67%

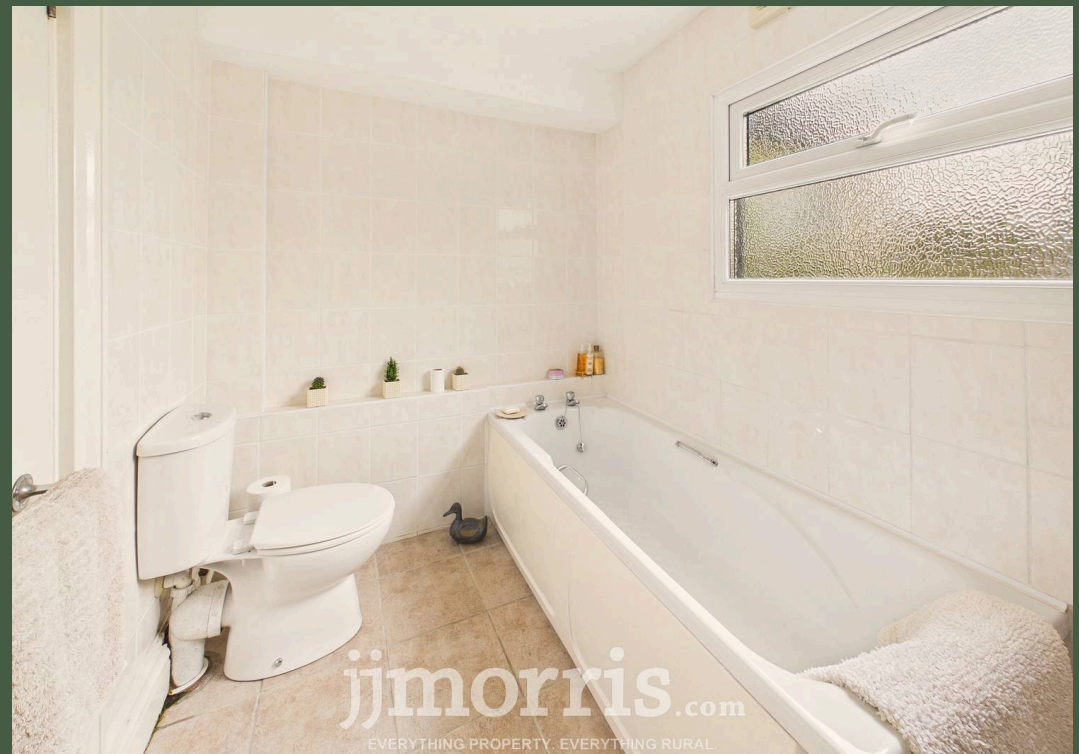
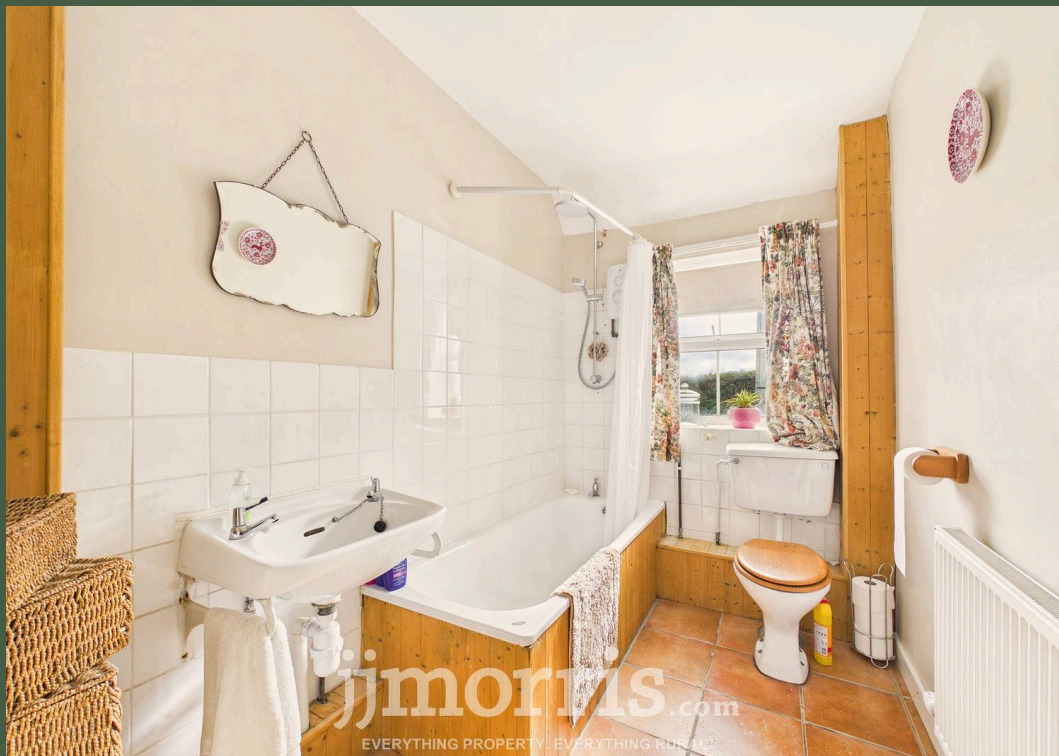
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

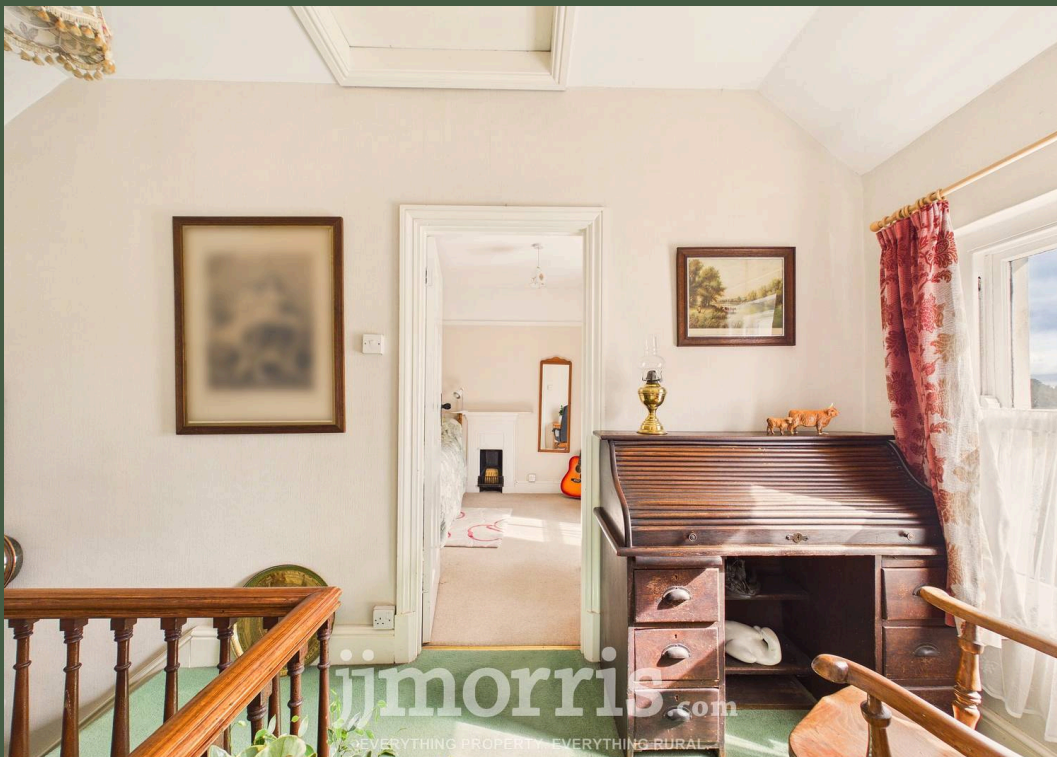
Anti Money Laundering

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchas



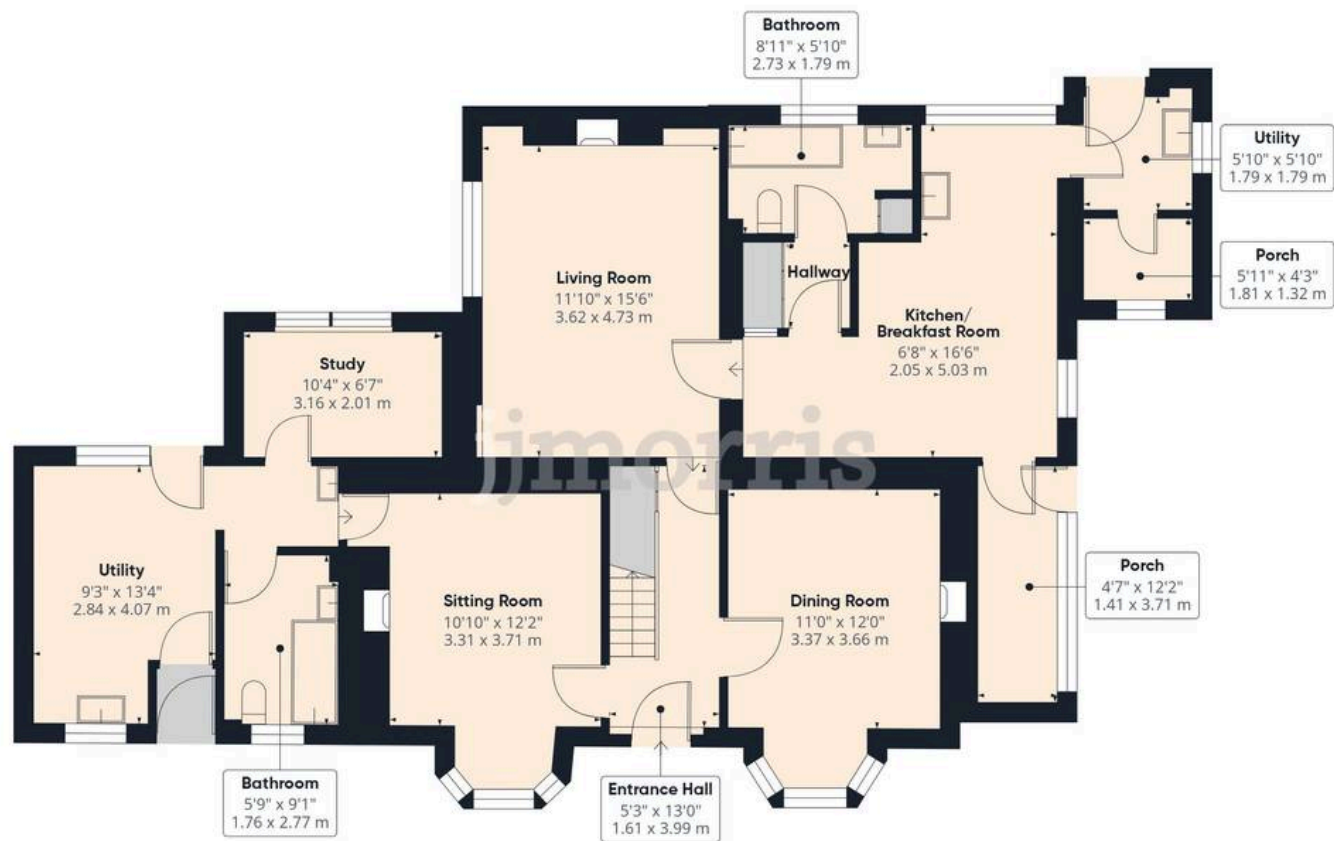




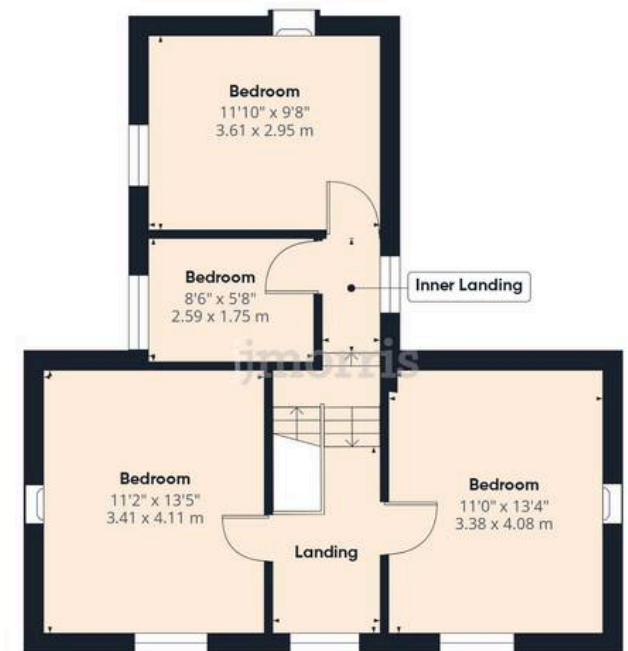








Floor 0



Floor 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	42	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales



JJ Morris Narberth

J J Morris, Hill House – SA67 7AR

01834 860260 • narberth@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