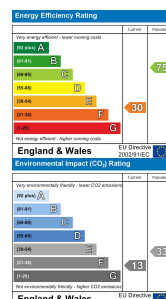


## The Old Farmhouse Panteg, Fishguard, Pembrokeshire, SA65 9QB

- Detached Stone Cottage
- Ample Off Road Parking
- Three Reception Rooms
- Rear Garden, Countryside Views
- Oil Central Heating
- Full of Character & Charm
- Four/Five Bedrooms
- One Bedroom Annexe
- Approx 2.8 Miles To Fishguard
- EPC Rating: F

Offers In The Region Of **£455,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'D' Pembrokeshire

ref: LG/LW/12/23/OK/LW

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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**The Agent that goes the Extra Mile**





A wonderful opportunity to purchase a detached stone cottage full of character and charm located approximately 2.8 miles to Fishguard town and its amenities. This four bedroom property with an attached one bedroom annexe would make a great family home or would be perfect for multigenerational living. Benefitting from many character features including wooden beams, inglenook fireplace, and painted stone walls.

You enter the property via a porch into the open plan living and dining room where there is a quarry tiled floor, wooden beams on the ceiling and two feature fireplace, one with a log burning stove. A door and a couple of slate steps leads to the second reception room this again has wooden beams, this room is currently being utilised as a bedroom. From here there is access to the fourth bedroom. A door from the dining area leads to the kitchen with fitted base units, butlers sink, and an oil fired range cooker (this is only used for the central heating and hot water). There is also a separate utility area which gives access to the rear garden. Off of the kitchen there is a conservatory with wonderful views overlooking the garden and countryside. The staircase from the dining area leads to the first floor where there is a family sized bathroom and three double bedrooms. The landing benefits from built in storage cupboards. The property also has an annexe, this can be accessed via a door at the front, or a door from the utility room. On the ground floor there is a reception room and shower room, with one bedroom located on the first floor.

Externally, to the side of the property there is off road parking for several vehicles. There is also an outbuilding/workshop which benefits from power, lighting and a log burning stove. The rear garden is laid mainly to lawn with raised patio seating areas, making the most of the far-reaching countryside views. There are a variety of trees, shrubs and flower beds, and space to grow vegetables or keep chickens! Viewing is highly recommended to appreciate its location.

Planning was granted in Feb 2023 for a Single storey replacement extension" to the rear of the house. Planning Reference, Pembrokeshire County council - 22/0733/PA

Fishguard is a popular market town and ferry port on the Pembrokeshire coastline. There is a wide variety of shops, restaurants, secondary school, junior schools, library and leisure centre in the town centre. Fishguard Harbour is the ferry terminal to Southern Ireland, the train station offers excellent communication links. Goodwick Sands provides a safe beach for families, with other coves and beaches such as Pwllgwaelod, Cwm yr Eglwys, Abercastle, etc all within easy driving distance.

**DIRECTIONS**

From our Fishguard office proceed up High Street, continue until you reach the Maes Gwyn roundabout and take the first left exit, and then the first right hand turn (sign posted Manorowen). Follow road for just under a mile, turning right, and then left onto the A487 towards St Davids. Continue for 0.8 mile where you will find the property on the right hand side as indicated by our for sale board. What 3 Words Reference - [///angeryarn.scaffold](http://angeryarn.scaffold)



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.