

John. Francis

www.johnfrancis.co.uk



FOR AUCTION



Glasfryn, Llanwnda, Goodwick SA64 0HU

FOR SALE BY PUBLIC AUCTION

For auction Guide Price £250,000 to £275,000

**4/5 Bedroom Detached Farmhouse With garage
Approx 22.02 Acres Land
Stunning Sea & Country Views
Needs Renovation**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

WK/WJ/39803/260117

**DESCRIPTION
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A 4 / 5 bedroom detached farmhouse with garage set in approximately 22.02 acres of land, the majority being clean level or slightly sloping pasture. Glasfryn is located in the hamlet of Llanwnda in a sought after stunning location enjoying panoramic sea and countryside views. The property is in need of complete refurbishment but is ideal for anyone looking for a project and to have a home in such a beautiful part of Pembrokeshire.

GUIDE PRICE £250,000-£275,000

MATTERS OF INTEREST

Occupiers of the property include Mr Waldo (Goronwy) Williams (30 September 1904 20 May 1971) was one of the leading Welsh language poets of the 20th century. He was also a notable Christian pacifist, anti-war campaigner, and Welsh nationalist. He lived in the house (which was owned by his sister Angharad Dilys Williams) in the late sixties until he died in 1971..

The house was last occupied by The Hon. Juliet Duncombe, (an actress and sister of the 6th Baron Feversham of Duncombe Park, Helmsley, Yorkshire) and her partner Max Faulkner an actor and stuntman whose credits include his work in Dr Who during the seventies, Julie Christie's stunt double in Far from the Madding Crowd, and acting and stunt appearances in many film and TV productions including The Prisoner, From Russia with Love, Golden Eye, The Day of the Jackal, Star Wars and Willow.

The property also has a walled garden, a well and a registered bronze age standing stone marking an area of funeral and ceremonial interest. The Stone is Known as Parc Hen which is thought to be of religious or ceremonial significance and to date to the Bronze Age (c.2300 BC - 800 BC). This example is an important local landmark. The monument is likely to retain significant archaeological deposits and enhance our knowledge of prehistoric ritual practises. This has been included in the Schedule of Monuments of National importance under section 1 of the Ancient Monuments and Archaeological Areas Act 1979.

LOCATION

Llanwnda is a small hamlet approximately ½ mile or so from the village of Goodwick which has shops restaurants pubs, primary school, the ferry port with links to Ireland and the Train station with links to London. The larger town of Fishguard is 2.5miles away with shops, schools, leisure centre, cinema, etc. Llanwnda is set in an elevated position enjoying the views across the stunning rugged coastline and countryside around, with its pretty church and being close to the famed Pembrokeshire coastal path.

PORCH

Entered via door to front, tiled floor, sea views, door to;

HALL

Quarry tiled floor, stairs to first floor, radiator.

SITTING ROOM

14'5 x 11'4 (4.39m x 3.45m)
Secondary glazed window with sea views, radiator, open fireplace with tiled surround.

KITCHEN/BREAKFAST ROOM

11'8 x 11'4 (3.56m x 3.45m)
Range of wall and base units with worktop over, secondary glazed window, radiator, quarry tiled floor, electric cooker point.

BATHROOM

12'5 x 10'9 (3.78m x 3.28m)
Suite comprising of bath, WC, wash hand basin, fireplace with tiled hearth and surround, window, radiator.

BOOT ROOM

11'4 x 8' (3.45m x 2.44m)
Quarry tiled floor, window, wall cupboards.

UTILITY ROOM

16' x 10' (4.88m x 3.05m)
Quarry tiled floor, radiator, Belfast sink, 2 windows, door to;

REAR PORCH

Tiled floor, external door to side, pantry with shelving.

FIRST FLOOR HALF LANDING

Window, leading to;

MAIN LANDING

Doors to;

BEDROOM 1

12'7 x 11'9 (3.84m x 3.58m)
Radiator, sash window, fireplace.

BEDROOM 2

11'3 x 12'4 (3.43m x 3.76m)
Two windows with sea views, fireplace, radiator.

BEDROOM 3

7'6 x 6' (2.29m x 1.83m)
Sash window with sea views.

BEDROOM 4

12'4 x 10'7 (3.76m x 3.23m)
Original fireplace, window with sea and countryside views, radiator.

DRESSING ROOM

8' x 8' (2.44m x 2.44m)
Built-in airing cupboard housing hot water tank, shelving.

INNER HALL

Staircase to loft room, window, door to;

SHOWER ROOM

Shower cubicle, WC, wash hand basin, double glazed window, electric towel radiator, tongue and groove clad walls and ceiling.

LOFT ROOM

Two roof windows.

EXTERNALLY

The property is approached via a shared laneway, then through to its own laneway. There are garden areas to the front and rear . The land extends to approximately 22.02 acres being level lying and gently sloping south east facing pasture land. There are 2 gated accesses to the land off the council maintained road .The land is fenced around. There is a **STORE SHED**, which houses a Trianco oil fired boiler servicing the domestic hot water and central heating. A **DETACHED GARAGE 17'2 x 14'6**.

Please note that a pedestrian footpath right of way runs through the drive at the rear of the property.

SERVICES

We are advised that mains water and electricity are connected to the property. Private drainage. Cesspit. Oil fired central heating system.

AUCTION DATE & VENUE

For Sale by Public Auction at Parc Y Scarlets, Llanelli on Thursday, 9th March 2017 at 1pm (unless previously sold or withdrawn).

SOLICITORS

Collyer Bristow
4 Bedford Row
London
WC1R 4TF
Contact: Ms Lara Moore

VIEWING

By appointment with the selling Agents on 01348 873070 or e-mail fishguard@johnfrancis.co.uk

John Francis

www.johnfrancis.co.uk



OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

GUIDE PRICES

The guide price is given to assist buyers in deciding whether or not to pursue a purchase. It is usually, but not always, the provisional reserve range agreed between the seller and the auctioneer at the start of marketing. As reserves are not fixed until up to the day of auction, guide prices may be adjusted. Any changes in price guides, for whatever reason, will be posted on our website and in our auction room as an "addendum of sale". Guide prices can be shown in the form of a minimum and maximum price range within which the reserve will fall or as a single price figure. Where a single price is quoted, the reserve will fall within 10% of the guide. The guide price is not the reserve price and both guide price and reserve price can be subject to change up to and including the day of auction.

RESERVE PRICE

The reserve price is the seller's minimum sale price at auction. It is the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of auction.

AUCTION CATALOGUE

A full catalogue of the auction can be obtained from any John Francis office. It is important that prospective purchasers obtain a copy and/or read the Auction Section of our Web Site to be fully aware of the costs and implications of buying at auction.

NOTE TO BUYERS

Whilst all information on these details are believed to be correct auction entries can change even at the last moment. To avoid disappointment, please contact our office on the day of sale to confirm that this property has not been altered, sold prior or withdrawn from auction.

LEGAL PACKS

A legal pack will be available for inspection on this property's entry on our website under the 'EPC' tab. First time users of the system will need to register, but all information is available free of charge. For any queries on documents contact our office.

BIDDING NUMBERS

All potential auction bidders need to register prior to the auction. To comply with current legislation to register please provide proof of ID as well as proof of address. Please do not leave this to the day of the auction as we cannot guarantee copying facilities at the auction venue.

BUYERS PREMIUM

Buyers should note that should they be successful in the purchasing at auction a Buyers Premium of £250.00 plus VAT shall be levied and paid to Messrs. John Francis (Wales) Limited

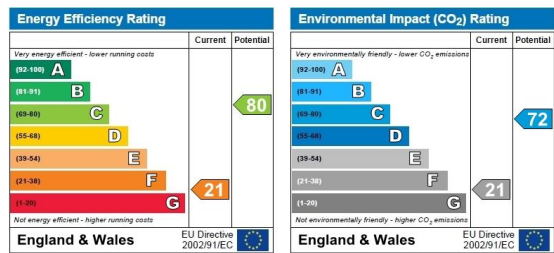
DIRECTIONS

From Fishguard take West Street towards Goodwick. On reaching the roundabout at the Harbour go straight across and take the 2nd turning to the left on to Goodwick square. Take the hill signposted llanwnda/stop and call and continue to the top and pass through the housing estate until reaching junction sign posted llawnda. Pass the cemetery and take the next turning to the left, proceed along a short distance and bear left onto a laneway, with our sign, this will lead you to Glasfryn.

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