



The Old Farmhouse, Manorowen – SA65 9QB

£449,950 Freehold

- An attractive Detached 2 storey character stone built Cottage Residence.
- Spacious 2/3 Reception, Kitchen, Utility, Conservatory, 4/5 Bedroom and 2 Bath/Shower accommodation.
- uPVC Double Glazed, Air Source Central Heating and Roof/Loft Insulation.
- Delightful Gardens and Grounds including Lawns, Ornamental Stone areas, Raised Beds and Flowering Shrubs.
- Off Road Vehicle Parking Space as well as a Garage/Log Shed and a Workshop 35'0 x 11'6" .
- Ideally suited for Family or Retirement purposes. Inspection essential. Realistic Price Guide. EPC Rating B.

Situation

The Old Farmhouse stands on the edge of the hamlet of Panteg which stands alongside the Main A487 Fishguard to St Davids Road and is some 2 ½ miles or so south west of the Market Town of Fishguard. Fishguard being close by has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, a Petrol Filling Station/Store, Repair Garages, a Post Office, Library and a Leisure Centre. The twin town of Goodwick is within a mile or so of Fishguard and within 2 miles or so of the hamlet of Panteg. The North Pembrokeshire Coastline at The Parrog, Goodwick is within 2.5 miles or so and also close by are the other well known sandy beaches and coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

Directions

From the offices of Messrs JJ Morris at 21 West Street turn left and proceed in the direction of Goodwick for half a mile. Upon reaching the bypass roundabout, take the second exit, signposted to Goodwick and Fishguard Harbour. Continue on this road for 550 yards or so and upon reaching the roundabout adjacent to Tesco Express, take the first exit in the direction of St Davids. Continue on this road for approximately 2 ½ miles and The Old Farmhouse is situated on the right hand side of the road, just past The Old Chapel and just prior to the hamlet of Panteg. A "For Sale" Board is erected on site.

Description

The Old Farmhouse comprises a Detached 2 storey Cottage Residence of predominantly solid stone construction with natural stone faced elevations and rendered and coloured roughcast rear elevations under a pitched slate roof. There is an extension to the rear of cavity construction with a Caernarfon slate roof. Accommodation is as follows:-

Double Glazed Entrance Door to:-

Porch

Dimensions: 1.47m x 1.37m (4'10" x 4'6"). With 2 double glazed windows, Solax solar panel inverter, electricity meter and consumer unit, ceiling light and a half glazed door to:-

Open Plan Sitting/Dining Room

Dimensions: 7.72m x 3.99m (25'4" x 13'1"). With part Quarry Tile floor and part Pine floorboards, 2 uPVC double glazed windows, 2 double panelled radiators, Inglenook fireplace with Bread Oven and a concealed electric light, open beam ceiling, 2 No. 2 ceiling spotlights, understairs Storage Cupboard, staircase to First Floor, fireplace at one end housing a Multifuel Stove on a Slate hearth, telephone point, Fibre to premises, coloured natural stone walls, 14 power points, wall uplighter, half glazed door to Kitchen/Breakfast Room and door to:-

Lounge/Gym/Games Room

Dimensions: 5.51m x 4.01m (18'1" x 13'2"). With Pine floorboards, an enamelled Oil Stove and a raised Slate hearth (not connected), 2 Velux windows, 4 single glazed windows, fixed half glazed door with blinds, exposed 'A' frames, double panelled radiator, telephone point, 8 power points, 2 No. 3 ceiling spotlights, TV point and door with step down to:-

Office/Bedroom

Dimensions: 2.74m x 2.59m (9'0" x 8'6"). (plus door recess). With vinyl floor covering, 3 windows (2 uPVC double glazed and one Arched single glazed), low level door to Rear Garden, coloured natural stone walls, double panelled radiator, ceiling light, open beam ceiling and 6 power points.

Kitchen/Breakfast Room

Dimensions: 6.78m x 2.36m (22'3" x 7'9"). With quarry tile floor, Belfast sink with mixer tap, Oil fired Alpha Heating/Cooking Range (presently disconnected), range of floor cupboards with Oak worktops, built in Smeg Electric Single Oven/Grill, 4 ring Induction Hob, Cooker Hood (externally vented), 11 downlighters, double glazed window overlooking Rear Garden, cooker box, extractor fan, double glazed Stable Door to rear Garden and door to:-

Conservatory

Dimensions: 3.89m x 2.92m (12'9" x 9'7"). (Pine double glazed). With vinyl floor covering, double panelled radiator, wall light, 8 power points and double glazed French doors to rear Garden.

Utility Room

Dimensions: 4.14m x 2.31m (13'7" x 7'7"). With vinyl floor covering, 3 uPVC double glazed windows, uPVC double glazed door to rear Garden, plumbing for automatic washing machine, coloured natural stone walls, double panelled radiator, wall light, 4 power points and an opening leading to The Annexe.

First Floor

Landing

Dimensions: 3.53m x 1.78m (11'7" x 5'10"). With fitted carpet, double panelled radiator, 2 power points, 3 built in cupboards, 2 ceiling lights (one over stairwell), exposed beams and doors to Bedrooms and:-

Bathroom

Dimensions: 3.10m x 1.88m (10'2" x 6'2"). With white suite of panelled Bath, Wash Hand Basin and WC, electric shower over bath, glazed shower screen, Velux window, built in Linen/Storage cupboard, access to undereaves storage space, chrome heated towel rail/radiator, 3 downlighters and an extractor fan.

Bedroom 2

Dimensions: 4.14m x 2.74m (13'7" x 9'0"). With fitted carpet, open beam ceiling, fitted Wardrobe with pine door, double panelled radiator, 4 ceiling spotlight, 6 power points, uPVC double glazed window and 2 Velux windows and blinds.

Bedroom 3

Dimensions: 3.66m x 2.34m (12'0" x 7'8"). (plus door recess 3'0" x 2'0" (0.91m x 0.61m)). With fitted carpet, coloured natural stone walls, open beam ceiling, double panelled radiator, built in double wardrobe, uPVC double glazed window with roller blind, 2 ceiling lights, Velux window with blind, 8 power points and access to an Insulated Loft.

Bedroom 4

Dimensions: 2.90m x 2.36m (9'6" x 7'9"). With fitted carpet, double panelled radiator, fitted Wardrobe, Velux window with blind, wall shelves, ceiling light, built in cupboard, uPVC double glazed window and 4 power points.

The Annexe

Which has a door opening from the Utility Room as well as a:-

uPVC Double Glazed Door

(from the front) to a:-

Hall/Snug/Dressing Room

Dimensions: 3.07m x 2.95m (10'1" x 9'8"). With fitted carpet, open beam ceiling, 2 power points, double panelled radiator, uPVC double glazed window, 2 built in double wardrobes with 4 power points, coloured natural stone wall, 3 ceiling spotlights, a downlighter, understairs storage cupboard, staircase to First Floor, opening to Inner Hall and door to:-

Shower Room

Dimensions: 1.88m x 1.52m (6'2" x 5'0"). With ceramic tile floor, white suite of Wash Hand Basin in Vanity surround, WC and a glazed and tiled Shower Cubicle with an electric shower, 3 downlighters, alcove, extractor fan and a chrome heated towel rail/radiator.

Inner Hall

Dimensions: 2.18m x 1.37m (7'2" x 4'6"). (maximum). With vinyl floor covering, open beam ceiling, coloured natural stone walls, downlighter, radiator and opening leading to the Utility Room of the Main Residence.

First Floor

Bedroom 1

Dimensions: 4.42m x 3.76m (14'6" x 12'4"). With 4 windows (3 uPVC double glazed and 1 wooden double glazed), exposed 'A' frames, fitted carpet, 2 double panelled radiators, 4 ceiling spotlight and 8 power points. Adjoining the Property at the rear is a:-

Plant Room

Dimensions: 2.44m x 1.52m (8'0" x 5'0"). (approx). With ceramic tile floor, uPVC double glazed window, single glazed sash window to Open Plan Sitting/Dining Room and a pressurised hot water cylinder with immersion heater.

Externally

There is a stone wall forecourt to the Property with a Bay Tree and raised Beds with Holly Bushes and Herb Beds. Adjacent to the western gable end of the Property is an Ornamental Stone Hardstanding area which allows for Off Road Parking for 3/4 Vehicles. There are also a range of Buildings as follows:-

Workshop

Dimensions: 10.52m x 3.51m (34'6" x 11'6"). (approx). Of timber construction with a pitched felt roof. It has electricity connected with 3 LED strip lights, ample power points, a Woodburning Stove and 2 double panelled radiators. Adjacent to the eastern gable end of the Workshop is a Worcester freestanding Oil Boiler (currently disconnected) and an Oil Tank. There is also a:-

Garage/Wood Shed

Dimensions: 5.03m x 3.35m (16'6" x 11'0"). Of concrete block and stone construction with a pitched box profile roof. It also has double wooden entrance doors.

SERVICES

Mains Water, Electricity and Drainage are connected.
Central Heating via a Samsung Air Source Heat Pump.
uPVC Double Glazed Windows. Roof/Loft Insulation.
Telephone, subject to British Telecom Regulations.
Broadband via Fibre to Premises. Telephone, subject to
British Telecom Regulations.

TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

The Old Farmhouse is a deceptively spacious Detached character stone Cottage Residence which stands in a delightful location within 2 ½ miles or so of the centre of the well known Market Town of Fishguard. It is in excellent decorative order and has a wealth of character including exposed "A" frames and open beams, quarry tiled floors, coloured natural stone walls, Pine woodwork etc. It benefits from Central Heating via an Air Source Heat Pump, uPVC Double Glazing and Roof/Loft Insulation. It has delightful Landscaped Gardens and Grounds which extend to a third of an Acre or thereabouts including Lawned areas, Lawned and Ornamental Stone areas, a raised Paved Patio, Flowering Shrubs, Young Trees and Raised Beds. There is also a Timber Workshop together with a Garage/Wood Shed. There is also a gravelled Hardstanding area which allows for Off Road Parking for 3/4 Vehicles. It is ideally suited for Family or Retirement purposes and is offered "For Sale" with a realistic Price Guide.

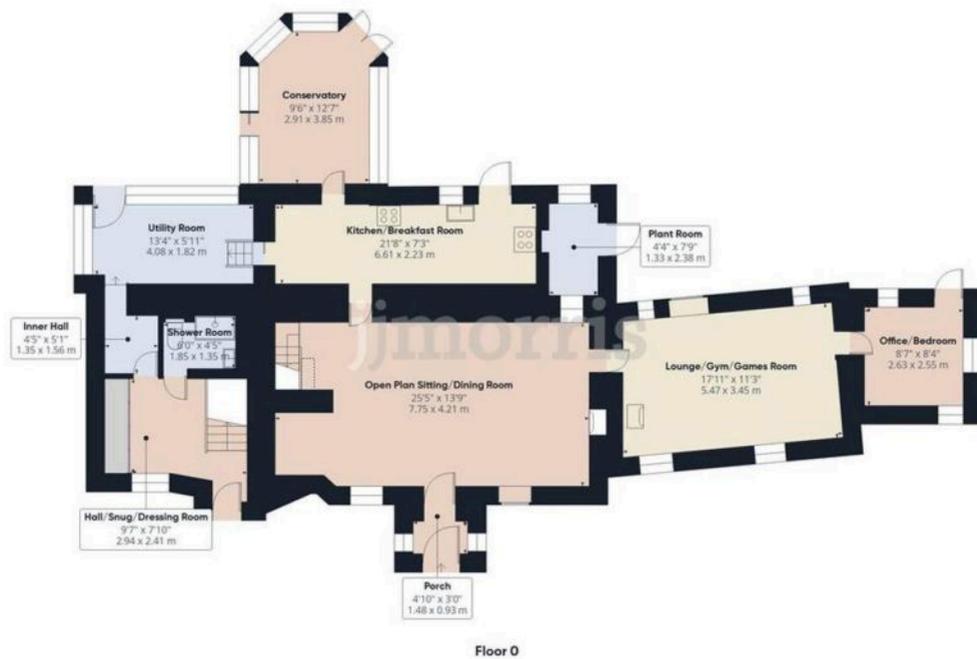












Floor 0



Floor 1

Approximate total area^m

1793 ft²
166.9 m²

Reduced headroom

48 ft²
4.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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