

TOWN COAST and COUNTRY ESTATES

Incorporating Coast & Country Estates Office Haverfordwest



Upper Treleddyn | St David's | Haverfordwest | SA62 6PY

Offers In Excess of £1,100,000

- 5 Bedroom Grade II* Listed Residence
- Spectacular Sea Views
- 1 Bedroom Annexe and Range of Outbuildings
- Sought After Location



The Property Full of history, Upper Treleddyn is an exceptional Grade II* listed five bedroom detached house with self-contained annexe and outbuildings located in St Justinians, St Davids. Benefitting from stunning sea and countryside views, this spacious property dates back to 1700's, combining character features and timeless elegance with the benefits of modern day comfort and convenience. In addition to the impressive Welsh dresser and Aga in the kitchen and the elegant Chinese Chippendale staircase, externally there is a range of outbuildings providing storage with potential for conversion (subject to the necessary planning permission) as well as walled garden, patio area with well, gravelled driveway offering considerable off road parking, and detached double garage.

Location Situated in a stunning and idyllic coastal position within Pembrokeshire Coast National Park, St Justinians is a secluded hamlet within walking

distance of the harbour and beautiful sandy beaches. Approximately 15 miles from the county town of Haverfordwest, St Davids is a sought after, vibrant community renowned for its cathedral and Bishops Palace and benefitting from numerous amenities including shops, schools, art galleries and restaurants.

Directions From Haverfordwest, take the A487 to St Davids. On reaching Cross Square take the left turn towards St. Justinians. Continue down Goat Street and bear right towards St. Justinians and the lifeboat station, taking the second right turn signposted Treleddyn, which has a no through road sign. The property is situated towards the end of this private lane. For GPS purposes the postcode of this property is SA62 6PY.

Approached via driveways to the front and side or pedestrian path to the front, an impressive wood panel entrance door provides access to

Porch Tiled floor. Glazed French doors with glazed panel over to

Entrance Hall Radiator with cover. Opening to

Sitting Room 14'8 x 14'6 (1.91m x 4.42m)

Front facing sash window with shutters offering stunning panoramic sea and rural views. Decorative wooden feature fireplace with marble inset and slate hearth currently housing gas fire. Radiator.

Dining Room 14'5 x 13'11 (4.39m x 4.24m)

Front facing sash window with shutters offering stunning panoramic sea and rural views. Wood panelling. Radiator with cover. Built in cupboard with serving hatch through to kitchen.

Inner Hall From entrance hall, step up and wood panel door with glazed panel over. Chinese Chippendale staircase to first floor. Understairs

storage. Door and steps to cellar. Wood panel doors to shower room and larder. Radiator. Steps down to

Kitchen/Breakfast Room 15'3 (max) x 14'7 (max) (4.65m (max) x 4.44m (max))

Rear facing sash window to garden. Traditional Welsh dresser offering display and storage space. Range of base units with wooden worksurface over. Built in wall cupboards. Stainless steel sink and drainer with mixer tap. Electric Aga set in tiled alcove with mantle over. Integrated dishwasher. Serving hatch to dining room. Tiled floor. Glazed panel door to

Utility Room 17'9 x 7'2 (5.41m x 2.18m)

Rear facing sash window. Range of wall and base units with worksurface over. Belfast sink with mixer tap. Space and plumbing for washing machine and tumble dryer. Grant oil boiler. Cupboard housing hot water tank. Loft access. Tiled floor. Radiator. Part glazed door to rear external. Step up to

Gym/Study 13'8 x 6'10 (4.17m x 2.08m)

Rear and side facing sash windows with sea views. Storage cupboard housing radiator. Shelving. Loft access. Tiled floor. Radiator.

Cellar

Shower Room 6'11 x 6'4 (2.11m x 1.93m)

Side facing sash window with rural views. Wash hand basin in vanity unit. Low level w/c. Corner shower cubicle with Mira sport electric shower. Cupboards, one with mirrored doors. Tiled floor. Radiator.

Larder 10'9 x 7'5 (3.28m x 2.26m)

Side facing sash window. Base units with worksurface over. Shelving. Space for fridge freezer. Tiled floor.

FIRST FLOOR

Landing 10'3 x 8'3 (3.12m x 2.51m)

Radiator with cover. Stairs to second floor. Door to

Bedroom 1 14'7 (max) x 13'5 (max) (4.44m (max) x 4.09m (max))

Front facing sash window with half shutters offering stunning panoramic sea and rural views. Fitted wardrobe. Wash hand basin in vanity unit. Radiator.

Bedroom 2 14'4 x 13'4 (4.37m x 4.06m)

Front facing sash window with half shutters offering stunning panoramic sea and rural views. Wash hand basin in vanity unit. Radiator.

Bedroom 3 14'6 x 12'9 (4.42m x 3.89m)

Rear facing sash window with half shutters. Wash hand basin in vanity unit. Built in wardrobe. Radiator.

Bathroom 10'2 x 8' (3.1m x 2.44m)

Front facing sash window with spectacular sea and rural views. White suite comprising panel bath with mixer tap and handheld shower, pedestal wash hand basin, low level w/c and bidet. Heated towel rail.





Partially tiled walls.

Bathroom 14'2 x 11' (4.32m x 3.35m)

Rear facing sash window. Tiled double shower cubicle. Double ended roll top bath with mixer tap and handheld shower. Wash hand basin with mixer tap in vanity unit. Low level w/c. Built in shelved cupboard. Partially tiled walls. Radiator.

Second Floor

Landing Loft access. Opening to

Bedroom 4 14'7 x 12'2 (4.44m x 3.71m)

Side facing window. Limited headroom. Wall to wall built in wardrobes with shelving. Radiator.

Bedroom 5 14'5 x 11'2 (4.39m x 3.4m)

Side facing window. Limited headroom. Exposed beams. Wash hand basin in vanity unit. Radiator.

Loft Room 35'8 x 14'8 (10.87m x 4.47m)

Velux windows. Limited headroom. Exposed beams. Radiators.

ANNEXE

Living Room 16'3 x 14'7 (4.95m x 4.44m)

Side facing window. Laminate flooring. Electric storage heaters. Sliding glazed door to

Bedroom/Office 15'11 x 14'3 (4.85m x 4.34m)

Side and front facing windows. Electric storage heaters.

Kitchen 10'2 x 10' (3.1m x 3.05m)

Front facing window. Range of base and wall units with work surface over. Stainless steel sink and drainer with mixer tap. Electric storage heater. Loft access. Partially tiled walls. Tiled floor. Part glazed door to rear external. Door to

Shower Room 9'11 x 5'6 (3.02m x 1.68m)

Front and side facing obscure glazed windows. Wash hand basin in vanity unit with mixer tap. W/c. Tiled corner shower cubicle housing mains shower. Electric storage heater. Partially tiled walls. Tiled floor.

Externally To the front of the property is a gated pedestrian path to an enclosed garden. Driveways lead to an area of off road parking, detached double garage and additional outbuildings including a detached barn with courtyard. To the rear of the property is a walled garden with established trees and shrubs, and flower borders. Traditional stone walls, gated archways and wooden pergolas provide decorative features and an attractive stone well is situated in the patio area.

Services Mains electricity and water. Private drainage. Oil fired central heating to main house. Electric heaters to annexe.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

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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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