



- Spacious 4 Bedroom Barn Conversion
- Potential for Self-Contained Annexe
- Gardens, Garage & Off Road Parking
- Countryside & Sea Views

Offers in Region of £365,000

EPC Rating 'G'





The Property

Trellys Isaf is an immaculately presented, charming and spacious 4 bedroom Barn conversion with garage/workshop, off road parking, extensive gardens and sea views in an idyllic rural location. The house is one main residence but can be used as two self contained living spaces.

Location

Set in the heart of the Pembrokeshire countryside, St Nicholas is a peaceful, picturesque village within easy driving distance of the ferry port of Fishguard and the city of St David's. It is situated close to the North Pembrokeshire coast and the secluded pebble beaches of Abermawr and Aberbach.

Directions

On the A487 between Fishguard and St David's take the turn signposted to St Nicholas. Follow the road, passing a large agricultural barn where the road narrows. As you approach a right hand bend, you will see a private lane with a row of cottages on your left. Take this left turn and the property is the second on the right. For GPS purposes the postcode of the property is SA62 5UY.

Approached from a private lane and across a gated gravelled drive to 2 entrances, one being a partially obscure glazed door and steps to

Porch 6'3 x 5'10 (1.92m x 1.79m)

Windows to front and sides. Exposed painted stone wall. Slate tiled floor. Exposed beams. Glazed door to

Kitchen/Breakfast Room 17'8 max x 13'10 max (5.41m max x 4.23m max)

Window to front. Slate tiled floor. Range of wall and base units with work surface over. Rayburn in partially tiled alcove. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Under stairs cupboard. Exposed beams. Opening to conservatory which can be closed off to create self contained accommodation. Turning stairs to first floor. Door to

Living Room 18'11 x 13'10 (5.79m x 4.24m)

Window to front and French doors to rear external. Wood burning stove on stone hearth. Radiators. Exposed beams.

FIRST FLOOR

Landing Window to rear. Painted wood floor. Door to airing cupboard. Loft access. Door to

Bedroom 1 15'1 x 13'11 (4.61m x 4.26m)

Windows to front and rear with sea view. Radiators. Partially obscure glazed door to

Dressing Area 13'11 x 4'3 (4.26m x 1.30m)

Shelves and hanging rails.

Shower Room 7'6 x 3'10 (2.29m x 1.19m)

Velux window to front. Fully tiled. Shower cubicle, counter top wash hand basin with mixer tap and w/c. Towel radiator.

Bedroom 2 13'11 x 10'5 (4.26m x 3.20m)

Window to front and velux window to rear. Built in storage cupboards. Radiator.

Conservatory 22'11 max x 15'7 max (6.99m max x 4.76m max)

Painted oak floor. Exposed stone walls. Currently housing freestanding kitchen units. Radiator. Turning stairs to gallery bedroom. Doors to rear external.

Bathroom 7' 8 x 6 (3.40m x 3.11m)

Electric under floor heating. Fully tiled. Velux window to side. Suite comprising P-shaped shower bath with shower over, wash hand basin and w/c. Towel radiator.

Bedroom 3 11' 1 x 10' 2 (2.36m x 1.83m)

Window to rear. Radiator.

Bedroom 4 15'6 x 12'11 (4.73m x 3.95m)

Gallery overlooking conservatory with high level window. Arched window to front. Radiator. Sloping ceiling. Exposed beams.

Reception Room 13'11 x 12'10 (4.26m x 3.93m)

Partially glazed stable door to front external. Oak floor. Radiator.

EXTERNALLY

To the front of the property is a gated gravelled area of off road parking together with a detached garage/workshop, log store, raised flower beds and rockery. The garden to the rear is divided into enclosed areas including one fenced to form a private garden accessed from the living room.

The main garden is mainly laid to lawn with stepping stone path, decking area, rockeries, mature shrubs and trees. Beyond this is a further gated plot with sea and open countryside views. The rear of the garden also has access via a gated right of way to the rear of the neighbouring plot.

Garage/Workshop 22'4 max x 14'10 (6.83m x 4.54m)

Up and over garage door to front and pedestrian door to side into workshop.

Tenure

We are advised the property is Freehold. Pembrokeshire County Council Tax Band F.

Services

Mains electricity and water (metered). Private drainage. LPG central heating.

Viewing

Strictly by appointment with Town Coast and Country Estates please.



Ground Floor



First Floor



Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

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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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