



Fron House Pengawse Hill, Llanddewi Velfrey, Narberth, Pembrokeshire, SA34 0RG

A Grade II listed 17th Century exceptional country residence set in excess of 5 1/4 acres, with cottage, numerous stone outbuildings, stable block and manege/horse schooling Arena. Residence comprising: Hallway, dining room, kitchen, utility, cloakroom, study, cellar room plus workshop, drawing room, 4 bedrooms (2 en suite), bathroom. With numerous original features, elm floorboards, oak beams and feature fireplaces. Externally: Driveway leading to parking area, paddocks, lawns and woodland.



- 17th Century
- Four Bedrooms
- Original Features
- Cottage & Outbuildings
- Country Residence
- Two En-Suites
- Excess Of 5 1/4 Acres
- E.P.C: Exempt

Offers In The Region Of £425,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London

8 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile

LOCATION

Narberth, or Arberth in Welsh, plays a high profile in Welsh mythology. The former town hall still houses the cell where those involved in the Rebecca Riots were imprisoned. To learn more about the history of Narberth, visit its brilliant museum. It is also home to several sporting teams, including Narberth RFC, who currently play in the Welsh Championship, and Narberth Football and Cricket clubs. Narberth is full to the brim with independent shops, including craft and art galleries, bars, restaurants and boutiques. The town has everything you can need with health, dental, fitness and community centres. Narberth is twinned with Ludlow and both towns celebrate an annual food festival, which takes place in Narberth on the fourth weekend in September every year. There is a regular bus service running to Haverfordwest, Carmarthen and the outlying villages, plus a railway station. For the children, there is a primary school and nursery school. Narberth is within close proximity to the blue flag beaches of Tenby and Saundersfoot and within easy access to the county towns of Haverfordwest and Carmarthen.

FRON HOUSE

A most impressive 17th Century exceptional country residence set on approximately 5 1/4 acres, with cottage, numerous stone out buildings, stable block and manege/dressage school. Although in need of renovation this substantial residence needs to be seen to be appreciated that benefits from numerous original features, wide elm floorboards, oak beams and feature fireplaces. The property is entered in ' Historic Houses of Pembrokeshire' and has a Grade II listing.

ENTRANCE HALL

Part-glazed entrance door leading to hall. Broad elm floorboards. High Skirting boards. Two wall lights. Traditional cast iron radiator. Stairs leading to first floor. Stone steps leading to basement.



STUDY

12'6" x 13'2" (3.829 x 4.016)

Sash window to front. Feature fireplace with open coal fire and inset cupboards with half glazed lattice doors to sides. Bevelled cupboard with display shelving and wooden doors to rear. Telephone point. Exposed wooden flooring. Ceiling light.

DINING ROOM

13'6" x 13'2" (4.133 x 4.036)

Sash panelled window to front with shutters. Broad elm floor boards High skirting. Niche cupboard, inset display shelves, Traditional cast iron radiator. Two wall lights.



KITCHEN

14'10" x 13'10" (4.541 x 4.223)

Two panelled sash windows to rear, feature arch window to side. Stone pillars supporting large oak beam, hand made kitchen units with granite top, 'French farm house' style double sink with brass mixer taps. Converted oil fired Aga, four recessed spotlights and flagstone floor.



UTILITY ROOM

9'11" x 8'5" (3.038 x 2.567)

Half glazed door to rear. Range of base units with teak work top and drainer board over. Belfast style sink with brass taps. Plumbing for automatic washing machine. Electric cooker point. Extractor fan. Tiled floor. Double radiator. Ceiling light.

CLOAKROOM

5'1" x 5'2" (1.552 x 1.598)

Fitted with a two piece suite comprising Low level WC large basin with brass taps. Extractor fan. Wall light. Radiator. Tiled floor.

FIRST FLOOR

LANDING

Large elongated window. Stairs leading to second floor.

DRAWING ROOM

32'3" x 13'2" (9.830 x 4.034)

Access gained through unusual 'etched' half glazed French doors. Three windows to front with panoramic views over open countryside. Exposed oak ceiling beams. feature 'Adam' style fireplace with slate hearth and open coal fire. Three traditional cast iron radiator.



BEDROOM 1

13'10" x 9'11" (4.227 x 3.030)

Window to rear. Wall light. Traditional cast iron radiator.

BEDROOM 2

9'9" max x 13'10" max (2.982 max x 4.227 max)

Window to rear. Traditional cast iron radiator.

EN-SUITE

4'2" x 7'11" (1.272 x 2.423)

'Mini French tub' bath with brass/copper mixer taps and shower attachment over. Low level WC. Large basin and brass heated towel rail/radiator.

SECOND FLOOR

LANDING

This most attractive landing benefits from exposed oak 'A' frame beams and book shelves. Velux window.



MASTER BEDROOM

23'8" x 13'2" (7.217 x 4.028)

Exposed 'A' frame oak roof beams.

Windows to front and side. Velux window to rear. Feature arch window to fore. Old cast iron 'tub' radiator. Ample storage cupboards incorporating door to en-suite.



EN-SUITE BATHROOM

13'3" x 6'4"ax (4.047 x 1.947max)

Exposed 'A' frame oak roof beams.

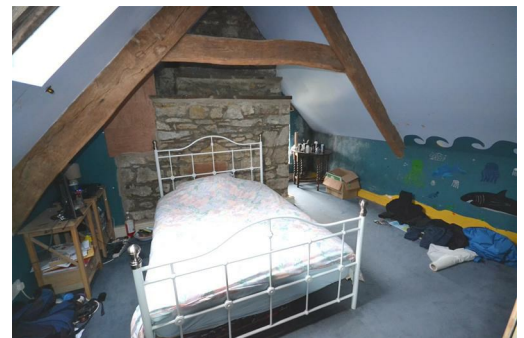
Window to side. Velux window to rear. Bath with brass mixer taps. Low-level WC. Bidet. Hand-made 'French style' vanity unit with marble top, porcelain bowl and brass mixer taps. Brass heated towel rail.



BEDROOM 3

13'9" max x 15'5" max (4.214 max x 4.707 max)

Window to side. Velux window. Feature stone chimney breast.



BATHROOM

9'10" approx x 13'10" approx (3.012 approx x 4.218 approx)

Exposed 'A' frame oak roof beams. Window to side. Velux window. Free standing Victorian style cast iron bath with Acanthus/claw feet and brass taps. Low level WC. Hand-made 'French style' vanity unit with marble top, porcelain bowl and brass mixer taps. Brass heated towel rail. Part tiled walls and traditional cast iron radiator.



BASEMENT

CELLAR (BASEMENT)

25'10 x 13'10 approx (7.87m x 4.22m approx)

Stone walls. Lighting, TV point. Doorway to workshop.

BOILER ROOM/ WORKSHOP (BASEMENT)

13'1" approx x 6'7" approx (3.99m approx x 2.01m approx)

With lighting and power. Oil fired central heating boiler. Half glazed door leading to side garden.

EXTERNALLY

Fron House is approached over a private gated driveway, which leads from the main A40 road. The driveway sweeps round to the fore of the property to a gravelled courtyard, which gives easy access to the main house, out buildings, stables, manege /dressage school and pathway leading to cottage.



THE COTTAGE

The cottage is situated to the rear of Fron House and has its own oil tank. Built of stone with exposed 'A' frame oak roof beams and exposed ceiling beams and boards in the kitchen area it offers a wealth of charm.



LOUNGE/ KITCHEN

24'2" approx x 13'8" max (7.39 approx x 4.17 max)

Of open plan design with central wooden open plan staircase leading to galleried loft bedroom.

LOUNGE

Windows to front, side and rear. Feature stone fireplace with slate hearth and oil fired stove.

KITCHEN/DINING AREA

Window to front. Range of kitchen units with work top over. Stainless steel single drainer sink unit and cooker point. Feature ceiling with exposed support timbers and floor boards.

SHOWER ROOM

Fitted with a three piece suite comprising, double shower, low-level WC and wash-hand basin. Wall mounted electric heater. Extractor fan.

GALLERIED LOFT BEDROOM

Window to side. Built-in airing cupboard housing immersion tank.

OUTBUILDINGS

There are numerous stone barns at the property which have potential for conversion subject to local authority planning consent.

BARN

40' approx by 12' approx (external measurements).

Plus open ended section measuring 25'6" approx by 10'6" approx.



THE CARHOUSE

45'6" approx by 18' approx (external measurements).

With two open arch ways.



STABLE BLOCK

Comprising of three large loose boxes (with provision for fourth)

Box 1: 15'9" approx by 10'6" approx

Box 2: 15'3" approx by 13'9" approx

Box 3: 14'9" approx by 11'3" approx

plus hay storage and tack/feed room. Door to rear leading to:

YARD



HIGH BARN

60'0" approx x 20'0" approx (18.29 approx x 6.10 approx)

MANEGE / HORSE SCHOOLING ARENA

40m by 20m

All weather construction with French system drainage and Sand surface.

THE GROUNDS

In total extending to approx 5 acres.

Courtyard garden with slate flagstone flooring to the fore of the property, cobbled courtyard area to rear with old fashioned water pump (in need of repair) over deep well. Raised lawn area to the rear of the property with a wide range of mature shrubs and trees leading on to small woodland and garden area. To the rear of the cart house is a productive kitchen garden and greenhouse, to the side and rear of the barns and stable are the post and railed paddocks and pasture land.

GENERAL INFORMATION

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: We are advised FREEHOLD

Tax: Band H

IMPORTANT NOTICE

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. We would like to point out that all photographs are taken with a digital camera.

OTHER SERVICES OFFERED

MORTGAGE ADVICE

CONVEYANCING

SURVEYS

Contact West Wales Properties office for further details.

MPO/MPO/OK/01/2016

AGENTS. VIEWING NOTES

Please note that there is important information relating to the property that we need to discuss with you prior to your viewing this property. Please ask our staff for further details.

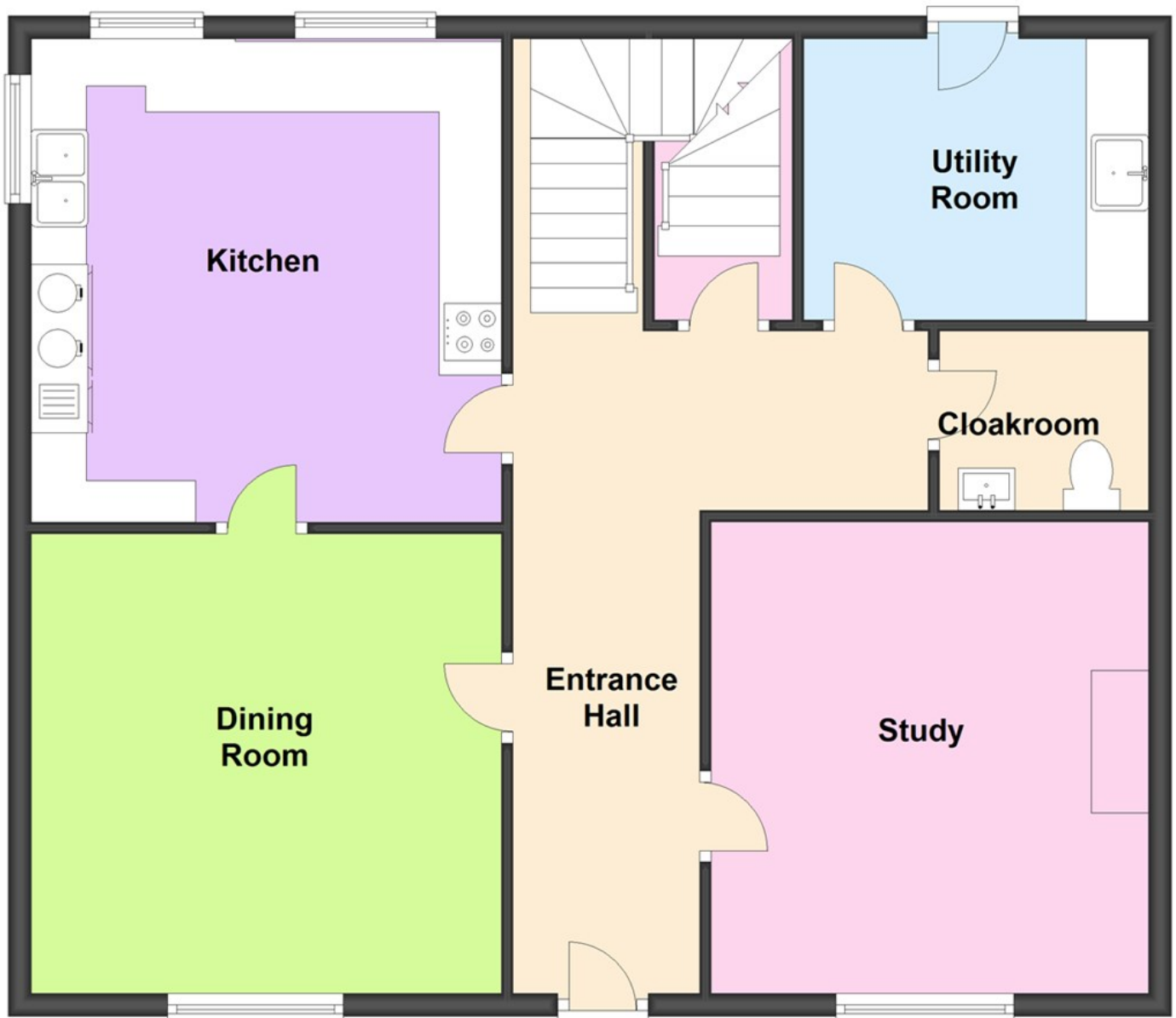
FLOOR PLAN

Any floor plans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

OFFER PROCEDURES

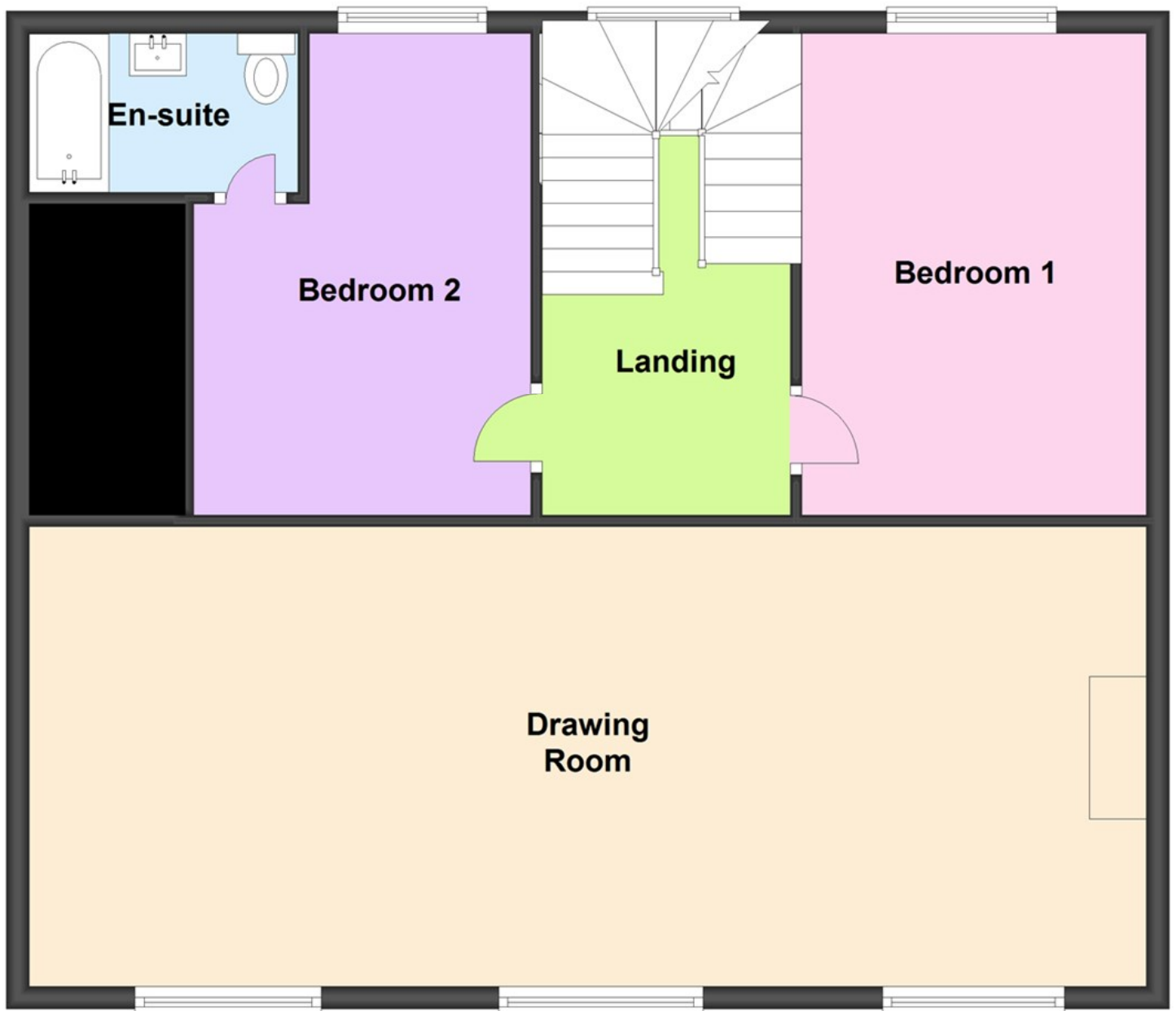
All enquiries and negotiations to West Wales Properties: We have an obligation to our vendor clients to ensure that offers made for the property can be substantiated. One of our panel of financial consultants, will speak to you to 'qualify' your offer.

Ground Floor

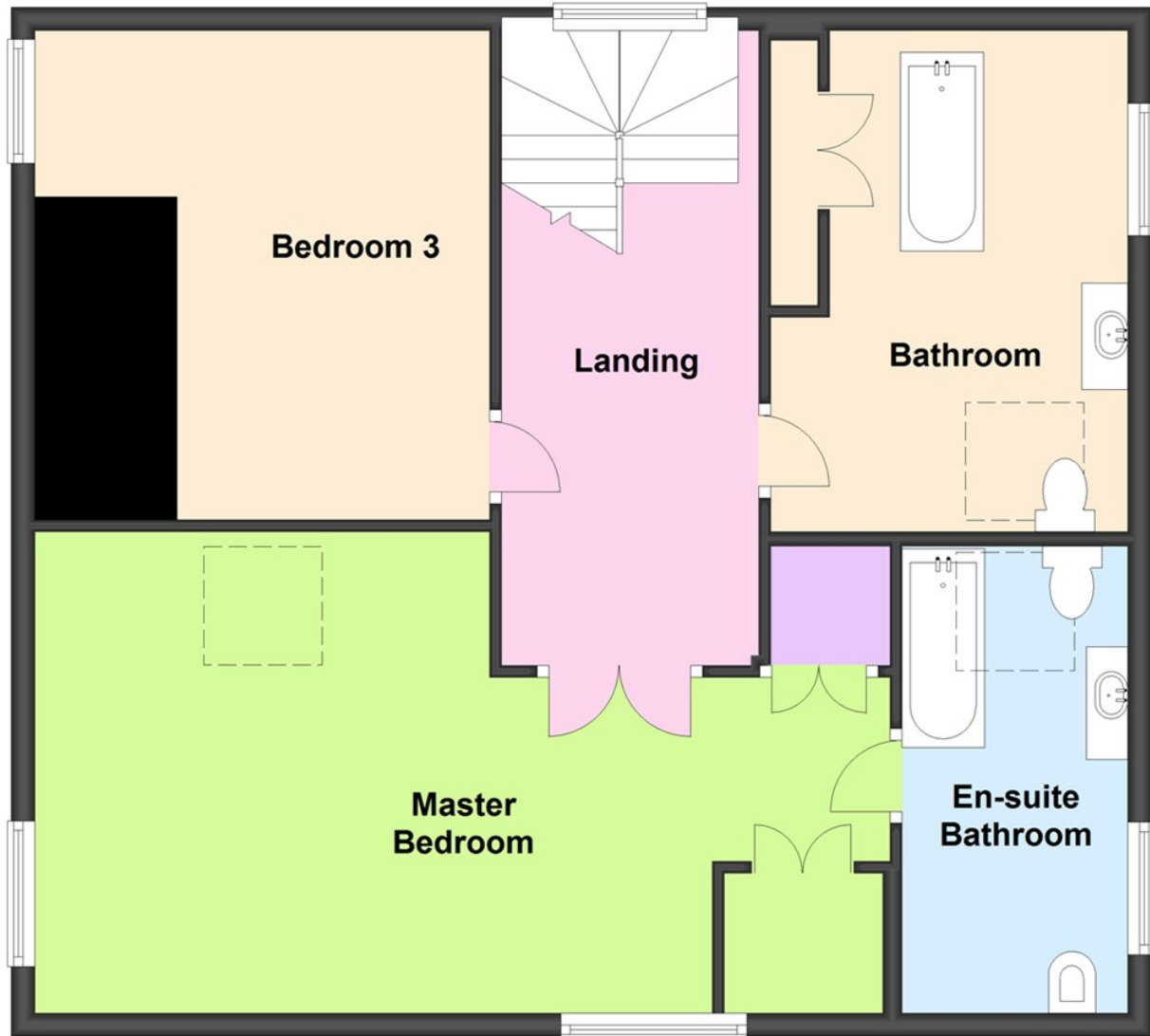



Floorplans are not to scale and should not be relied upon for measurements etc.
Plan produced using PlanUp.


First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated Office in Mayfair, London