



Lemington House

Templeton | Narberth | SA67 8RY

OIEO: £360,000 | Freehold | EPC: F



Bryce & Co is proud to present Lemington House, an enchanting property steeped in history and charm, nestled in the heart of the delightful village of Templeton. Originally serving as the village post office, this residence has undergone meticulous renovation to become a stunning family home, beautifully blending traditional features with modern conveniences.

Upon entry, the entrance hallway warmly welcomes visitors, leading into the inviting living room. Here, a gas stove set upon an original Welsh slate hearth provides a cosy atmosphere. The dining room, positioned as the heart of family meals, connects to a versatile art room or study, enhancing the home's adaptability for various needs. The kitchen showcases a contemporary design, featuring a range of matching eye and base level units with slate worktops over, adding a sleek and functional element to the space. The range cooker and belfast sink add a touch of charm, while the rear aspect window overlooking the garden bathes the space in gentle sunlight, further underscoring the kitchen's modern attributes.

The first-floor hosts four spacious double bedrooms, each offering a tranquil retreat. Complementing these spaces is the family bathroom, equipped with modern fixtures to ensure comfort and convenience. The cellar, currently used for storage, presents the possibility for conversion into a usable space, enhancing the home's potential.

Externally, Lemington House boasts a beautifully manicured garden, complete with a picturesque patio, lawn, and a vibrant selection of flowers and borders. This serene outdoor haven is perfect for relaxation and entertainment. Additional storage sheds are available, providing ample space for gardening tools and outdoor equipment. A private driveway adjacent to the property offers convenient parking and easy access.



Entrance Hallway

Light and airy, with carpet underfoot, the entrance hallway welcomes visitors into the home, leading them through with a feature staircase at the heart. Doors lead to the ground floor rooms, while a radiator ensures a warm welcome.

Cloakroom / WC

With tiled flooring providing a practical base, this space includes storage hooks for coats, hats, and scarves, alongside a WC and a sink with a tiled splash-back and vanity unit below. A mirror and extractor fan offer convenience.

Lounge

6.93m x 3.30m (22'9" x 10'10")

Anchored by a gas stove with an oak mantel above and original Welsh slate hearth below, the living room features carpet underfoot, a TV point, and windows to the fore and rear aspects. Storage cupboards on either side and two radiators ensure comfort and convenience.

Dining Room

3.64m x 3.32m (11'11" x 10'11")

Two feature recessed windows illuminate the dining room, with carpet underfoot and a radiator ensuring a comfortable environment. A door leads to the kitchen, while a folding door opens to the studio/office, offering flexible living spaces.

Art Room / Study

3.29m x 2.59m (10'10" x 8'6")

Bright and adaptable, the studio/office features carpet underfoot, windows to the fore and side aspects, and a radiator, making it a versatile space for creative or professional needs.

Kitchen

6.15m x 2.90m (20'2" x 9'6")

Vinyl tile-effect flooring lays the groundwork for a functional yet stylish kitchen, featuring a range of matching units with slate worktops over. A Belfast sink, plumbing for a dishwasher and washing machine, and a rangemaster with an extractor hood above highlight the kitchen's functionality. The space is illuminated by windows overlooking the rear garden and velux windows, allowing a flow of natural light throughout, with a door leading to the side aspect towards the patio and garden. A dry room/airing cupboard maximise the kitchen's practicality.



Cellar

The cellar, with slab flooring and exposed stone walls, offers rustic charm and practical storage shelving, along with electricity.

Bedroom One

3.32m x 3.32m (10'11" x 10'11")

Adorned with carpet underfoot for a plush feel, this room is equipped with a radiator, ensuring comfort. The window to the rear aspect invites natural light, enhancing the room's ambiance. A picture rail adds a touch of character.

Bedroom Two

3.30m x 3.32m (10'10" x 10'10")

Featuring carpet underfoot and a warm radiator, this cosy retreat boasts a window to the rear aspect, allowing for serene views and creating an inviting atmosphere.

Bedroom Three

3.61m x 3.32m (11'10" x 10'11")

Carpet underfoot lays the foundation for this inviting space, which features a window to the front aspect, flooding the room with light. A ceiling fan above offers a gentle breeze, complemented by the warmth from the radiator.

Bedroom Four

3.61m x 3.30m (11'10" x 10'10")

Offering carpet underfoot and a comforting radiator, this room benefits from a window to the front aspect, brightening the space. A picture rail adds an element of detail, contributing to the room's refined look.

Bathroom

2.36m x 2.32m (7'9" x 7'7")

This space features a WC, bath with shower overhead encased by tiled walls and a glass screen, enhancing the room's functionality and style. A sink with a vanity unit below, tiled flooring, an extractor fan, and a glazed window to the fore aspect are complemented by a heated towel rail, ensuring a comfortable and stylish environment.

Externally

Beautifully manicured garden, complete with a picturesque patio, lawn, and a vibrant selection of flowers and borders. Additional storage sheds are available. A private driveway adjacent to the property offers convenient parking and easy access.

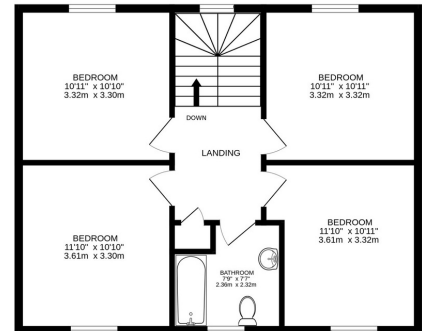
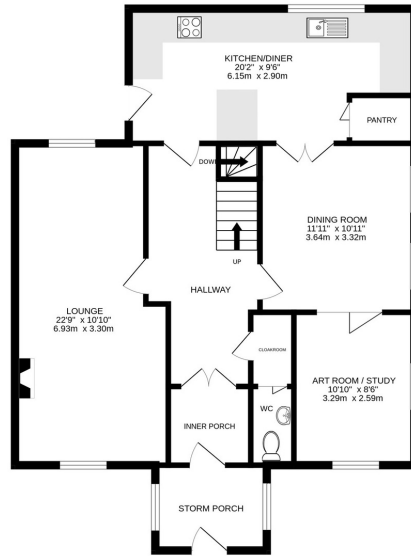




BASEMENT
177 sq.ft. (16.4 sq.m.) approx.

GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.

1ST FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 1695 sq.ft. (157.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			

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