

TOWN COAST and COUNTRY ESTATES

Incorporating Coast & Country Estates Office Haverfordwest



Stone Hall | Welsh Hook | Haverfordwest | Pembrokeshire | SA62 5NS

4/5 Reception Room, 6/7 Bedroom, Grade II Listed Country Residence *1 Bedroom Cottage and Further Outbuildings* *8 Acres or Thereabouts of Stunning Grounds, Impressive Walled Garden and Woodland* *Set in the Heart of the Beautiful Pembrokeshire Countryside*

Offers In Region Of £1,200,000

- 7 Bedroom Grade II Listed Country Residence
- 1 Bedroom Cottage and Outbuildings
- 8 Acres of Stunning Grounds, Walled Garden and Woodland
- Set in the Heart Of The Pembrokeshire Countryside



The Property

Stone Hall is a 7 bedroom country residence with a detached cottage and 8 acres or thereabouts. The accommodation briefly comprises; entrance hall, 4 reception rooms, 2 kitchens, laundry room, boiler room and master bedroom to ground floor, 6 further bedrooms, 3 bathrooms on the 1st floor and 2 loft rooms. Externally the property benefits from a 1 bedroom detached cottage with sitting room, kitchen, bedroom and bathroom, along with 2 garages, various outbuildings, a greenhouse, an impressive walled garden and mature grounds extending in all to approximately 8 acres or thereabouts.

Location

The pretty rural hamlet of Welsh Hook is located in the heart of the Pembrokeshire countryside with the towns of Fishguard, Haverfordwest and St Davids all within easy driving distance. The stunning North Pembrokeshire Coast and the Preseli Hills are both within easy reach. The Pembrokeshire National Park is famous for its blue flag beaches and rugged coastline. There is a wide range of activities available locally including surfing, horse riding, walking and sailing.

Directions

From Haverfordwest take the A40 towards Fishguard. Continue for 7 miles. Just before the village of Wolf's Castle turn left sign posted Welsh Hook. Pass through the village and after approximately half a mile take a left hand turn. The entrance to Stone Hall is a short distance along on the right. For GPS purposes the postcode of this property is SA62 5NS.

From the driveway cross over the cobbled apron into the portico entrance porch and through the front door into the

Entrance Hall 15' 9 x 15' 5 (4.8m x 4.7m)

Window with shutters. Wainscott panelling. Stripped oak floor. Doors to

Reception Room 1 20' 3 x 16' 9 (6.17m x 5.11m)

Window to the front with shutters. 2 windows to the side. Wainscott panelling and ornate coving. Open fire inset into carved surround and mantle with slate inset and hearth. Stripped oak floor. Vintage radiators.

Lower Hallway 13' max x 11' 2 (3.96m x 3.4m)

Stairs lead up to the central hallway. Ornate coving, ceiling rose and wainscott panelling. Door leads to the cellar with a window

to the side, stone walls and a concrete floor. Door to the original boiler room with stone walls and concrete floor. Stone stairs to the 1st floor with a door to the original kitchen.

Central Hallway 20' 3 x 8' 10 (6.17m x 2.69m)

Obscure glazed window to inner courtyard. 2 Velux windows. Wainscott panelling and ornate coving. Stairs to 1st floor and doors to

Master Bedroom 1 20' 6 x 15' 11 (6.25m x 4.85m)

Bay window with shutters. Open fireplace with wooden mantle and surround with slate inset and hearth. Painted floor.

Drawing Room 24' 7 x 19' 1 (7.49m x 5.82m)

2 sash windows. Open fireplace inset into marble surround, mantle and hearth. Original "William Morris" wallpaper, stripped oak flooring, ornate coving and central ceiling rose. Vintage radiators. Door to

Kitchen 18' 10 x 17' 1 (5.74m x 5.21m)

2 sets of French doors leading into the garden. Bespoke wooden painted kitchen with worktops over. Stainless steel sink and drainer with monoblock tap over, inset on peninsular unit with integrated dishwasher under. Single Aga with tiled splashback.

Wood burning stove inset into alcove. Door to

Rear Hallway 15' 10 x 5' 5 (4.83m x 1.65m)

Velux window and roof access. Recessed cupboards with antique glazed doors. Doors to

Cloakroom 11' 8 x 5' 7 (3.56m x 1.7m)

Door and window to inner courtyard. Fully tiled walls and floor. Wash hand basin, urinal, w/c cubide. Storage cupboard and loft access.

Study 19' 5 max x 17' max (5.92m x 5.18m)

Window with shutters to the front and seat. 2 windows to the side. Exposed beams and flagstone floor. Wood burning stove on slate hearth. Door to

Original Kitchen/Reception Room 33' 9 into Inglenook x 15' 7 (10.29m x 4.75m)

2 windows to the side. Slate flagged floor and exposed beams. Wood painted units with solid wood worktops over. 2 bowl ceramic sink. Inset range cooker, under counter dishwasher and space for fridge/freezer. Original inglenook stone fireplace with steel canopy, open fire inset with original bread ovens to the side. Step up to kitchen porch and door to side entrance.

Boiler Room 14' 9 x 14' 8 (4.5m x 4.47m)

Window and door to side. Quarry tiled floor. Biomass furnace and water storage tanks. Opening to

Laundry Room 14' 10 x 10' 9 (4.52m x 3.28m)

2 windows to the side and a Velux window. Painted wood open fronted unit with antique wooden sink. Space for washing machine and tumble dryer. Quarry tiled floor. Door to outdoor w/c and wash hand basin. Door to the side.

Boot Room 10' 6 x 8' 11 (3.2m x 2.72m)

Leads off the boiler room. Door to enclosed laundry courtyard and a door to the rear hallway. Old laundry outhouse with a Belfast sink and slate worktop.

FIRST FLOOR

Landing 13' 7 x 8' 10 (4.14m x 2.69m)

Ornate coving and central ceiling rose. Doors to

Bedroom 2 21' 11 x 17' 1 (6.68m x 5.21m)

Window to the front with shutters and another to the side. Painted floor.

Bedroom 3 19' 1 x 13' 8 (5.82m x 4.17m)

Window with shutters. Painted floor.

L Shaped Landing 2 windows. Storage cupboard. Stone steps lead down to the ground floor.

Bathroom 13' 7 x 7' 3 (4.14m x 2.21m)

Obscure glazed window with slate sill. Stripped oak floor. Roll top bath with shower over, w/c and wash hand basin. Cupboard housing hot water tank.

Bedroom 4 17' 11 x 14' 11 (5.46m x 4.55m)

Windows to front and side. Vintage radiators. Painted floor.

Bedroom 5 17' 1 x 11' 6 (5.21m x 3.51m)

L shaped room with 2 windows. Inner door to bedroom 6 and door to

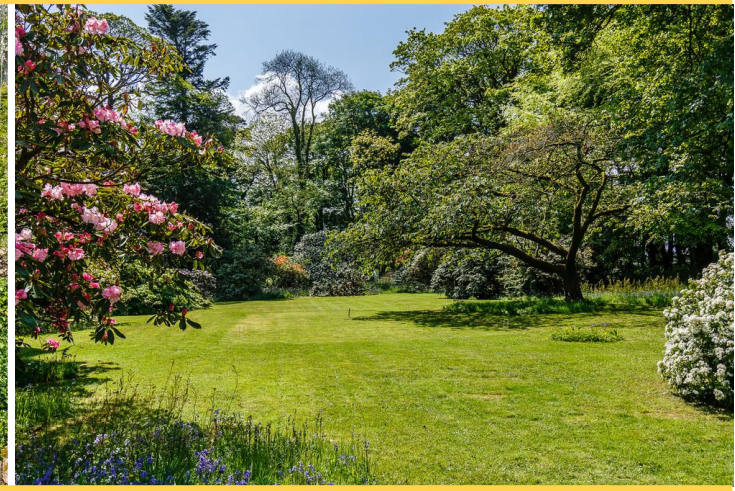
En-Suite Bathroom 6' 6 x 5' 10 (1.98m x 1.78m)

Bath with shower over and glass screen. Wash hand basin and w/c. Tiled walls.

Bedroom 6 11' 10 x 7' 6 (3.61m x 2.29m)

Window to the side and door to





En-Suite Shower Room 5' 7 x 5' 3 (1.7m x 1.6m)

Avacado suite with w/ c wash hand basin inset into vanity unit and separate shower cubicle. Tiled walls.

Laundry Cupboard

Pine shelving. Central heating thermostat.

Bedroom 7 15' 3 x 11' 7 (4.65m x 3.53m)

Dual aspect windows to the sides with window seats. Feature porthole window. Door to

En-Suite Shower Room 8' 8 x 4' 2 (2.64m x 1.27m)

Avacado suite with w/ c and wash hand basin. Shower cubicle.

Loft Rooms

Loft room 1 - Velux windows and storage. Photovoltaic system controls.

Loft room 2 - Window to side. Cupboards with shelving.

EXTERNALLY

Outbuilding/Potting Shed 16' 3 x 8' 7 (4.95m x 2.62m)

Cottage/Studio

Single storey stone cottage with steps up to stable door leading into the sitting room with a window to the front, exposed stone walls and a Velux window. Door to kitchen with a window to the rear and a Velux window. Wall and base units with worktop over. Stainless steel sink and drainer. Space for cooker and fridge/freezer. Door to hallway. Bathroom with shower over bath, w/c and wash hand basin. Bedroom with 2 windows to the front. Attached store room with power and light. Attached garage with power and light.

A sweeping gravel, tree lined driveway with wild garlic, bluebells and ferns leads up to the front of the house where there is ample parking. The garden to the front has a lawn with an abundance of azalea's, rhododendrons and many other mature trees and shrubs. To the right of the property an entrance leads to a further parking area where the cottage/studio and outbuildings are located. A second driveway leads to the rear entrance and a greenhouse which contains a mature, fruiting grapevine. To the left of the house the lawn is flanked with azalea's, rhododendron's, camellia's and rare trees and shrubs selected from all over the world. From the kitchen, French doors lead on to a patio area with raised beds, a seating area and a pond. The lawns include a croquet area which is surrounded by woodland.

The natural woodland path leads to the original and very impressive walled garden which has vegetable beds and a fruit cage. Espalier fruit trees line the walls and there is a newly planted orchard. The gardens are a delight and extend to 8 acres or thereabouts.

The Detached Garage has power and light and double wooden doors to the front.

Tenure

We are advised the property is Freehold. Pembrokeshire County Council tax band H.

Services

Mains electricity and water, private drainage. The property benefits from a biomass heating system and photovoltaic roof cells.

Viewing

Strictly by appointment through Town Coast and Country Estates please.



Tenure

Freehold

Council Tax Band

H

Viewing Arrangements

Strictly by appointment

Contact Details

26 High Street

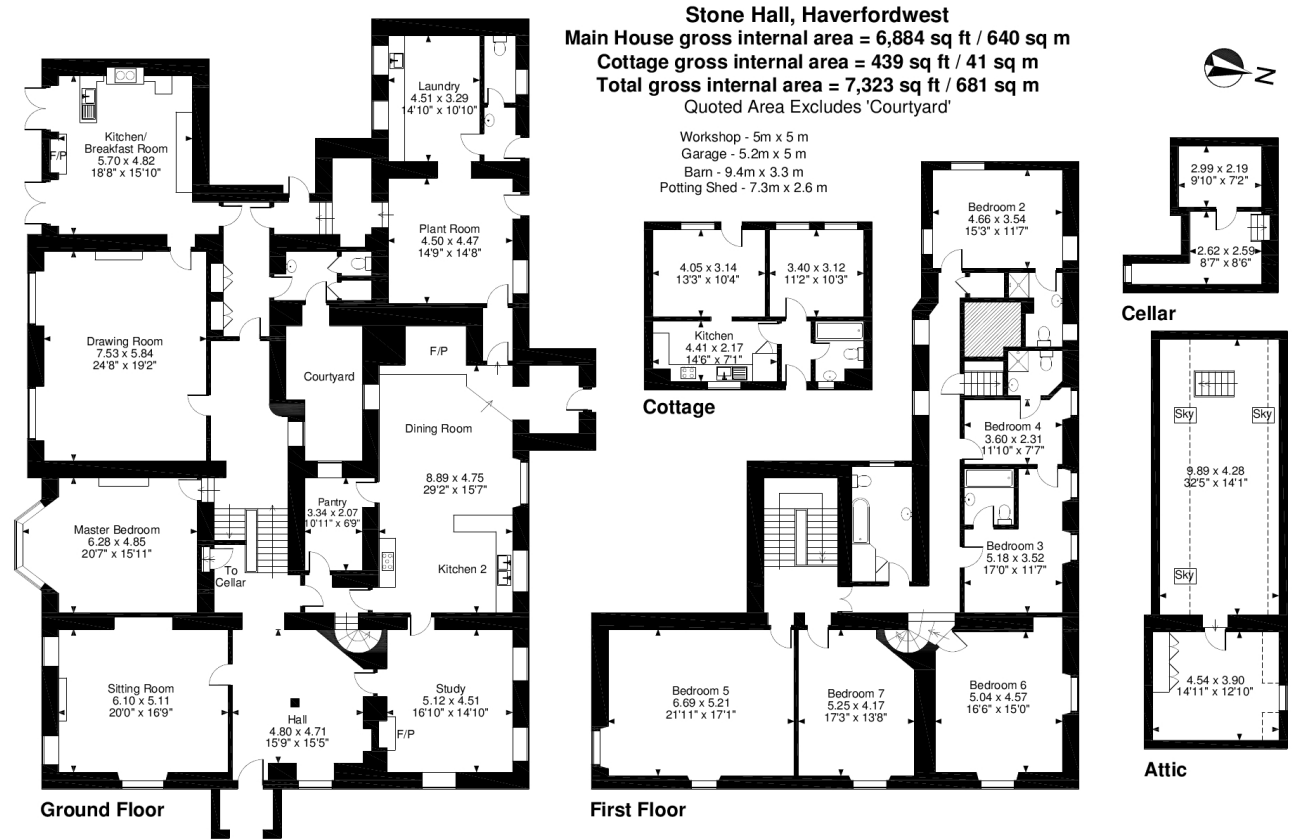
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FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.