



- Substantial Detached House
- 5 Bedrooms, Master Ensuite
- Approximately 3 Acres
- Garage, Outbuildings & Gardens

Offers In The Region Of £435,000

EPC Rating B





The Property

Tresior Farm House is a substantial 5 bedroom, detached house, situated amongst delightful gardens and grounds extending to approximately three quarters of an acre or thereabouts in addition to 3 acres of land adjacent to the property. The generous accommodation briefly comprises; porch, hall, living room, dining room, kitchen with vaulted ceiling, bedroom 5/study, utility/laundry room and shower room to the ground floor with a cloakroom and 4 further bedrooms on the first floor. The property benefits from underfloor heating on the ground floor, solar panels and hardwood double glazing throughout. Externally there is off road parking and turning for several vehicles, space for boat/caravan storage, garage, workshop, greenhouse, shed and well maintained gardens, mainly laid to lawn with established flower beds, paved patios, conifers, fruit trees and a separate vegetable garden. Adjacent to the property is a 3 acre field.

Location

This delightful property is situated close to the popular harbour town of Fishguard and the village of Goodwick, both of which provide a range of amenities including 2 primary schools, a secondary school, library, leisure centre and doctors' surgeries. Goodwick boasts a ferry terminal to Ireland and a railway station which re-opened in 2012 offering train services to Swansea and beyond. The Pembrokeshire Coastal Path is nearby and there are many beaches within easy driving distance.

Directions

From Haverfordwest take the A40 towards Fishguard. The property is located on the right hand side approximately 1/3rd of a mile before the Goodwick roundabout. For GPS purposes the postcode is SA65 9QG.

The property is approached through a wooden 5 bar gate and up the private driveway which leads onto a parking and turning area. Steps lead down to a concrete path which leads to the

Front Porch 7' x 4' 6 (2.13m x 1.37m)

Obscure glazed door. Windows to both sides. Wall sensor light. Obscure glazed door which leads into the

Hall 23' 3 x 8' 5 (7.09m x 2.57m)

Engineered oak flooring. Cloak cupboard with oak double doors and shelf above. Under stairs cupboard. Turning staircase to first floor. Doors to

Bedroom 1 / Study 12' 7 x 9' 3 (3.84m x 2.82m)

Currently used as a study. Engineered oak flooring. Window with views over garden.

Shower Room 7' x 4' 8 (2.13m x 1.42m)

Shower cubicle, wash hand basin and w/c. Obscure glazed window.

Utility / Laundry Room 8' 10 x 7' 8 (2.69m x 2.34m)

Ceramic tiled floor. Range of oak effect base units. Plumbing for washing machine. Worcester oil boiler. One and a half bowl sink and drainer unit with mixer tap. Tiled splash back. Window to side.

Living Room 18' x 15' 11 max into recess (5.87m x 3.35m)

Engineered oak flooring. Window to front with views over garden and countryside. Multi fuel burner. Slate effect ceramic tiled hearth with alcoves on either side. French doors to front garden. Full length feature window.

Dining Room 16' max into recess x 12' 7 (4.88m x 3.84m)

Engineered oak flooring. Oak half glazed doors to hall.

French doors to the front garden with views over countryside.

Kitchen 22' 8 x 13' 7 (6.91m x 4.14m)

Vaulted ceiling with exposed 'A' frames. Slate effect ceramic tiles and part engineered oak flooring. French doors to patios and garden. Windows with views over garden and countryside. Range of modern wall and base units with worktop over. One and a half bowl porcelain sink and drainer unit with mixer tap. Integrated dishwasher. Rangemaster 5 ring ceramic hob with double electric oven and grill. Rangemaster cooker hood. Partially tiled surround. Island unit with cupboards below.

FIRST FLOOR**Landing 17' 1 x 6' 9max (5.21m x 2.06m)**

Storage cupboard. Loft access. Doors to airing cupboard and cupboard housing solar panel controls. Doors to

Bedroom 2 12' 7 x 9' 10 (3.84m x 3m)

Window with view over rear garden.

Bathroom 7' 5 x 6' 5 (2.26m x 1.96m)

Bathroom suite comprising bath, wash hand basin and w/c. Ceramic tiled floor. Fully tiled walls. Velux window.

Master Bedroom 3 13' 5 x 13' 3 max (4.09m x 4.04m)

Windows to front with rural and garden views. Window to side. Door to

Ensuite Shower Room 6' 9 x 6' 1 (2.06m x 1.85m)

Porcelain tiled floor. Fully tiled walls. Wash hand basin and

w/c. Shower cubicle. Obscure glazed window.

Bedroom 4 13' 5 x 8' 9 (4.09m x 2.67m)

Window with rural views. Built in wardrobe.

Bedroom 5 13' 6 x 9' 9 (4.11m x 2.97m)

Window with rural views.

Cloakroom 6' 1 x 3' (1.85m x 0.91m)

Wash hand basin and w/c. Tiled splash back. Porcelain tiled floor. Obscure glazed window.

EXTERNALLY

The property sits centrally in delightful gardens and grounds extending to approximately three quarters of an acre or thereabouts. The gardens have different areas of interest including lawns with established flower beds, paved patios, a variety of mature trees and shrubs and a vegetable garden. A private drive with grassed area to the side leads up to a parking and turning area. In addition, there is a good range of useful outbuildings including a garage/car port, sheds, potting shed and a workshop. To the side of the house, adjacent to the gardens there is a 3 acre field, suitable for a variety of uses.

Garage/Log Store 24' 3 x 10' 10 (7.39m x 3.3m)**Workshop/Storage Shed 19' 4 x 12' 9 (5.89m x 3.89m)****Services**

Mains water and electricity. Private drainage. Oil fired central heating with underfloor heating to the ground floor and radiators to the first floor. Solar Panels.





Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

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General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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