



# *The Cornfields*

**SAGESTON**

**MILL BAY**  
HOMES

## Discover peaceful Sageston

*Welcome to The Cornfields; a development of 2 bed bungalows, and 2, 3 and 4 bed houses.*

Situated in the peaceful and picturesque village of Sageston, on the doorstep of the coastal National Park, The Cornfields offers an enviable opportunity to enjoy the Pembrokeshire countryside whilst being only minutes away from some of the most popular resort centres in the county. Positioned almost equidistant from the popular seaside resort of Tenby and the historic county town of Pembroke, The Cornfields benefits from excellent transport links, ensuring easy access to the Pembrokeshire coastline and its abundance of beautiful sandy beaches.

Sageston village sits just off the A477 which provides access to the M4 in around 50 mins.

Sageston, and nearby Milton, offer a range of local amenities. A stone's throw from the development is The Plough Inn, a popular village pub with a range of dining options. Further dining options can be found just over a mile away in Milton; the Milton Brewery Inn offers a menu which allows you to indulge in freshly made stone baked pizza, craft beers and specialist coffees. Milton also boasts a village store and a highly recommended fish and chip shop.

The Cornfields sits just a short walk from the neighbouring village of Carew. Known best for the magnificent Carew Castle and Tidal Mill, Carew also boasts the Carew Inn, a village pub with beautiful views of the castle. One of the many options for fine dining nearby can be found at Coast; situated on the edge of the Coppet Hall shoreline, this award-winning restaurant serves up a range of menus using locally sourced Pembrokeshire produce.





## Explore the area surrounding Sageston

*A tranquil setting in the very heart of Pembrokeshire.*

The nearest large town is Pembroke, best known as the birthplace of King Henry VII, who was born in the impressive Pembroke Castle, tours around which can still be enjoyed today. In addition to its historic attraction, Pembroke also offers a wide range of shopping and entertainment facilities. If you are looking for a fun day out, then you will be spoilt for choice at The Cornfields; the well-known seaside resort of Tenby is less than 10 mins away by car. In addition, the popular family attractions of Folly Farm, Manor Wildlife Park, Bluestone National Park Resort and Heatherton World of Adventures are all on your doorstep.

If a quieter activity is more what you had in mind, then you'll be reassured to know that The Cornfields is located next to the Pembrokeshire Coast National Park. Established in 1952, it remains the only coastal National Park in the UK. Benefitting from glorious countryside for ramblers and numerous blue flag beaches to explore, there are activities for all ages, however the park is most famous for its spectacular Pembrokeshire Coast Path National Trail, a walk which hugs the coastline for 186 miles (299km) of some of the most breath-taking coastal scenery in Britain.



### Approximate travelling distances from The Cornfields

*Narberth* – 11 miles

*Saundersfoot* – 7 miles

*Haverfordwest* – 15 miles

*Swansea* – 53 miles

*Pembroke* – 5 miles

*Tenby* – 6 miles

*Carmarthen* – 26 miles

*Cardiff* – 92 miles



# The Development



◆ The Ashlett - 2 Bed Bungalow  
Plots: 28, 29 & 30



◆ The Carew - 2 Bed Bungalow  
Plots: 37, 38, 39 & 40



◆ The Eiling - 2 Bed  
Plots: 23, 24, 31, 32, 41, 42, 43, 44, 48, 49, 58 & 59



◆ The Newhaven - 3 Bed  
Plots: 25, 26, 33, 34, 35 & 36



◆ The Thorrington - 3 Bed  
Plots: 45, 46, 47 & 60



◆ The Nendrum - 4 Bed  
Plots: 27 & 57



# The Ashlett

Internal living area: 68.7m<sup>2</sup> / 739.4ft<sup>2</sup>

The Ashlett is a two bed detached bungalow available on plots: 28, 29 & 30. It has a rendered exterior, stone accents and slate grey roof tiles. An open hallway leads to interconnected living areas: a lounge and adjoining dining area with a separate kitchen. On sunny days you can open up the lounge/dining to allow free movement into the garden for al fresco dining. Furthermore there are two bedrooms and a bathroom on the other side of the ground floor.

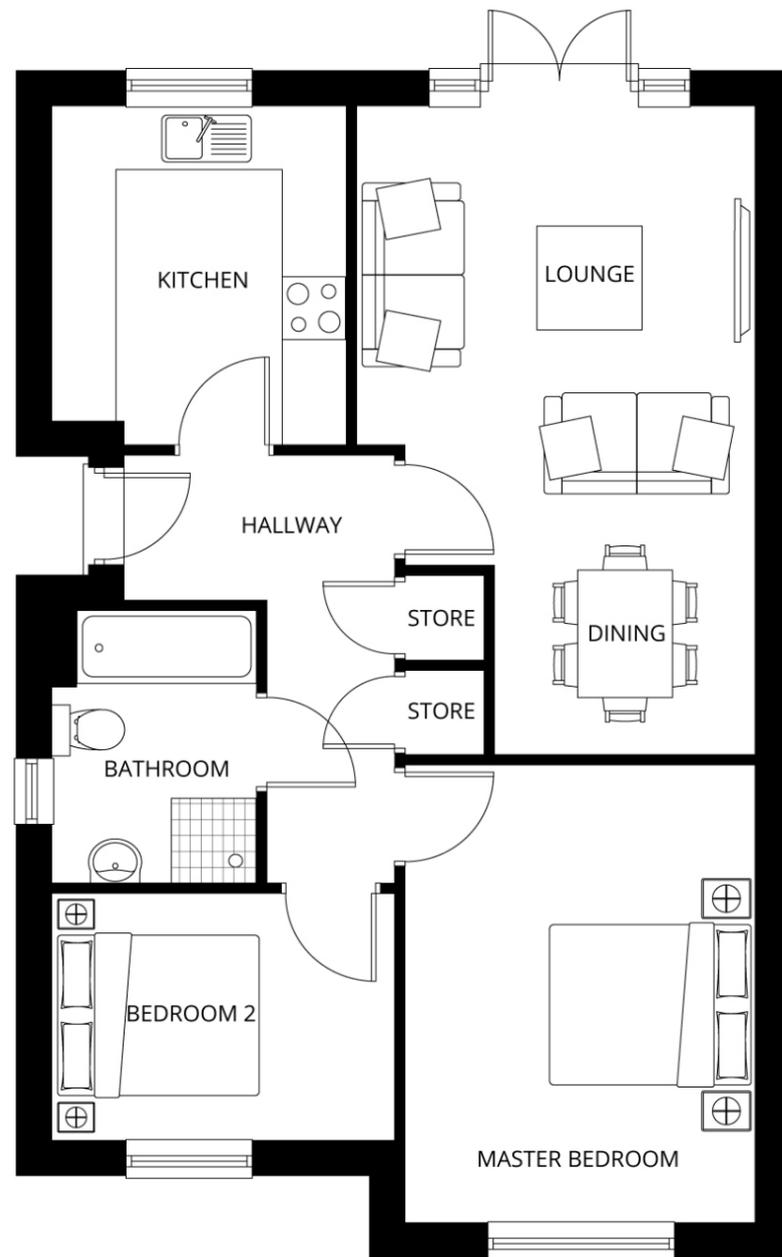
**Kitchen**  
2.83\* x 3.08\* / 9'3" x 10'1"

**Lounge / Dining**  
3.83\* x 6.24\* / 12'6" x 20'5"

**Master Bedroom**  
3.37 x 4.42 / 11'10" x 14'6"

**Bedroom 2**  
3.29 x 2.40 / 10'9" x 7'10"

**Bathroom**  
1.98 x 2.65 / 6'5" x 8'8"





## The Carew

Internal living area: 68.7m<sup>2</sup> / 739.4ft<sup>2</sup>

The Carew is a two bed semi-detached bungalow available on plots: 37, 38, 39 & 40. The exterior is rendered with stone accents and slate grey roof tiles. The hallway leads to interconnected living areas: a lounge and adjoining dining area with a separate kitchen. The lounge opens directly onto the garden, making it easy to relax or move your mealtimes outside on sunny days. Furthermore there are two bedrooms and a bathroom on the other side of the ground floor.

### Kitchen

2.83\* x 3.08\* / 9'3" x 10'1"

### Lounge / Dining

3.83\* x 6.24\* / 12'6" x 20'5"

### Master Bedroom

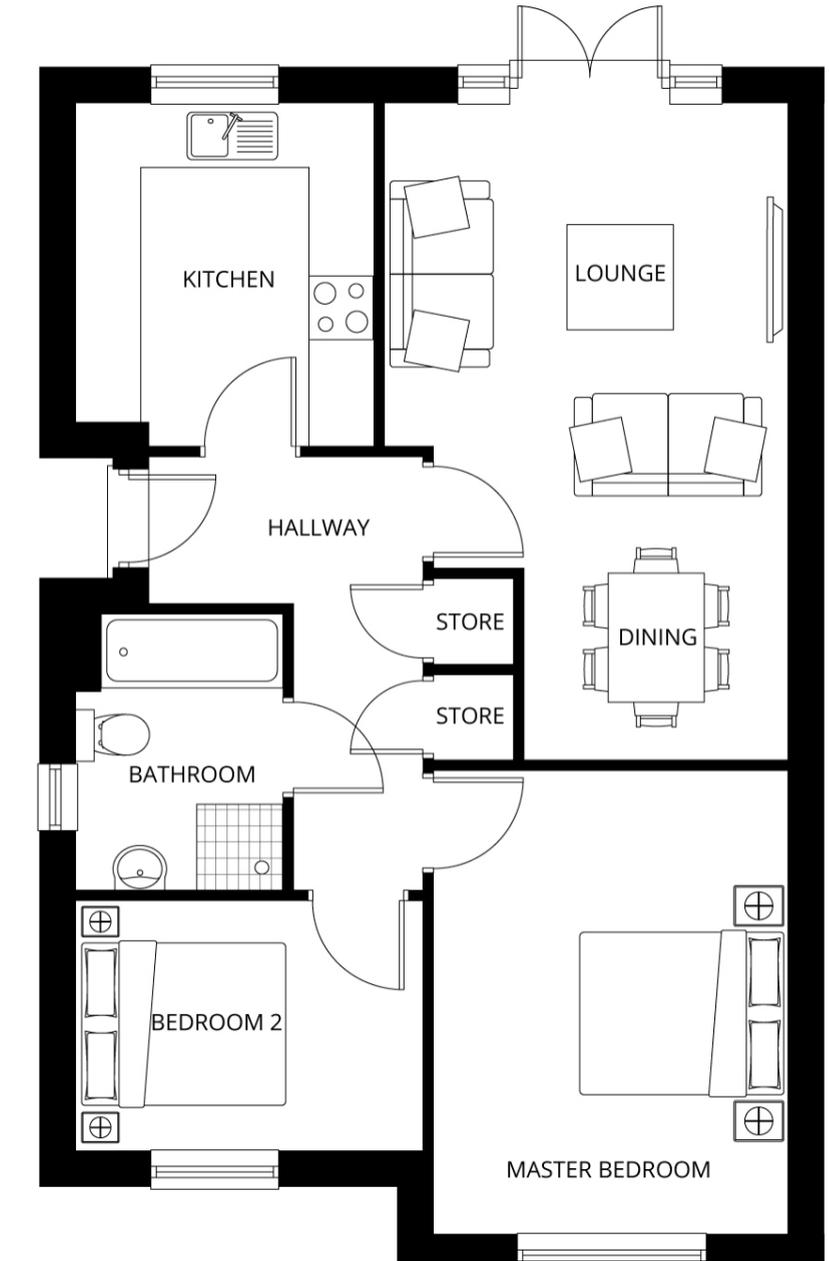
3.37 x 4.42 / 11'0" x 14'6"

### Bedroom 2

3.29 x 2.40 / 10'9" x 7'10"

### Bathroom

1.98 x 2.65 / 6'5" x 8'8"



Internal floor plans may be subject to alteration \*Dimensions listed are maximum. Computer generated images are for illustrative purposes only.

# The Eiling

Internal living area: 69.9m<sup>2</sup> / 752.4ft<sup>2</sup>

## GROUND FLOOR

Kitchen / Dining  
2.61 x 4.01 / 8'6" x 13'1"

Lounge  
4.86 x 3.05 / 15'11" x 10'0"

WC  
1.00 x 2.20 / 3'3" x 7'2"

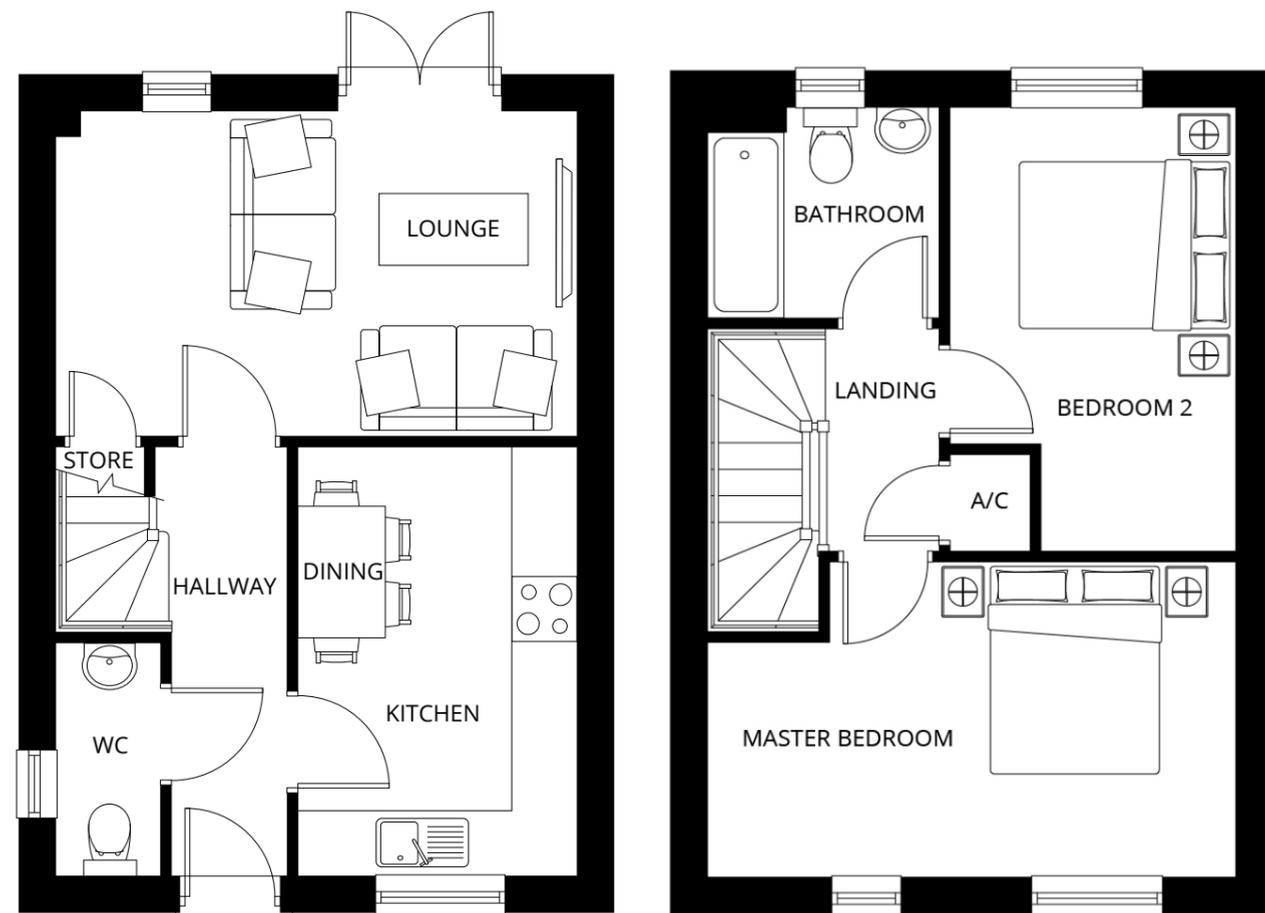
## FIRST FLOOR

Master Bedroom  
4.86\* x 2.94\* / 15'11" x 9'7"

Bedroom 2  
2.63\* x 4.12\* / 8'7" x 13'6"

Bathroom  
2.14 x 1.98 / 7'0" x 6'5"

The Eiling is a two bed semi-detached house available on plots: 23, 24, 31, 32, 41, 42, 43, 44, 48, 49, 58 & 59. This gracious and stylish family home sports a rendered exterior, grey roof tiles and brick accents for a fresh but traditional finish. Inside, the hallway opens onto the lounge and a separate kitchen/dining. The lounge opens directly onto the enclosed garden, allowing an easy flow between indoors and outdoors on sunny days. Upstairs there are two generous size bedrooms and a family bathroom.





# The Newhaven

Internal living area: 82.57m<sup>2</sup> / 888.5ft<sup>2</sup>

## GROUND FLOOR

**Kitchen**  
2.48\* x 2.83\* / 8'1" x 9'3"

**Lounge / Dining**  
4.92 x 4.44 / 16'1" x 14'6"

**WC**  
1.15 x 1.58\* / 3'9" x 5'2"

## FIRST FLOOR

**Master Bedroom**  
3.59\* x 3.09\* / 11'9" x 10'1"

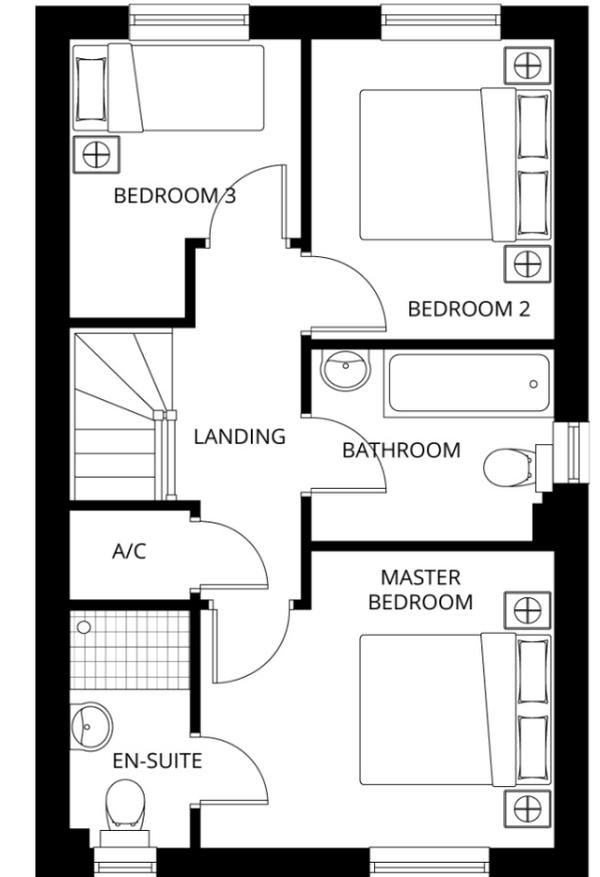
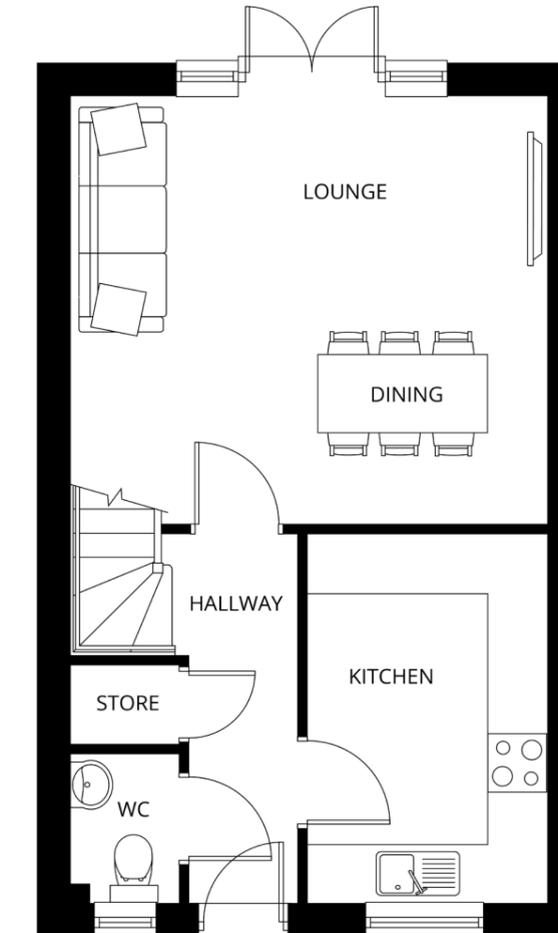
**En-suite**  
1.71\* x 2.49\* / 5'7" x 8'2"

**Bedroom 2**  
2.48 x 3.11 / 8'1" x 10'2"

**Bedroom 3**  
2.36\* x 2.89\* / 7'8" x 9'5"

**Bathroom**  
2.48 x 1.98 / 8'1" x 6'5"

The Newhaven is a three bed semi-detached house available on plots: 25, 26, 33, 34, 35 & 36. Combining traditional and modern touches, this house features a rendered exterior with brick touches and slate grey roof tiles. In addition to a generous lounge/dining area, the ground floor has a separate spacious kitchen. While upstairs hosts a floor with three bedrooms with master en-suite.



Internal floor plans may be subject to alteration \*Dimensions listed are maximum. Computer generated images are for illustrative purposes only.

# The Thorrington

Internal living area: 95.14m<sup>2</sup> / 1,024ft<sup>2</sup>

The Thorrington is a three bedroom detached house available on plots: 45, 46, 47 & 60. A fresh rendered exterior, slate grey roof tiles and stone accents give it an enduring beauty, while the private driveway provides ample off-road parking for two cars. The ground floor includes a generous lounge and a beautiful kitchen/dining area that opens onto the enclosed garden. Upstairs, the three bedrooms include a master bedroom with its own en-suite shower room.

## GROUND FLOOR

**Kitchen / Dining**  
2.97 x 5.44 / 9'8" x 17'10"

**Lounge**  
3.44 x 5.43 / 11'3" x 17'9"

**WC / Shower**  
2.14 x 1.68 / 7'0" x 5'6"

## FIRST FLOOR

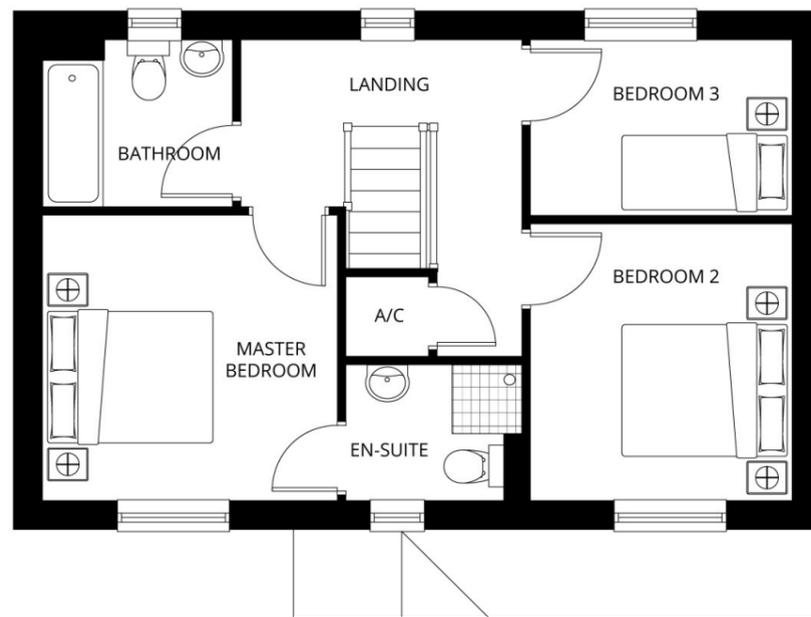
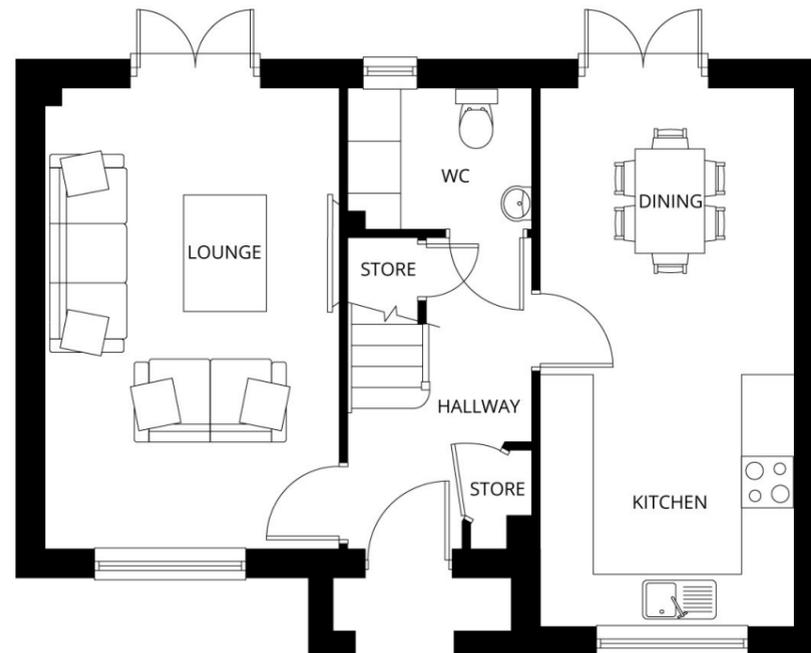
**Master Bedroom**  
3.44 x 3.36 / 11'3" x 10'0"

**En-suite**  
2.05 x 1.63 / 6'8" x 5'4"

**Bedroom 2**  
3.06 x 3.26 / 10'0" x 10'8"

**Bedroom 3**  
3.06 x 2.08 / 10'0" x 6'9"

**Bathroom**  
2.23 x 1.98 / 7'3" x 6'5"



# The Nendrum

Internal living area: 122.4m<sup>2</sup> / 1,317ft<sup>2</sup>

The Nendrum is a 4 bed detached house available on plots: 27 & 57. Combining traditional and modern touches, this features a rendered exterior with stone detailing and slate grey roof tiles. In addition to a generous lounge, the ground floor sports a spacious kitchen and dining area, making it easy to entertain while cooking. Upstairs are three large double bedrooms, and a single bedroom, a family bathroom and an en-suite shower room in the master bedroom.

## GROUND FLOOR

**Kitchen**  
3.08 x 4.87 / 10'1" x 15'11"

**Lounge / Dining**  
8.57\* x 4.31\* / 28'1" x 14'1"

**Study**  
2.18 x 3.08 / 7'1" x 10'1"

**WC**  
1.01 x 1.90 / 3'3" x 6'2"

## FIRST FLOOR

**Master Bedroom**  
3.08 x 4.15 / 10'1" x 13'7"

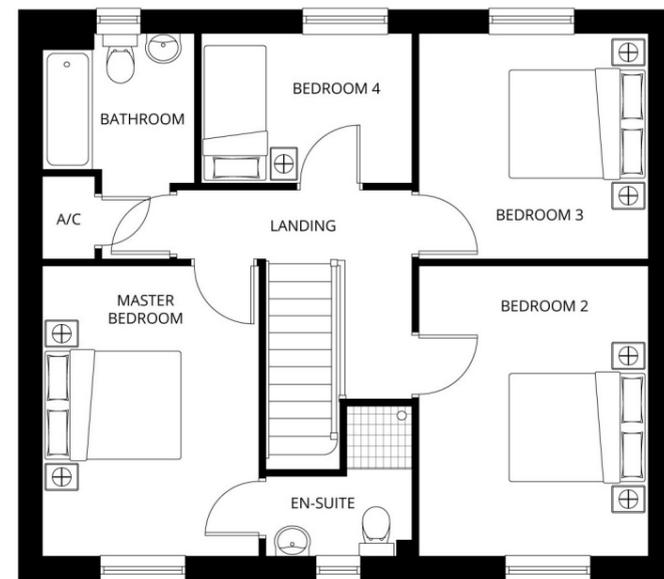
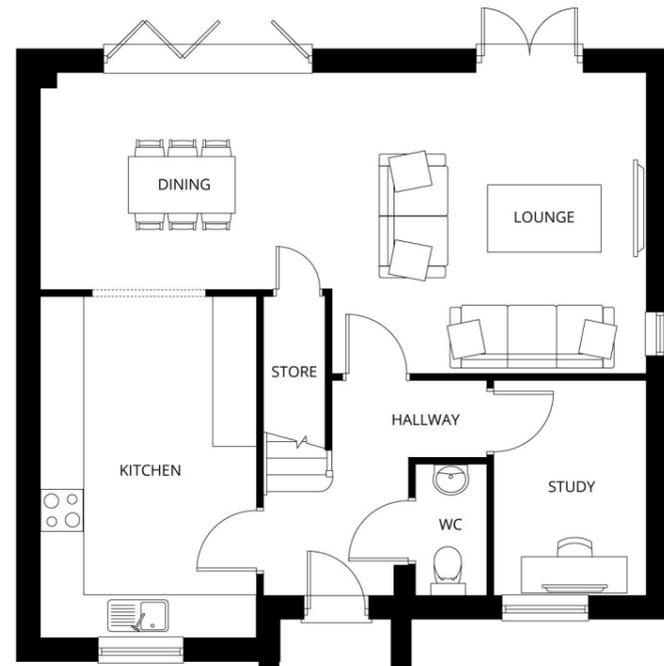
**En-suite**  
2.06\* x 2.17\* / 6'9" x 7'1"

**Bedroom 2**  
3.26 x 4.15 / 10'8" x 13'7"

**Bedroom 3**  
3.26 x 3.23 / 10'8" x 10'7"

**Bedroom 4**  
2.97 x 2.15 / 9'8" x 7'0"

**Bathroom**  
2.17\* x 3.23\* / 7'1" x 10'7"



## Quality Specifications

### Inside

- Gas- fired central heating
- Modern kitchen manufactured by Howdens, with choice of colours / styles dependant on build stage
- Integrated appliances
- Modern bathroom suite
- White painted walls
- Satin white painted woodwork
- Digital freeview and satellite TV point in living room
- Fibre Optic connection for super fast broadband
- Luxury vinyl tile (LVT) and carpet

### Outside

- uPVC double-glazed windows in anthracite
- Turfed garden areas
- Close boarded fences and side gates
- Outside tap
- PIR lighting



## Local Expertise

Mill Bay Homes is Pembrokeshire's premier developer of new build houses. Over many years, we have built up a reputation for providing quality homes on our developments across South West Wales and, being a local company, all our staff have excellent knowledge of the local area. All our properties come with a 10 year building warranty, offering complete peace of mind.

## A Different Kind of Developer

Mill Bay Homes is a subsidiary of the ateb group: the largest Registered Social Landlord in Pembrokeshire. All profits raised by Mill Bay Homes through the sale of new build housing go directly back to ateb, helping to fund social housing provision within the county, ensuring ateb is able to support and regenerate local communities and allowing the group to support older and more vulnerable people with suitable housing.



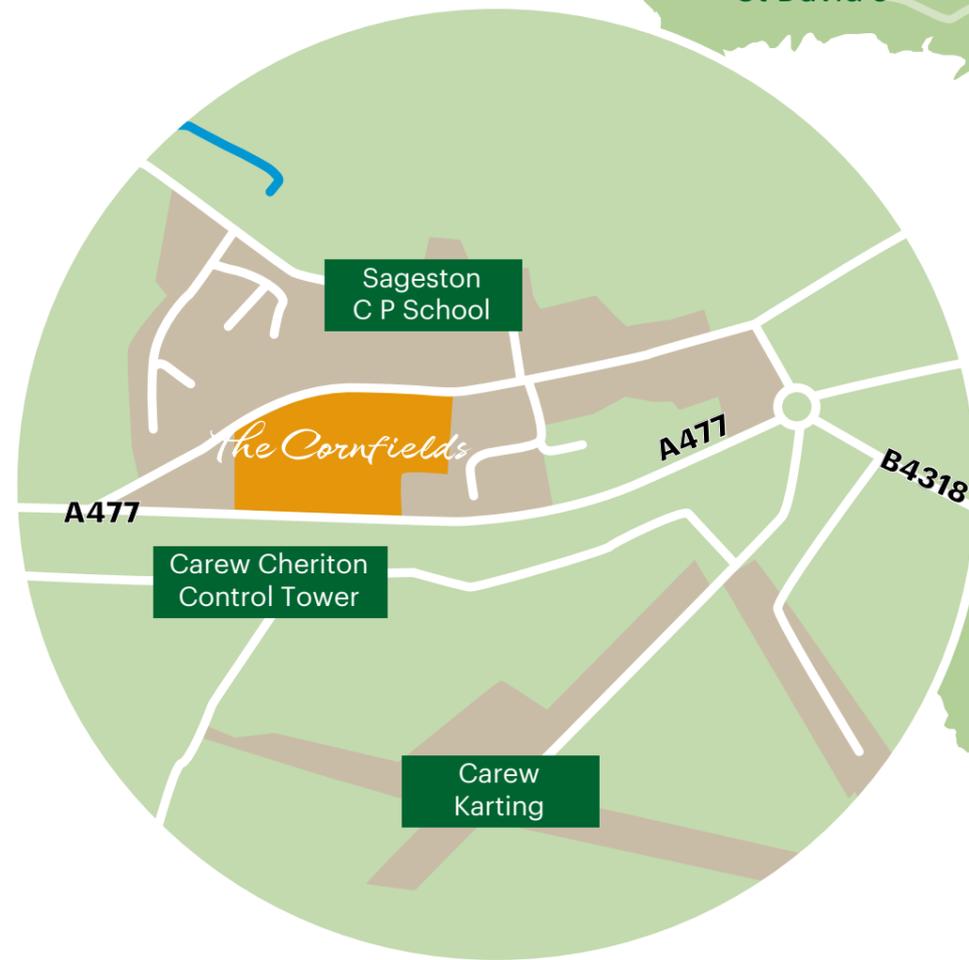
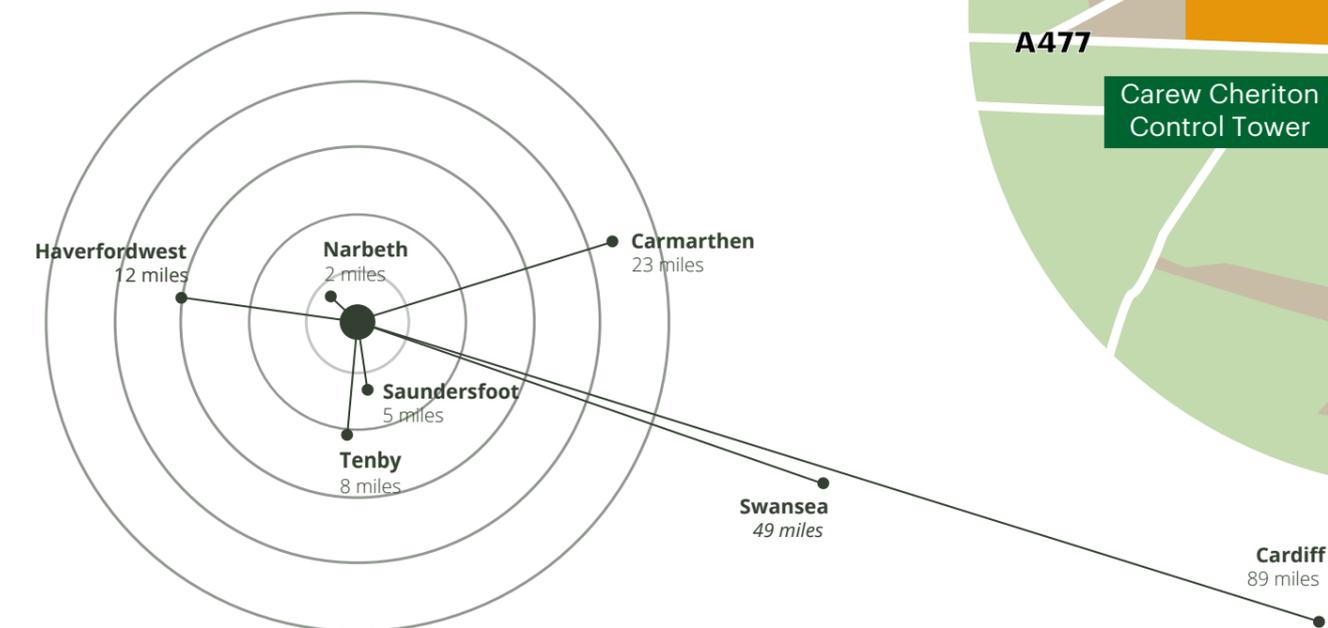
## How to find us

The site is located on Hays Lane in Sageston (SA70 8SD).  
Traveling along the A477, at the roundabout turn off onto the B4318 towards Sageston. Follow this road due west for 0.5 miles and you will find The Cornfields on the left hand side.

## Show Home Opening Times

Monday - Friday:  
All viewings by appointment only.  
Please call ☎ 01437 774 774.

## Distances to local towns and villages





# The Cornfields

## SAGESTON

If you have any questions about this development, please contact us today:

☎ 01437 774 774

🌐 [millbayhomes.co.uk](http://millbayhomes.co.uk)

✉ [enquiries@millbayhomes.co.uk](mailto:enquiries@millbayhomes.co.uk)

📍 The Cornfields, Sageston, Tenby,  
Pembrokeshire, SA70 8DS  
(by appointment)

# MILL BAY

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