Detached 5 Bedroom Residence
River Views
Detached Garage/Workshop and Studio
Delightful Landscaped Grounds

Offers In The Region Of £595,000
EPC Rating ‘D’
The Property
Ferry Cottage is a substantial 5 bedroom detached house with river views, delightful mature gardens, garage/workshop, studio and further outbuildings, all situated in approximately 1 acre or thereabouts. The property is within the Pembrokeshire Coast National Park and enjoys unsurpassed views of the Cleddau estuary and surrounding countryside and is within short walking distance to the nearby public slipway. The generous accommodation briefly comprises; entrance hall, shower room, study/bedroom, utility room, drying room, open plan living room/dining area/kitchen, cellar and conservatory to the ground floor, with a shower room and 4 further bedrooms (master with ensuite bathroom) to the 1st floor. The property also benefits from some air circulation heating and a cellar with an insulated ceiling which runs the full length of the house. Externally there is a double garage/workshop (with a mezzanine area), a studio, stable, tack room, 2nd workshop, potting shed and a storage shed. The property sits in approximately 1 acre of landscaped grounds, bordered by mature shrubbery, trees and evergreen hedges. The terrace wraps around the rear of the property taking full advantage of the panoramic views over the estuary and surrounding countryside.

Location
The Rhos is a hamlet in the parish of Slebech. Ferry Cottage is within short walking distance to the public slipway at Picton Ferry which is near the confluence of the eastern and western Cleddau rivers. Picton Castle and Slebech Park are nearby. With transport links to the A40/M4, The Rhos is approximately 4.5 miles east of the County town of Haverfordwest, where a good range of amenities can be found including schools, shops, a hospital and an airport.

Directions
From Haverfordwest take the A40 east towards Carmarthen. After approximately 2 miles take the right hand turn signposted The Rhos/Picton Castle. Follow the road for a mile until you reach The Rhos. In the village turn right, towards Picton Castle. Continue past the entrance for Picton Castle and the property is located approximately 1.5 miles further on on the left hand side, closely indicated by our "For Sale" board. For GPS purposes the postcode of the property is SA62 4AR. The property is 1 mile further on SE from the postcode.

The property is approached along a private drive which leads to the entrance door and into the

Entrance Hall 20' x 5' 8 (6.1m x 1.73m)
Solid oak floor. Under stairs storage. Doors to

Shower Room 5' 10 x 5' 5 (1.78m x 1.65m)
Tiled floor. Shower cubicle. Obscure glazed window. Wash hand basin and w/c.

Study/Bedroom 1 10' 9 x 9' 3 (3.28m x 2.82m)
Window to side with view over terrace and countryside. Storage cupboard.

Larder 9' 4 x 6' 4 (2.84m x 1.93m)
Laminate floor. Built in storage. Space for white goods. Doors to

Drying Room 9' 1 x 3' 8 (2.77m x 1.12m)
"Ecotherm" insulation. Automatic humidity sensor and control system.

Living Room/Dining Area/Kitchen 38' 8 x 15' 2 (11.79m x 4.62m)
A lovely light and airy living space with views out over the grounds to the river.

Living Room/Dining Area - Solid oak floor. Beamed ceiling. Inset "Barbas" wood burner providing vented warm air heating. Bay window with views of the garden and estuary. Tri-folding doors to terrace and rear garden. Built in shelving. Trap door and steps down to cellar.

Kitchen - Contemporary wall and base units with solid oak work surface over. "Rangemaster" electric oven and gas hob with extractor over. 1½ bowl sink and drainer unit with mixer tap over. Integrated dish washer. Space for fridge. French doors to terrace and rear garden. 2 windows to side. Trap door to

Cellar 38' 8 x 15' 2 (11.79m x 4.62m)
Insulated ceiling with power, light and ventilation.
Conservatory/Utility Room 15' 8 x 12' 5 (4.78m x 3.78m)
Tiled floor. Automatic thermostat control to open roof windows.
Double sink with mixer tap. Space and plumbing for washing machine.
Views over countryside, estuary and garden.

FIRST FLOOR
Landing 14' 3 max x 12' 2 max (4.34m x 3.71m)
T-shaped landing. Window with views to front. Doors to
Bedroom 2 15' 3 x 10' 8 (4.65m x 3.25m)
Built in storage. Window with views over garden and estuary.

Bedroom 3 11' 3 x 10' 8 (3.43m x 3.25m)
Built in storage. Loft access. Window with views over garden and estuary.

Bedroom 4 16' 9 max x 15' 3 (5.11m x 4.65m)
Built in wardrobes. Wooden ceiling. 2 windows to side with French
doors to balcony affording garden and estuary views.

Shower Room 9' 3 x 5' 1 (2.82m x 1.55m)
Oak floor. Wash hand basin over vanity unit and w/c. Fully tiled
shower cubicle. Heated towel rail. Window to side.

Master Bedroom 5 17' 4 max x 15' 3 (5.28m x 4.65m)
Built in wardrobes. Windows to front and side. Door to

En-suite Bathroom 9' 2 x 5' 10 (2.79m x 1.78m)
Bath, wash hand basin and w/c. Heated towel rail. Partially tiled.
Window to side.

EXTERNALLY
The gardens at Ferry Cottage will delight the most avid gardener with
its profusion of plants including rare species from the gardens at
Picton Castle. The gardens are sub-tropical and imaginatively planted
to provide year round colour and interest, including Magnolias,
Rhododendrons and Azaleas. An established tree fern takes pride of
place on the central lawn. There is a gravelled area with raised
vegetable beds and 6 prolific fruiting apple trees. The rear terrace has a
fragrant Montana dematis climbing the house and over the balcony.

There is a compost area tucked away. Further information on the
special garden at Ferry Cottage is provided in the supplementary
sheet.

Garage/Workshop 33' 3 x 17' 6 (10.13m x 5.33m)
Up and over door. Doors to workshop area. Windows to front, side
and rear. Electric heater. Wash hand basin. Power and light. Stairs to
mezzanine level - eaves storage and Velux window to either side.

Outbuildings 11' 7 x 11' 4 (3.53m x 3.45m)
Stable and tack room. Passageway to 2nd workshop with light and
power (19'8 x 11'7). Door to

Studio 20’ 7 x 16’ 5 (6.27m x 5m)
Wooden flooring. Shelves. Wood burner. French doors to garden. 3
windows.

Potting Shed 22’ 4 x 7’ 9 (6.81m x 2.36m)
Water supply. Potting benches and shelves. 2 windows.

Storage Shed 8’ 8 x 8’ 2 (2.64m x 2.49m)

Boot Room 12’ 2 x 4’ (3.71m x 1.22m)
Connects the garage/workshop to the main house.

Tenure
We are advised that the property is Freehold. Pembrokeshire County
Council tax band G.

Services
Mains water and electricity. Private drainage. Warm air heating. There
is a public slipway within easy walking distance and access to a
convenient mooring by application to the Port Authority.

Viewings
Strictly by appointment through Town Coast and Country Estates
only please.
**General Information**

**Tenure**
Freehold

**Council Tax Band**
G

**Viewing Arrangements**
Strictly by appointment

**Contact Details**
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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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