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Estate & Letting Agents

Knightson Lake Farmhouse, New Hedges

4 Bedrooms I 2 Reception I 2 Bathrooms

Asking Price £375,000



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- Prime coastal location in New Hedges — just 1 mile from Saundersfoot and 2.5 miles from Tenby, offering superb access to beaches, schools and amenities.
- Spacious and versatile layout with multiple reception areas, ideal for modern family living and entertaining.
- South facing garden providing a sunny, private outdoor space perfect for relaxing or play.
- Excellent additional storage and workspace with an external workshop and attached coal shed in the courtyard.
- Bright, well presented bedrooms including a generous master and practical built in storage in the second bedroom.



Spacious Family Home in Prime Coastal Village — Minutes from Saundersfoot & Tenby

Situated in the highly desirable village of New Hedges, just 1 mile from Saundersfoot and 2.5 miles from Tenby, this generous family home offers superb space, excellent connectivity and a wonderful coastal lifestyle. With beaches, schools and amenities all close by, it's an ideal choice for families seeking convenience without compromising on comfort.

Inside, the property features a bright and welcoming lounge with a feature fireplace and plenty of natural light, flowing through to a spacious dining room perfect for everyday living and entertaining. The characterful kitchen combines rustic charm with practical workspace, complemented by a cosy dining area and a useful ground floor shower room. To the rear, a beautifully bright sunroom provides an additional living space overlooking the courtyard & garden.

Upstairs, the home offers a well proportioned master bedroom, a second bedroom with built in storage, a light, versatile third bedroom ideal as a single room, guest space or home office and a fourth bedroom ideal as a guest bedroom or as a welcomed extra family bedroom.

Externally, the south facing garden enjoys sunshine throughout the day, creating a private and enjoyable outdoor space. A coal house and separate workshop add excellent storage and practical utility.

With its spacious layout, sunny garden and unbeatable location between two of Pembrokeshire's most popular coastal destinations, this is a fantastic family home offering comfort, convenience and a brilliant lifestyle opportunity.









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Sunroom: *16'5" x 8'11" (5m x 2.72m)* Bright and welcoming sunroom with large windows and skylights, offering a peaceful spot to relax while enjoying views of the courtyard garden. Finished with tiled flooring and plenty of space for seating, it's a lovely year round retreat.

Kitchen: *19'5" x 13'1" (5.92m x 4m)* A charming, well equipped kitchen featuring wooden cabinetry, a colourful tiled splashback and a central island for extra workspace. With a range cooker, overhead utensil rack and a cosy dining area, it's a warm and inviting hub of the home.

Office/Study: *8'2" x 4'7" (2.5m x 1.4m)* A useful compact room located just off the dining area, currently arranged as a combined cloakroom and home office. This versatile space offers practical everyday storage alongside a quiet spot for working from home, making it a valuable addition to the property for modern family living.

Dining Room: *13'1" x 8'2" (4m x 2.5m)* A generously sized dining room with soft natural light, neutral décor and a warm, welcoming feel. The window offers natural light in abundance and brings brightness into the space, while the layout offers plenty of room for a family dining table or entertaining setup. Traditional features and a calm colour palette make it an inviting, versatile room that sits comfortably at the heart of the home.

Lounge: *26' x 13' (7.92m x 3.96m)* A spacious and inviting lounge offering a warm, traditional feel, enhanced by soft neutral décor and generous natural light from multiple windows. The room features a central fireplace as a focal point, creating a cosy atmosphere, while the open layout provides plenty of flexibility for various seating arrangements. With its connection to the dining area and the staircase, this is a comfortable, well proportioned living space ideal for both relaxing and entertaining

Shower Room: *8'4" x 8'2" (2.54m x 2.5m)* A well presented ground floor shower room featuring a practical layout with full tiling, creating a bright and easy to maintain space. The room offers a modern corner shower enclosure, good natural light and a neutral finish, making it a convenient addition to the home for guests or everyday use.

Bedroom 1: *14'9" x 9'7" (4.5m x 2.92m)* A bright and well proportioned bedroom featuring a sloped ceiling and a calm, neutral décor that creates a restful atmosphere. The room benefits from built in storage, helping to maximise floor space and keep the layout clean and practical. A window with fitted blinds brings in plenty of natural light, making this an inviting and comfortable space for everyday living.

Bedroom 2: *12'4" x 11'3" (3.76m x 3.43m)* A bright and neatly presented bedroom finished in soft, calming tones, offering a comfortable and well proportioned space. The room benefits from a large fitted wardrobe, providing excellent built in storage while keeping the floor area open and uncluttered. A window with fitted blinds brings in plenty of natural light, creating a peaceful setting ideal for use as a bedroom, guest room or home office.

Bedroom 3: *14'6" x 7'11" (4.42m x 2.41m)* A bright and neatly presented third bedroom offering a peaceful outlook and a soft, calming colour palette. The room enjoys good natural light from the large window and provides a comfortable layout suitable for a single bed, guest room or home office. Well maintained décor and a practical floor plan make this a versatile additional bedroom within the home

Master Bedroom: *13'5" x 13'1" (4.1m x 4m)* A spacious and beautifully presented master bedroom with a soft, calming décor and plenty of natural light. The sloped ceiling adds character, while the generous floor area allows for a comfortable layout with room for additional furniture. A large window frames a pleasant outlook and brightens the space, creating a peaceful retreat within the home. Thoughtfully arranged and well proportioned, it offers an ideal setting for restful everyday living.

Workshop: *15'7" x 12'8" (4.75m x 3.86m)* A useful external workshop located within the courtyard, offering excellent additional space for storage, hobbies or practical projects. Well positioned and easily accessible, it provides a versatile area that complements the main accommodation and adds valuable functionality to the property.

Coal shed: *9'11" x 5'9" (3.02m x 1.75m)* An attached coal shed sits alongside the workshop, providing additional external storage ideal for solid fuel, tools or garden equipment. Conveniently positioned within the courtyard, it offers practical extra space that complements the property's overall functionality

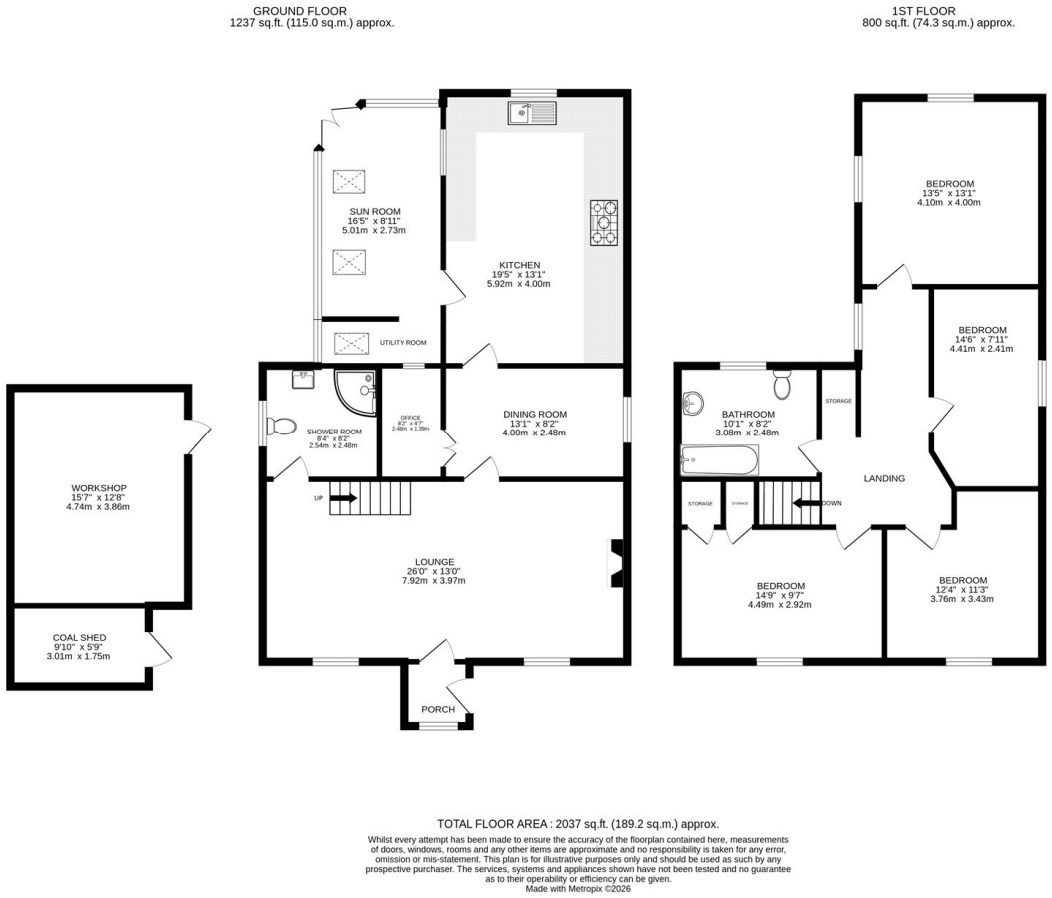
Additional Information: Council tax band F, Services - All mains. Gas central heating. Viewing by appointment only

Externally: Driveway suitable for multiple vehicles, courtyard area to the rear with the original well and water pump for the village. Off the courtyard is a enclosed south facing garden, with green house & lawn area. To the front of the property is small patio area. The workshop and coal shed are also located off the courtyard area.



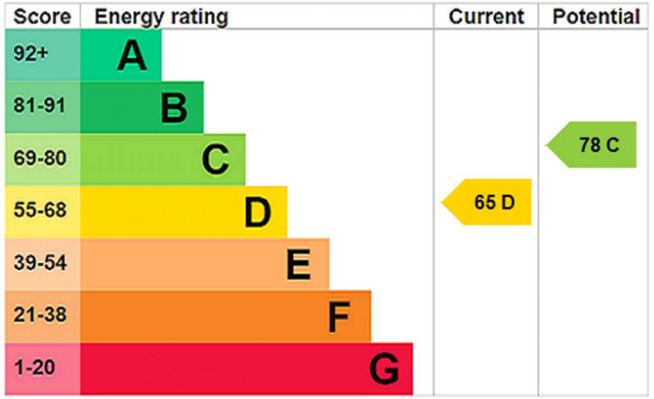






TOTAL FLOOR AREA : 2037 sq.ft. (189.2 sq.m.) approx.

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 prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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