

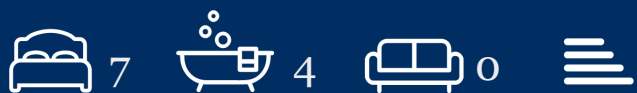


Anghorfa Dawel Trehenlliw, St. Davids, Haverfordwest, SA62 6PH

Offers In The Region Of £695,000

- Grade II Listed Detached House
- Approx. 3 Acres Including Paddock
- Character Property With Countryside Views
- 7 Bedrooms
- Sought After Location

Grade II Listed Detached House* *7 Bedrooms* Character Property & Countryside Views
Approximately 3 Acres of Grounds Including Paddock & Walled Garden* *Sought After Location



Council Tax Band: F



Property

Originally a farm house with adjoining cottage, Anghorfa Dawel is a substantial, 19th century, Grade II listed detached 7 bedroom property in a peaceful rural location on the outskirts of St David's, close to Whitesands Bay. With approximately 3 acres of grounds including walled garden and paddock, this property offers a wealth of character features, as well as panoramic countryside views.

Location

St David's is the smallest city in Britain and home to the spectacular cathedral sited where there has been an active place of worship since the 6th century, as well as a whole range of local amenities. Whitesands beach curves north towards the rocky headland of St David's head and is particularly renowned for both opportunities for watersports and its sheltered bays. St. Davids is approximately 16 miles from the county town of Haverfordwest which has a range of amenities including hospital, doctors' surgeries, schools, college, leisure centre and a variety of shops in the town and the outlying retail parks as well as a local railway station and easy access to the M4 corridor.

Directions

From the county town of Haverfordwest, take the A487 towards St David's following the signs to Whitesands and turning off the main road by St David's rugby club. Take the second right and follow this narrow road to the end where the property is situated.

Approached via an area of parking for several vehicles, pedestrian paths lead to front doors and porches

Entrance Porch

Tiled floor. Door with glazed side panels to

Hall

Radiator. Stairs to first floor and bedrooms 5-7. Door to

Bedroom 1

13'(max) x 9'11 (max)

Front facing window. Radiator.

Bathroom

8'6 x 8'5

Side facing window. Suite comprising bath with shower tap, wash hand basin and w/c. Shower cubicle housing electric shower. Wall panels. Extractor fan. Radiator.

Utility Room

11'3 x 8'6

Rear facing window. Stainless steel sink and drainer. Wall and base units with work surface over. Space and plumbing for washing machine. Recess and built in storage. Door to courtyard.

Reception Room

13'10 x 11'7

Front facing window with wooden shutters. Radiator. Steps up to

Dining Room

13'6 x 12'4

Front facing window. Feature fireplace with wood surround. Cupboard and shelving. Radiator. Door to

Kitchen

12'9 x 10'2

Rear facing windows. Stainless steel sink and drainer. Wall and base units with work surface over. Partially tiled walls. Electric oven and hob with extractor hood over.

Inner Hall

Radiator. Door to under stairs storage. Partially glazed door and step to

Porch

Partially glazed. Tiled floor.

Lounge

24'2 x 12'7

Front and side facing windows. Radiators. Door to conservatory

First Floor

Stairs to attic rooms

Bedroom 2

12'0 x 11'9

Front facing window. Radiator. Door to

Jack & Jill Bathroom

10'11 (max) x 8'7 (max)

Rear facing window. Suite comprising bath, wash hand basin and w/c. Extractor fan. Electric fan. Radiator.

Bathroom

11'10 (max) x 8'5 (max)

Rear facing window. Suite comprising bath with shower over, wash hand basin and w/c. Storage cupboard. Partially tiled walls.

Bedroom 3

12'11 x 12'1

Side and rear facing windows. Wash hand basin in vanity unit. Radiator.

Bedroom 4

11'10 x 11'8

Side and front facing windows. Wash hand basin in vanity unit. Radiator.

Attic room

Sloping ceiling. Wash hand basin.

Attic room

Sloping ceiling.

Cloakroom

W/c

Bedroom 5

11'8 x 11'7

Rear facing window. Wash hand basin in vanity unit. Radiator. Steps to Jack and Jill bathroom.

Bedroom 6

11'3 x 10'8

Front facing window. Radiator.

Office

8'3 x 6'5

Front facing window. Sloping ceiling. Radiator.

Bedroom 7

14'0 x 10'0

Front facing window. Sloping ceiling. Radiator.

Bathroom

10'2 (max) x 6'3 (max)

Rear facing window. Suite comprising bath, wash hand basin and w/c. Partially tiled walls. Radiator. Door to cupboard.

Externally

To the front of the property is an area of parking for several vehicles and access to an enclosed paddock of approximately 1/3 of an acre which together with a number of garden areas form grounds totalling approximately 3 acres. A walled garden with bee boles is situated to side of the property and is laid mainly to lawn. Several seating areas are surrounded by mature shrubs and plants and further garden areas/fields house a cowshed, storage sheds, potting shed, outside w/c, poly tunnels, raised flower beds and vegetable patches with the grounds interlinked with paths as well as original Pembrokeshire banks and stone walls. The former garage has been developed and is currently used as classrooms.

Classroom 1

23'3 (max) x 12'9 (max)

Side and rear facing windows. Velux window. Radiator. Cloakroom. Door to

Classroom 2

24'10 (max) x 18'6 (max)

Rear facing window. Velux windows. Electric heaters. Cloakroom.

Art Room

14'6 x 11'7

Door with glazed panel to side. Velux window.

Tenure

We are advised the property is freehold.

Services

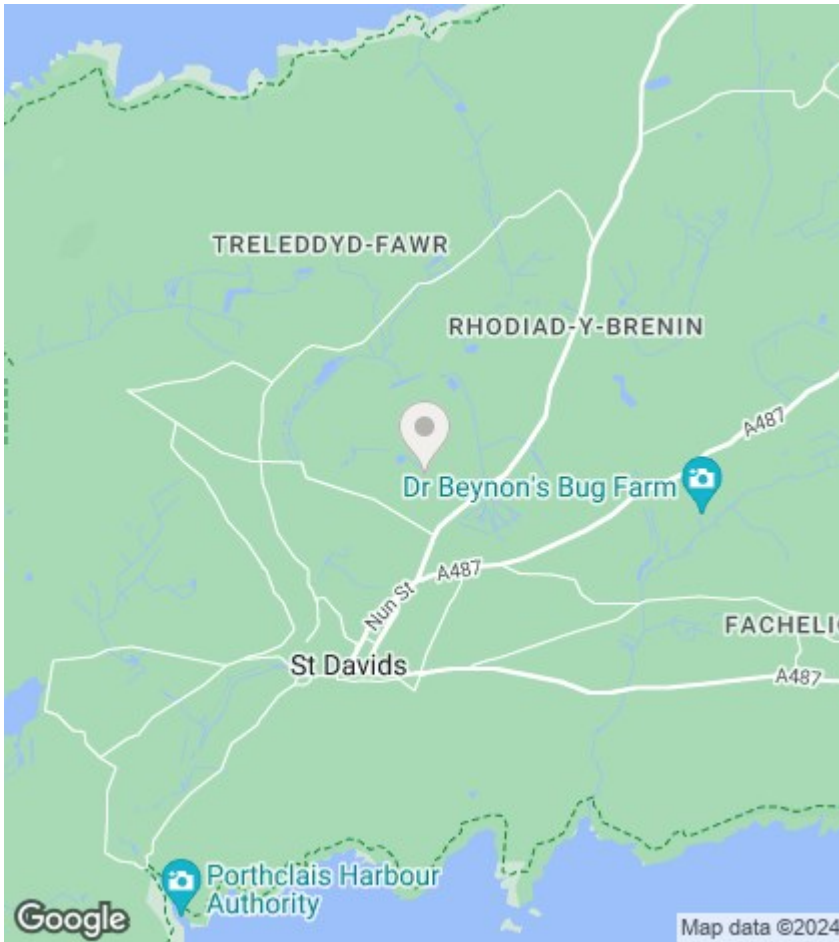
Mains electricity and water. Private drainage.

Viewing

Strictly by appointment through Town Coast and Country Estates please.







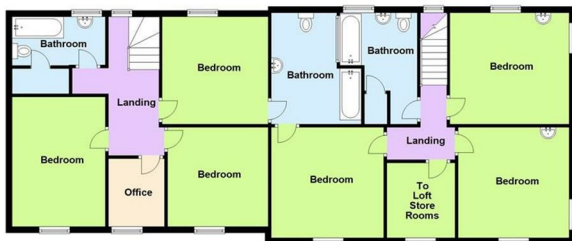
Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

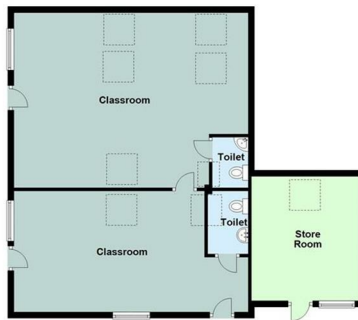
Ground Floor



First Floor



Outbuilding



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be inaccurately sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using Planica.

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 THE PROPERTY.