



Ffynnonbedr Farm, Letterston, Haverfordwest, Pembrokeshire, SA62 5TB

Price Guide £245,000

*A Spacious Semi Detached 2 storey Farmhouse residence which has a Kitchen/Dining Room, 2 Reception Rooms, 3 Bedrooms, Bathroom and Utility Room accommodation.

*LP Gas Central Heating and uPVC Double Glazing.

*Useful range of Traditional Stone Outbuildings with conversion potential (Subject to Planning).

*Ample Off Road Vehicle Parking and Turning Space and a large rear Garden in need of Landscaping.

*The Property requires Renovation and Modernisation work and is a project that is ideal for a Builder, DIY Enthusiast, a Developer or the like.

*Early inspection strongly advised. Realistic Price Guide.

Situation

Ffynnonbedr comprises a Semi Detached Farmhouse together with a range of Traditional Stone Outbuildings with conversion potential which stands alongside the Letterston to Puncteston Council Maintained District Road and within a mile or so of the popular village of Letterston.

Letterston being close by has the benefit of a few Shops, a Public House/Restaurant, Primary School, Church, Chapels, a Memorial/Community Hall, Petrol Filling Station/Store, a Fish & Chip Shop Takeaway/Restaurant, Repair Garage, Charity Furniture Store and a Mini Market.

Within a mile or so is the village of Little Newcastle which has the benefit of a Church, Public House and a Church/Community Hall.

The other well known village of Puncteston is within two and a half miles or so and has the benefit of a Primary School, Public House, a Chapel and a Church.

The North Pembrokeshire Coastline at The Parrog, Goodwick is within 6 miles or so and also close by are the other well known sandy beaches and coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Traethllyfn, Abereiddy and Whitesands Bay.

The County and Market Town of Haverfordwest is some 11 ½ miles or so south 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, Takeaways, Art Galleries, a Library, Post Office, Supermarkets, Petrol Filling Stations, a Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Letterston to Haverfordwest and 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.

Ffynnonbedr stands alongside the Letterston to Little Newcastle council maintained district road and is within a mile and a half or so of the Main A40 Fishguard to Haverfordwest Road in the centre of Letterston.

Directions

From Fishguard take the Main A40 road south for some 5 miles and in the village of Letterston take the turning on the left of the crossroads signposted to Puncteston and Little Newcastle. Continue on this road for half a mile or so and follow the road to the left and then immediately to your right. Continue on this road for approximately a mile and Ffynnonbedr is situated on the left hand side of the road. A 'For Sale' board is erected on site.

Alternatively from Haverfordwest, take the Main A40 road north for some 10 miles and in the village of Letterston take the turning on the right of the crossroads signposted to Puncteston and Little Newcastle. Follow directions as above.

Description

Ffynnonbedr Farmhouse comprises a Semi Detached 2 storey dwelling of solid stone and cavity concrete block construction with mainly rendered and whitened roughcast elevations under a pitched composition slate and a flat felt roof. Accommodation is as follows:-

Half Glazed Entrance Door to:-

Porch

With terrazzo tile floor, ceiling light and door to:-

Kitchen/Dining Room



19'6" x 12'2" (5.94m x 3.71m)

With a part ceramic tile floor and a mainly carpeted floor, 3 uPVC double glazed windows, range of floor and wall cupboards, inset single drainer silk quartz sink unit with mixer tap, double panelled radiator, part tile surround, plumbing for automatic washing machine, open beam ceiling, 3 downlighters, telephone point, ample power points, a Woodburning/Multifuel Stove on a slate hearth with a tiled surround and door to:-

Study/Inner Hall



15'2" x 7'10" (4.62m x 2.39m)

With fitted carpet, uPVC double glazed window, strip light, telephone point, 5 power points, Myson Marathon freestanding LP Gas boiler (heating domestic hot water and firing central heating), 3 built in Cupboards with shelves and doors to Sitting Room, Inner Lobby and:-

Utility/Cloak Room



10'8" x 6'5" (3.25m x 1.96m)

With a tiled floor, uPVC double glazed window, suite of Saniflow WC and Wash Hand Basin, hot and cold water taps, coat hooks, ceiling light and a uPVC double glazed door to Rear Garden.

Sitting Room



17'8" x 13'0" maximum (5.38m x 3.96m maximum)

With fitted carpet, stone Open Fireplace, uPVC double glazed window, ceiling light, double panelled radiator, open beam ceiling, understairs cupboard, uPVC double glazed door to front (overgrown) garden, power points, electricity meter and fusebox and door to:-

Bedroom 1



12'10" x 11'0" (3.91m x 3.35m)

With fitted carpet, uPVC double glazed window, open beam ceiling, ceiling light, radiator and 3 power points.

Inner Lobby

6'6" x 4'7" (1.98m x 1.40m)

('L' shaped maximum) With fitted carpet, built in Storage Cupboard, 1 power point, staircase to First Floor and door to:-

Bathroom



9'6" x 6'9" (2.90m x 2.06m)

With ceramic tile floor, suite of panelled Bath, Wash Hand Basin and WC, Triton T80 electric shower over bath, glazed shower screen, uPVC double glazed window, part tile surround, built in Cupboard with shelves, double panelled radiator, ceiling light and a shaver light/point.

First Floor

Landing



7'8" x 5'9" (2.34m x 1.75m)

With fitted carpet, uPVC double glazed window, ceiling light, access to Loft and door to Bedrooms and:-

Walk in Airing Cupboard

With shelves and a pre lagged copper hot water cylinder and immersion heater.

Bedroom 2



12'8" x 11'4" (3.86m x 3.45m)

With fitted carpet, ceiling light, uPVC double glazed window, double panelled radiator, 2 built in Cupboards with shelves, built in double wardrobe and 7 power points.

Bedroom 3



12'7" x 11'10" (3.84m x 3.61m)

With fitted carpet, uPVC double glazed window, ceiling light, double panelled radiator and 4 power points.

The Property stands in approximately Half an Acre with a large potential Garden at the rear. Outside Electric Light.

Conveniently situated to the Farmhouse are a range of mainly Traditional Outbuildings as follows:-

Store Shed

12'10" x 7'10" (3.91m x 2.39m)

Of stone construction with a pitched corrugated iron roof and a door opening to:-

Workshop

19'8" x 13'4" (5.99m x 4.06m)

Of stone construction with a pitched corrugated iron roof. Adjoining is a:-

Former Dairy



16'5" x 13'1" (5.00m x 3.99m)

Of stone and concrete block construction with a pitched corrugated iron roof. It has wiring for electricity, a water tap and a sliding galvanised door to:-

Former Cowshed

31'8" x 16'3" (9.65m x 4.95m)

Of stone and concrete block construction with a pitched corrugated iron roof. It has a pedestrian door opening to a small Collecting Yard as well as wiring for electricity.

Within close proximity of the Farmhouse is a:-

Store Shed

Of stone construction with a delapidated corrugated cement fibre/asbestos roof. It has an internal measurement of 21'9" x 12'6" approx. On the opposite side of the yard is a:-

Cart House/Garage

21'0" x 13'0" approx (6.40m x 3.96m approx)

With a storage loft above. It is of stone construction with a pitched box profile roof.

Directly to the fore of the Buildings is a large concreted and hardsurfaced Yard which allows for ample Off Road Vehicle Parking and Turning Space.

N.B. A 12' Strip of Land to the rear of the Cowshed is available by separate negotiation, if required.

The approximate boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500. This Plan is Strictly for Identification purposes only.

Services

Mains Water and Electricity are connected. Drainage to a Septic/Effluent Tank/Cesspit (vendors solicitors to verify). Telephone, subject to British Telecom Regulations. LP Gas Central Heating. uPVC Double Glazing. Loft Insulation.

Tenure

Freehold with Vacant Possession upon Completion.

Rights of Ways

The Property benefits from a rear Vehicular and Pedestrian Access Right of Way between points 'A' and 'B' on the Plan.

Remarks

Ffynnonbedr is a spacious Semi Detached 2 storey Farmhouse residence which is in need of Renovation, Modernisation and Updating. The Property has now been empty for a number of years and although benefitting from LP Gas Central Heating and uPVC Double Glazing it is now in need of Modernisation and Refurbishment. In addition there is a useful range of Outbuildings which require attention although the Stone Ranges have Workshop/Storage/Residential conversion potential (subject to any necessary Change of Use and/or Planning Consents). Directly to the rear of the Farmhouse is a large Garden area which benefits from a rear vehicular access as well as having a large Concreted/Hardsurfaced Yard to the fore which allows for ample Vehicle Parking and Turning Space. Ffynnonbedr is a Renovation project and is ideally suited for a builder, developer, DIY enthusiast or the like. Properties of this nature are few and far between and early inspection is strongly advised.

N.B. The purchaser, by separate negotiation, can have an option to purchase a 12' strip of Land to the rear of the Cowshed.



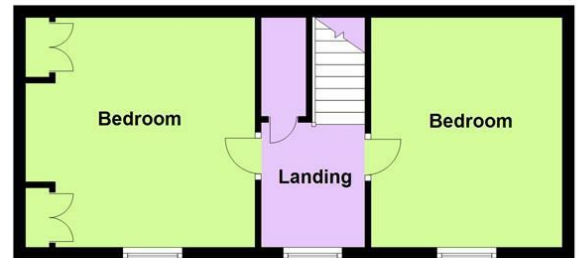


Floor Plan

Ground Floor

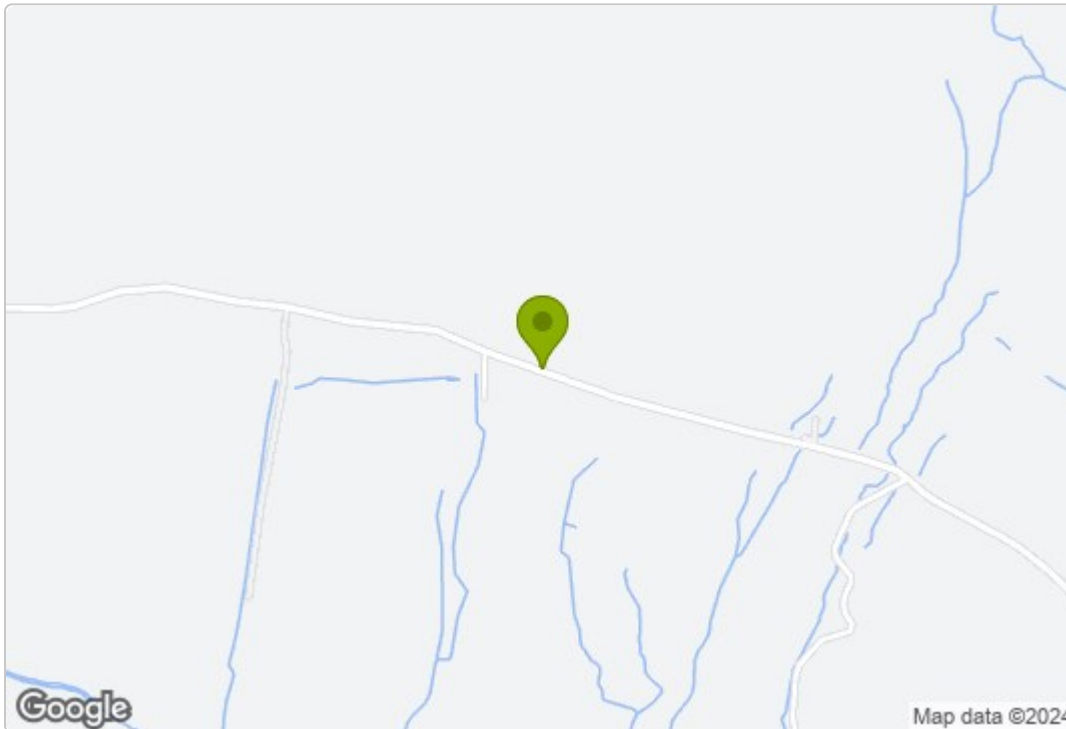


First Floor



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			54
(39-54) E			
(21-38) F			
(1-20) G		3	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band - D

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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