



RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND
EQUESTRIAN ♦ SMALLHOLDINGS ♦ RESIDENTIAL ♦ COMMERCIAL FARMS ♦ LEISURE

KP/BA/357B

PEMBROKESHIRE

Approximate Distances:

Amroth (sandy beach) 1½ miles : Saundersfoot 8 miles : Tenby 11 miles
Narberth 6 miles : Carmarthen 20 miles

AN APPROX 9½ ACRE HOLDING CURRENTLY RUN PREDOMINANTLY AS A NURSERY BUSINESS WITH GARDEN CENTRE, TEAROOM/RESTAURANT, CL CARAVAN SITE AND A HOLIDAY CHALET. SET IN A POPULAR AND ACCESSIBLE LOCATION WITHIN EASY REACH OF MANY FAVOURED WEST WALES COASTAL RESORTS

CROFTY NURSERY AND GARDEN CENTRE

LLANTEG

NARBERTH SA67 8QE



The Residence



Aerial View

A CHARACTER RESIDENCE WITH THREE BEDROOMS AND FAMILY BATHROOM on the first floor and ENTRANCE HALL, LOUNGE, SITTING ROOM, DINING ROOM, KITCHEN AND UTILITY/SUN ROOM on the ground floor. DOUBLE GLAZING, CENTRAL HEATING, GARDENS

THE NURSERY COMPRISES GLASSHOUSES INCORPORATING SHOP, ROBINSONS GREENHOUSE, FIVE GROWING TUNNELS, TWO DISPLAY TUNNELS

TEA ROOM/RESTAURANT PROVIDES THIRTY SIX COVERS WITH KITCHEN AND ADJOINING OFFICE

TIMBER CHALET TWO BEDROOMS, LOUNGE, BATHROOM AND KITCHEN, GARDEN.

CL CARAVAN SITE WITH ELECTRIC HOOK-UPS AND HARD STANDINGS (SIX CARAVANS)

THE LAND ADJOINING THE PROPERTY DIVIDED INTO CONVENIENTLY SIZED PADDOCKS OF PASTURELAND

**EXTENDING IN ALL TO APPROX 9½ ACRES (About 4 Hectares)
(TO BE CONFIRMED)**

THE RESIDENCE

Of mainly stone elevations under a slate roof benefiting from DOUBLE GLAZING and CENTRAL HEATING. The accommodation with approximate room sizes is as follows:

GROUND FLOOR

ENTRANCE HALL	door to front and radiator
LOUNGE	11'10 x 11'7 (About 3.7m x 3.6m) double glazed window to front, open stone fireplace with electric log burner style fire in situ, radiator, open to dining room
DINING ROOM	10'8 x 9'4 (About 3.3m x 2.9m) double glazed window to rear, radiator
SITTING ROOM	11'9 x 10' (About 3.6m x 3.1m) double glazed window to front, radiator
KITCHEN	13'9 x 9'10 (About 4.2m x 3.1m) dingle glazed window to rear, fitted kitchen with wall, base and display units, single bowl stainless steel sink drainer, work surfaces, tiling, electric and gas cooker point, cooker hood and radiator
SUN ROOM/UTILITY	18'2 x 9'3 (About 5.6m x 2.8m) single glazed windows to each side and rear, base units, double doors to rear, work surfaces, central heating hot water boiler

FIRST FLOOR

LANDING	Double glazed window to front, radiator, cupboard
BEDROOM ONE	11'9 x 10'1 (About 3.6m x 3.1m) double glazed window to front, radiator
BEDROOM TWO	14'8 x 9' (About 4.5m x 2.8m) double glazed window to side, radiator
BEDROOM THREE	11'10 x 9'5 (3.7m x 2.9m) double glazed window to front, radiator
BATHROOM	12'2 x 6'9 (About 3.7m x 2.1m) obscure double glazed window to side, bath with mixer taps, wash hand basin, low level w.c., part tiling, radiator

TIMBER CHALET

Two bedrooms, kitchen, lounge and bathroom set in its own enclosed garden.

THE OUTSIDE AND OUTBUILDINGS

The Glasshouses with approximate sizes are as follows:

MAIN GLASSHOUSE	60' x 42' (About 18.4m x 13.2m)
SHOP AREA	36' x 21' (About 11m x 6.4m)
ROBINSONS GREENHOUSE	40' x 20' (About 12.2m x 6.1m)
TWO DISPLAY TUNNELS	
DISPLAY TUNNEL ONE	60' x 14' (About 18.4m x 4.3m) and
DISPLAY TUNNEL TWO	60' x 18' (About 18.4m x 5.5m)
FIVE GROWING TUNNELS	
TUNNEL ONE	60' x 24' (About 18.4m x 7.3m)
TUNNEL TWO	60' x 24' (About 18.4m x 7.3m)
TUNNEL THREE	60' x 18' (About 18.4m x 5.5m)
TUNNEL FOUR	60' x 18' (About 18.4m x 5.5m)
TUNNEL FIVE	42' x 40' (About 13.2m x 12.2m)

There are also a number of outdoor display areas with gravelled walkways

TEA ROOMS/RESTAURANT 31' x 22' (About 9.5m x 6.7m) with patio area; 36-cover restaurant primarily run as tea rooms during the week and for Sunday lunches. Timber entrance porch leading to the building, wooden double doors to front and rear, ceramic tiled flooring, wood burning stove and vaulted ceiling with exposed wooden beams. From the patio there is access to the public toilets which include disabled facilities.

KITCHEN 16'6 x 11'6 (About 4.7m x 3.5m) currently fully equipped with stainless steel fittings

Situated between the kitchen and the residence there is an:

OFFICE 11'9 x 9'3 (About 3.6m x 2.8m)

THE CL CARAVAN SITE AND LAND

Six pitches with mains hook-ups and hard standings. Two further grassland paddocks adjoin the property.

EXTENDING IN ALL TO APPROX 9½ ACRES (ABOUT 4 HECTARES) (TO BE CONFIRMED)

SERVICES

MAINS ELECTRICITY, LPG GAS, PRIVATE DRAINAGE, LPG HEATING IN CHALET HOUSE AND GREENHOUSES WITH COMBAT AIR HEATERS, MAINS WATER, TELEPHONE (connected and available subject to usual transfer regulations)

N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. Rural Scene have visited Crofty Nursery and Garden Centre but NOT surveyed or tested any of the appliances, services or systems in it, including heating, plumbing, drainage etc. The vendors have checked and approved the details, however purchasers must rely on their own and/or their surveyors inspections and their solicitors enquiries to determine the overall condition, size and acreage of the property and also any Planning, Rights of Way and all other matters relating to it.

LOCAL AUTHORITY

PEMBROKESHIRE COUNTY COUNCIL (Council Tax Band F)

GENERAL AND SITUATION

The sale of Crofty Nursery and Garden Centre provides purchasers with an excellent opportunity to acquire a thriving business. Complementing the successful Nursery/Garden Centre are the tea rooms which are increasing in popularity and CL Camp Site.

Situated in the village of Llanteg which has a garage and pub, there is a sandy beach approx one and a half miles away at Amroth and the well known resorts of Saundersfoot and Tenby are 8 miles and 11 miles away respectively.

DIRECTIONAL NOTE

From Carmarthen take the A40 towards Pembroke for approx 9 miles. On entering St Clears at the roundabout take the FIRST EXIT onto the A477 signposted Pembroke Dock and Tenby. Continue for approx 7 miles and on entering Llanteg proceed passed the filling station on your left hand side and Crofty Garden Centre and Nursery will be found on the RIGHT HAND SIDE.

VIEWING

Strictly by appointment with the Agents **RURAL SCENE Tel. 01264 850700**

PRICE GUIDE: £750,000 plus stock at valuation



Covered Display Area



Tea Rooms



Outside Display Area



Greenhouse Display Area



Tea Room/Restaurant



Glasshouses and Parking



Caravan Site



Paddock