



Manor House, 19 High Street, St. Davids, Haverfordwest, Pembrokeshire, SA62 6SB

Price Guide £839,000

*A substantial detached 2 storey Jacobean/Georgian Listed Grade II Private Residence.

*Deceptively spacious 4/5 Reception, Kitchen, Utility, 6 Bedrooms and 3 Bathroom accommodation.

*Gas Central Heating, Single and Double Glazed Sash Windows and Loft Insulation.

*Stone Barn 28'0" x 15'0" with potential as a Gym, Studio or even an Annexe/Cottage (Subject to any necessary Consents).

*Delightful established Gardens and Grounds with Lawned Areas, Mature Trees and Flowering Shrubs.

*Off Road Parking for 2 Vehicles with ample room to extend the Parking Area (subject to any necessary consents).

*An exceptional Family Residence with Commercial potential (Subject to Planning).

*Inspection essential to appreciate the full extent of Accommodation, Gardens and Grounds and indeed its convenient and central location in this popular Cathedral City. Realistic Price Guide. EPC Rating E

Situation

St Davids is a popular Cathedral City which stands on the North West Pembrokeshire Coastline some 15 miles or so North West of the County and Market Town of Haverfordwest.

St Davids has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, a Bank, Hotels, Restaurants, Public Houses, Cafes, Take-Aways, Art Galleries, a Supermarket/Post Office and a Petrol Filling Station/Hotel/Store.

The Pembrokeshire Coastline at St Non's Bay is within a mile or so of the Property and also close by are the other well known sandy beaches and coves at Porthclais, Whitesands Bay, Abereiddy, Traeth Llyfn, Porthgain, Caerfai, Solva, Newgale, Broad Haven and Little Haven.

St Davids stands within The Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, Further Education College, The County Council Offices and The County Hospital at Withybush.

The other well known Market Town and Ferry Port of Fishguard is some 15 miles or so north east which has the benefit of a good Shopping Centre together with a wide range of amenities and facilities.

There are good road links from Haverfordwest along the Main A40 to Carmarthen and the M4 to Cardiff and London, as well as good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

High Street is a mixed Commercial/Residential area which runs in an easterly direction from the centre of St Davids and Cross Square. Manor House is situated within 300 yards or so of the St Davids City Centre and Cross Square.

Directions

From Haverfordwest, take the Main A487 road north west for some 14 miles and in the city of St Davids proceed towards the centre and Manor House is approximately 200 yards prior to the junction adjacent to Mountain Warehouse.

Alternatively from Fishguard, take the Main A487 road south west for some 14 miles and on entering the City of St

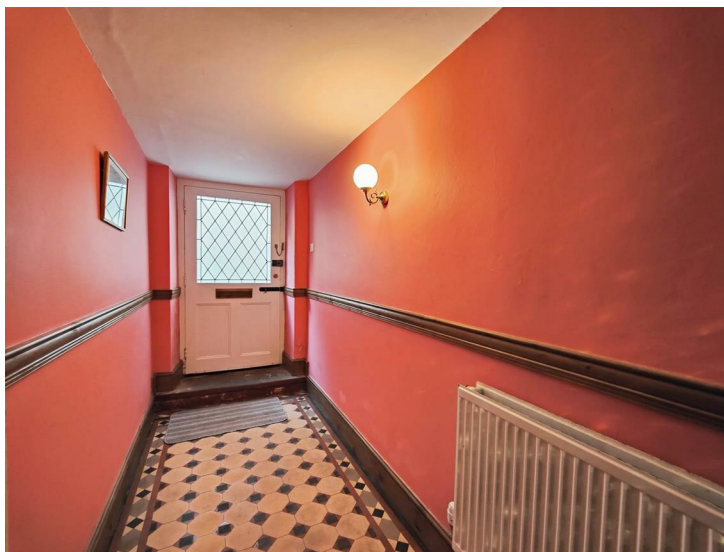
Davids follow the road to the left into New Street. Continue on this road for 400 yards or so and upon reaching the 'T' junction with the High Street, turn left and Manor House is situated some 200 yards or so further along on the left hand side of the road. A 'For Sale' board is erected on site.

Description

Manor House comprises a Detached 2 storey Listed Grade II period residence of predominantly solid stone construction with rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

Half Glazed Leaded Door to:-

Hall



12'6" x 4'5" (3.81m x 1.35m)

With a tiled floor, double panelled radiator, wall light and double doors to Inner Hall and doors to:-

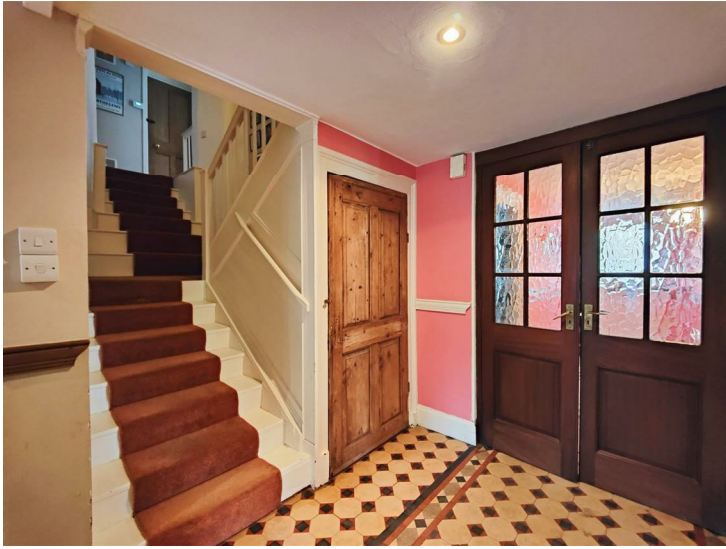
Office/Boot/Cloak Room



11'8" x 10'0" (3.56m x 3.05m)

With painted solid floor, electricity meter and consumer unit cupboard with telephone point and 2 power points, 2 built in pine fronted cupboards, open beam ceiling, single glazed sash window with shutters, dado rail, 4 ceiling spotlight, radiator and 4 power points.

Inner Hall



7'7" x 6'0" (2.31m x 1.83m)

With quarry tiled floor, staircase to First Floor, dado rail, opening to Dining Room, understairs cupboard and doors Television Room and:-

Sitting Room



16'6" x 15'5" (5.03m x 4.70m)

With pine floorboards, single glazed sash window with shutters, white marble and cast iron open fireplace with slate hearth, attractive cornice, dado rail, double panelled radiator, ceiling light, picture light, 2 wall uplighters, telephone point and 12 power points.

Television Room



17'9" x 15'6" (5.41m x 4.72m)

With pine floorboards, double panelled radiator, marble and cast iron open fireplace with slate hearth, attractive cornice, dado rail, single glazed sash window with shutters, ceiling light, feature alcove, ceiling light, telephone point and 10 power points.

Dining Room



15'1" x 13'4" (4.60m x 4.06m)

With pine floorboards, 2 single glazed windows, door to Courtyard Garden, feature fireplace with a slate seat and concealed light, ample power points, double panelled radiator, dado rail, 4 downlighters and opening to:-

Inner Lobby

4'5" x 4'2" (1.35m x 1.27m)

With quarry tile floor, understairs cupboard, secondary staircase to First Floor and openings to Games Room and:-

Kitchen/Breakfast Room



19'4" x 9'1" (5.89m x 2.77m)

With slate floor, double panelled radiator, range of fitted floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, double glazed window, door to Rear Garden, 10 downlighters, Smeg freestanding Cooker Range with 6 ring Gas Hob and an Oven/Grill, stainless steel splashback, Cooker Hood, Siemens dishwasher, 14 power points, limed tongue and groove clad ceiling, concealed worktop lighting and appliance points.

Games Room



16'1" x 13'4" maximum (4.90m x 4.06m maximum)

With quarry tile floor, double panelled radiator, open beam ceiling, 7 power points, pine door to Rear Porch, inglenook feature fireplace, brick feature wall, alcove with shelves and opening to:-

Snug/Old Bakery



10'3" x 8'9" (3.12m x 2.67m)

With quarry tile floor, feature fireplace, 2 brick arched niches, ceiling light, open beam ceiling, double panelled radiator, door to rear porch, ceiling light and pine door to:-

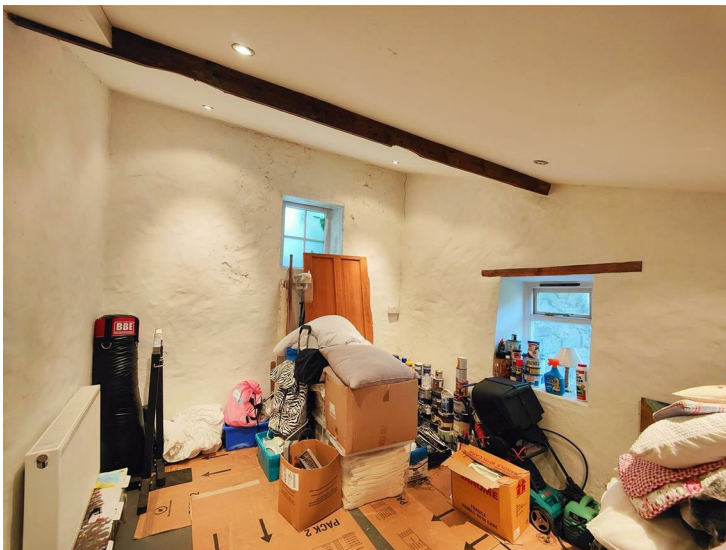
Utility Room (Split Level)



11'5" x 5'1" (3.48m x 1.55m)

With part quarry tile floor and a part painted concrete floor, 2 power points, ceiling light, small storage loft and door to:-

Store Room



12'2" x 10'2" (3.71m x 3.10m)

With a painted concrete floor, 2 double glazed windows, double panelled radiator, 8 downlighters and 6 power points.

Rear Hall

With quarry tile floor, half glazed door to Courtyard Garden and door to:-

Separate WC



7'7" x 4'6" (2.31m x 1.37m)

With quarry tile floor, 2 double glazed windows, suite of Wash Hand Basin and WC, ceiling light, gas meter cupboard, tile splashback, soap dish and towel ring.

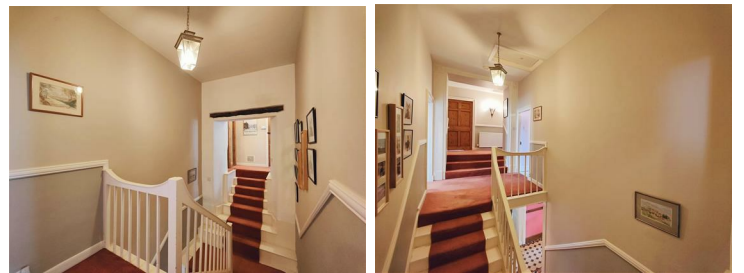
A staircase from the Inner Hall gives access to the:-

Half Landing

With stairs to Rear Landing and:-

First Floor

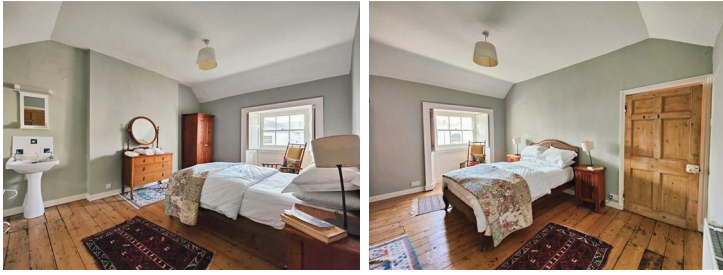
Main Landing (Split Level)



12'10" x 7'6" (3.91m x 2.29m)

With fitted carpet, ceiling light, 3 power points, dado rail, double panelled radiator, wall light and access to an Insulated Loft.

Bedroom 1 (Front)



16'2" x 11'7" (4.93m x 3.53m)

With pine floorboards, double panelled radiator, Wash Hand Basin, tile splashback, single glazed sash window with shutters, shaver light/point, ceiling light and 7 power points.

Bedroom 2 (Front)



16'3" x 11'7" (4.95m x 3.53m)

With pine floorboards, double panelled radiator, Wash Hand Basin, tile splashback, shaver light/point, single glazed sash window with shutters, ceiling light, TV point and 10 power points.

Bedroom 4 (Front)



11'3" x 7'5" (3.43m x 2.26m)

With pine floorboards, single glazed sash window with shutters, ceiling light, radiator, wall light and 2 power points.

Inner Landing

With fitted carpet, ceiling spotlight and pine doors to Bathroom and:-

Shower Room



8'8" x 5'0" (2.64m x 1.52m)

With ceramic tile floor, single glazed sash window with shutters, white suite of Wash Hand Basin, WC and a Glazed and Tiled Shower Cubicle with a Mira Event electric shower, tile splashback, towel ring, radiator, extractor fan and ceiling light.

Bathroom



11'7" x 11'5" (3.53m x 3.48m)

With ceramic tile floor, white suite of panelled Bath, Wash Hand Basin and WC, single glazed sash window with shutters, shaver light/point, tile splashback, ceiling light, mirror fronted bathroom cabinet, alcove with shelves and a painted wooden door giving access to a Walk in Shower which has Aquaboard walls, a Mira Event electric shower, ceiling light and extractor fan over.

Bedroom 3



15'3" x 13'4" (4.65m x 4.06m)

With painted pine floorboards, double panelled radiator, ceiling light, 2 double glazed sash windows, cast iron feature fireplace, telephone point, 6 power points and door to the Rear Wing Landing which has a staircase to the Ground Floor Inner Lobby.

Rear Landing

6'3" x 5'0" (1.91m x 1.52m)

With fitted carpet, ceiling light, wall mirror, Honeywell central heating timeswitch and a Walk in Airing Cupboard with shelves housing a wall mounted Gas Boiler (heating domestic hot water and firing central heating) and a pressurised hot water cylinder and immersion heater.

Bedroom 5



12'10" x 9'1" (3.91m x 2.77m)

With pine floorboards, 3 double glazed sash windows, alcove with shelf, ceiling light, 2 wall lights, double panelled radiator and 6 power points.

A staircase from the Inner Lobby on the Ground Floor leads to the:-

First Floor

Rear Wing Landing

With painted pine floorboards. radiator, ceiling light and door to:-

Bedroom 6



13'10" x 12'3" (4.22m x 3.73m)

(plus door recess 3'0" x 2'0") With pine floorboards, fitted Jacobean style wardrobes, Velux window with blind, double glazed sash window, ceiling light, wall picture light, 8 power points and door with steps down to:-

En Suite Bathroom



11'4" x 9'9" (3.45m x 2.97m)

With white suite of WC, pine panelled Bath with shower attachment, Wash Hand Basin set in a Stone/Granite worktop and a vanity surround, double glazed dormer window, double panelled radiator, ceiling light, ceramic tile floor, toilet roll holder, feature alcove with slate shelf and a double panelled radiator.

Externally

Accessed off the High Street is a stone walled garden with Lawned Areas, Gunnera and Flowering Shrubs. There is an Indian Sandstone paved path leading to the front door and rear garden as well as an Ornamental Stone path which leads to a private enclosed Courtyard Garden with doors leading to Dining Room and Rear Hall.

To the rear of the Property is a large private enclosed Lawned Garden with Flowering Shrubs, an Apple Tree, Fig Tree, Mature Trees and a Private West Facing Patio. Accessed off Maes Dyfed is a hardstanding area which allows for Off Road Parking for 2 Vehicles with double wooden gates giving access to the rear garden. There is ample room to extend the parking area as well as ample space to build a Garage or indeed a Dwelling (subject to any necessary Planning Consents). There is also a:-

Barn/Former Cottage/Workshop



28'0" x 15'0" (8.53m x 4.57m)

(plus recess 4'9" x 4'5") Of stone construction with a pitched corrugated iron roof. It has 3 single glazed windows, a pedestrian door, single glazed French door to rear patio, 2 strip lights, a concreted floor and 2 power

points.

Adjoining is an:-

Outside WC

In all the Property stands in a Quarter of an Acre or thereabouts.

The boundaries of the Property are edged in red on the attached Plan to the Scale of 1/1250.

Services

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating. Partial Single Glazed Sash Windows and partial (predominantly) Sash Double Glazed Windows. Loft Insulation. Telephone, subject to British Telecom Regulation. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

Listed Grade II

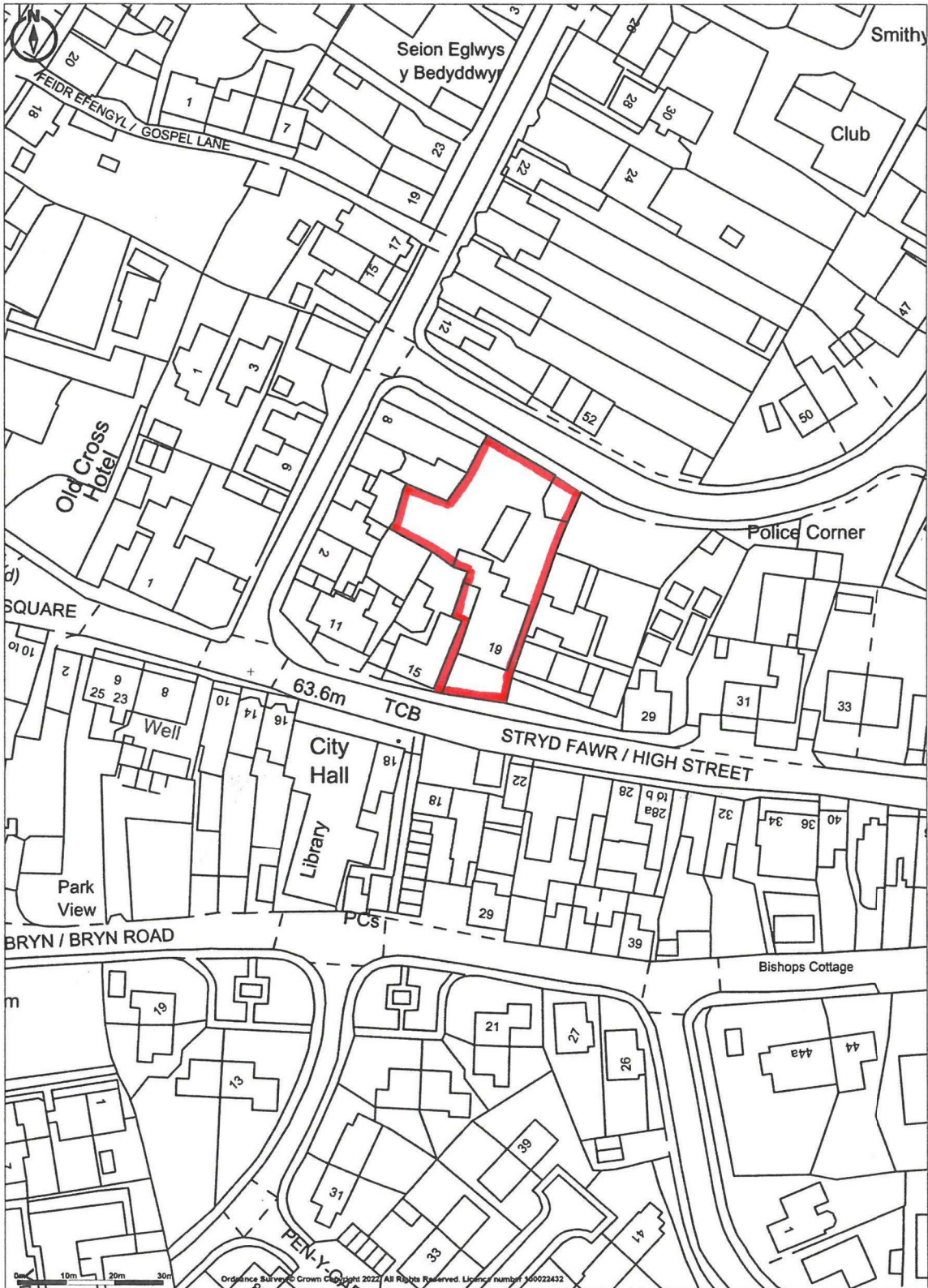
Manor House, 19 High Street, St Davids is a Listed Grade II building.

Access

Pedestrian and Vehicular access to the Property is off Maes Dyfed, whereas there is only Pedestrian access to Manor House off the High Street.

Remarks

Manor House is an exceptionally well maintained period Jacobean/Georgian residence which stands in the heart of this popular Cathedral City and being well suited for Family, Investment or indeed Commercial purposes (subject to any necessary Change of Use and/or Planning Consents). The Property has deceptively spacious Accommodation in excellent decorative order throughout and has many attractive character features including Quarry Tile Floors, Open Beam Ceilings, Attractive Cornices, Dado Rails, Marble Fireplaces, Slate Floors, Pine Floorboards etc etc. In addition, the Property has Gas Central Heating, Loft Insulation and is partially Single Glazed and partially Double Glazed. It stands in a Quarter of an Acre of established Gardens and Grounds in a central location in this popular Cathedral City. There is also a substantial Stone built (former Tea Room) which has potential as a Games Room, Workshop, Studio or an Annexe/Cottage (subject to any necessary Planning Consents). There is also Off Road Parking for 2 Vehicles with ample room to extend the parking area or indeed to build a Garage or even a Dwelling (subject to any necessary Planning Consents). It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.



Promap
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Plotted Scale - 1:1250. Paper Size - A4

Manor House,
19 High Street, St Davids, Pembrokeshire.

Plan Not to Scale.

Plan for Identification Purposes Only.

Floor Plan



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 incorrectly 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 PlanUp.

Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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