



## Ysgol Hill, Rosebush, Clynderwen, Pembrokeshire, SA66 7QR

**Price Guide £645,000**

- \* A delightfully situated 11 Acre rural Residential Smallholding.
- \* Spacious Detached 1/2 Reception, Kitchen, Bathroom and 3 Bedroom Farmhouse Residence.
  - \* Detached 1 Bedroom Cottage currently utilised for Holiday Letting purposes.
  - \* Planning Consent for a new Detached 2 storey Dwelling in the form of a Dutch Barn.
- \* Useful Outbuildings including a Multipurpose Shed (60'0" x 30'0) and a Workshop/Store Shed (16'0" x 16'0").
  - \* 11.183 Acres or thereabouts of gently sloping, south facing Pasture Land.
  - \* Panoramic rural views to South Pembrokeshire and West Carmarthenshire.
    - \* Early inspection strongly advised. Realistic Price Guide.
    - \* EPC Rating - Ysgol Hill Rating "F" & Ysgol Hill Cottage Rating "D".



## SITUATION

Ysgol Hill and Ysgol Hill Cottage stand inset off the Rosebush to Mynachlogddu Council Maintained District Road and the Land lies adjacent to the B4313 Fishguard to Maenclochog Road.

Ysgol Hill stands within a half a mile or so of the rural village of Rosebush which has the benefit of a Cheese Farm Shop, Public House and a Caravan Site with a Club/Public House.

The well known village of Maenclochog is within three quarters of a mile or so and has the benefit of a General Store/Post Office, Public House, Primary School, Church, 2 Chapels, 2 Petrol Filling Stations, a Cafe/Tea Shop and a Village/Community Hall.

The Preseli Hills being close by, provide excellent Walking, Rambling, Hacking and Pony Trekking facilities and within half a mile or so of the Property is the Rosebush Reservoir which provides good Trout Fishing.

Within 4 miles or so is the Llys-y-Fran Reservoir and Country Park which provides excellent Boating and Fresh Water Fishing.

The Pembrokeshire Coastline at The Parrog, Newport is within 9 miles or so and also within easy reach are the other well known sandy beaches and coves at Cwm, Aber Rhigion, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod, Aberbach, Newport Sands, Ceibwr and Poppit Sands.

The County and Market Town of Haverfordwest is some 12 miles or so south west, whilst the other well known Market Town of Cardigan is some 13 miles or so north east.

Haverfordwest is within easy 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, Takeaways, Art Galleries, a Library, Supermarkets, Petrol Filling Stations, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

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

## DIRECTIONS

From Fishguard, take the B4313 Road south east for some 7.5 miles or so and upon reaching the crossroads at New Inn with the B4329 Cardigan to Haverfordwest Road, proceed straight across, signposted to Maenclochog. Continue on this road for three quarters of a mile or so, passing through the village of Rosebush and a third of a

mile or so further on, take the turning on the left, signposted to Mynachlogddu. Ysgol Hill is some 80 yards or so further on, on the right hand side of the road. A "For Sale" Board is erected at the roadside adjacent to the Maenclochog Road.

Alternatively from Haverfordwest, take the B4329 Road north east in the direction of Cardigan for 12 miles and upon reaching the crossroads at New Inn, turn right signposted to Maenclochog. Follow directions as above.

## DESCRIPTION

Ysgol Hill comprises a Detached 2 storey Farmhouse Residence of solid stone and cavity concrete block construction with part stone faced and mainly rendered and whitened elevations under a pitched slate roof. Accommodation is as follows:-

### GROUND FLOOR

#### 6 Pane Half Glazed door to:-

#### Sitting Room



24'4" x 13'0" (7.42m x 3.96m)

With a Slate Tile floor with underfloor heating, open beamed ceiling, stone fireplace housing a woodburning stove, staircase to First Floor, understairs cupboard, telephone point, smoke detector (not tested), 8 power points, 2 ceiling lights, alcove with shelves, opening to Inner Hall and an Oak stained glass door to:-

#### Kitchen/Dining Room



18'6" x 13'0" (5.64m x 3.96m)

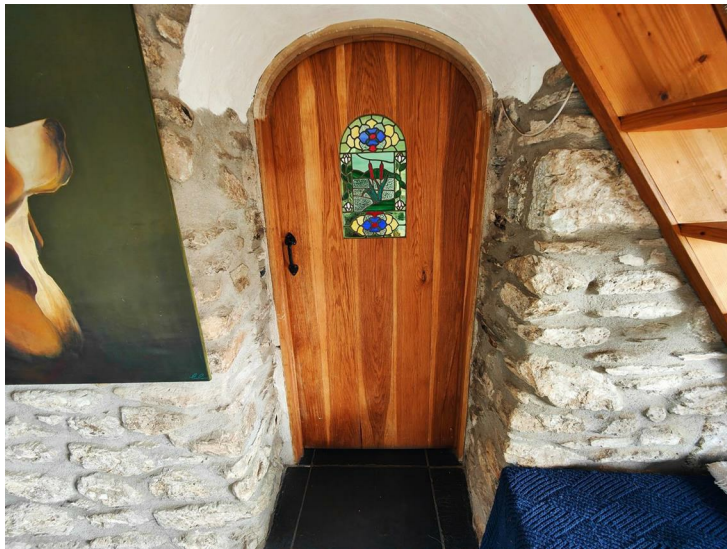
With a Slate Tile floor with underfloor heating, 3 Hardwood double glazed windows, Pine open tread staircase to First Floor, range of Oak fronted floor and wall cupboards, Belfast sink with mixer tap, plumbing for dishwasher, built in eye level AEG electric Double Oven, 4 ring L.P. Gas Cooker Hob, Belling Cooker Hood (externally vented), part tile surround, 12 power points, 12 downlighters, concealed worktop lighting, uPVC double glazed French Doors affording delightful south facing rural views and a stained glass pine door to:-

## Rear Hall



7'5" x 5'0" (2.26m x 1.52m)  
(maximum). With Slate tile floor, wall shelf, coat hooks, Velux window, wall uplighter, half glazed stable door to exterior and a Pine stained glass door to:-

## Utility Room



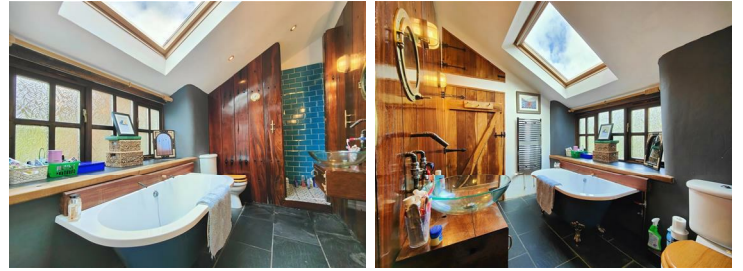
7'3" x 6'3" (2.21m x 1.91m)  
With quarry tile floor, wall uplighter, hardwood double glazed window, 6 power points, central heating thermostat control and plumbing for washing machine.

Approached from the Sitting Room is an:-

## Inner Hall

5'2" x 3'8" (1.57m x 1.12m)  
With slate tile floor with underfloor heating, 2 downlighters, built in Airing Cupboard with shelves and Oak doors housing a Grant freestanding Oil Boiler (heating domestic hot water and firing central heating) and door to:-

## Bathroom



12'4" x 6'4" (3.76m x 1.93m)  
With slate tile floor, hardwood double glazed window, Velux window, white suite of freestanding Bath and WC, Glass Wash Bowl, Jarrah wood clad walls, 3 downlighters, wall mirror, 3 wall lights, chrome heated towel rail/radiator and a tiled Walk-in Shower with overhead Shower and a downlighter.

## FIRST FLOOR

### Landing

With Oak floorboards, electric light and Velux window over stairwell.

### Bedroom 1



13'0" x 10'0" (3.96m x 3.05m)  
With Oak floorboards, hardwood double glazed window (affording delightful rural views), Velux window, 5 downlighters, radiator, 4 power points, wall shelf/hanging rail and a built in Oak fronted wardrobe with hanging rail and shelf.



## Bedroom 2



13'0" x 11'0" (3.96m x 3.35m) (maximum). With Oak floorboards, 2 hardwood double glazed windows (affording delightful rural views), 4 downlighters, radiator, Velux window, 4 power points and a built in Oak fronted wardrobe with hanging rail and shelf.

Approached via a Pine open tread staircase from the Kitchen/Dining Room is a:-

## First Floor Landing/Study Area

13'0" x 6'7" (3.96m x 2.01m)  
With Oak floorboards, 2 Velux windows with blinds, wall light, alcove with shelves and an Oak door to:-

## Bedroom 3



13'0" x 11'8" (3.96m x 3.56m)  
With Oak floorboards, hardwood double glazed window (affording delightful rural views), 2 Velux windows with blinds, 6 power points.

## EXTERNALLY



Directly to the fore of Ysgol Hill is a small garden which is bounded by a natural stone hedge with Flowering Shrubs,

Fuchsias etc. Beyond is a large gravelled hardstanding area which allows for ample Vehicle Parking and Turning Space. To the side and rear of the Property are good sized private Lawned Garden areas with Flowering Shrubs, Hydrangeas, Apple Trees and Young Trees. There are two entrances to the property, one is large enough for lorry access. The property also has two ponds and one well.

Adjacent to the rear Garden is a:-

## Workshop/Store Shed

16'0" x 16'0" (4.88m x 4.88m)  
Of timber and corrugated iron construction with electric light and power points.

There is also an Oil Tank.

Within close proximity of Ysgol Hill is a Detached Cottage which is known as:-

## Ysgol Hill Cottage (Bwthyn-yr-Ysgol)

Ysgol Hill Cottage (Bwthyn-yr-Ysgol) is a Detached single storey Cottage (the result of a Barn conversion) of solid stone and cavity concrete block construction with part stone faced and mainly rendered and whitened elevations under a pitched slate roof. The Cottage has a separate garden with Dog proof fencing. Accommodation is as follows:-

## Hall

8'0" x 5'4" (2.44m x 1.63m)  
With a Slate Tile floor, 3 hardwood double glazed windows, wall uplighter, open beam ceiling, wall shelf with coat hooks, 6 power points and door openings to Kitchen and:-

## Living Room



14'2" x 13'3" (4.32m x 4.04m)  
With a Slate Tile floor with electric underfloor heating, hardwood double glazed window, woodburning stove on a quarry tile hearth, mains smoke detector (not tested), ceiling light and wall uplighter, TV aerial cable, 10 power points and openings to Inner Hall and:-

## Kitchen

12'5" x 5'4" (3.78m x 1.63m)  
With a Slate Tile floor with underfloor heating, range of Oak fronted floor and wall cupboards, concealed worktop lighting, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, hardwood double glazed window, fridge recess, plumbing for automatic washing

machine, built in Zanussi Electric Single Oven/Grill, Ignis 4 ring Ceramic Hob and a Cooker Hood (externally vented), electric cooker box, 5 power points, 4 downlighters, part tile surround, electricity consumer unit, towel hooks and a mains smoke detector.

### Inner Hall

15'4" x 2'11" (4.67m x 0.89m)

With a Slate Tile floor with underfloor heating, 2 wall uplighters, Velux window and 2 power points.

### Bedroom 1



12'8" x 8'6" (3.86m x 2.59m)

With fitted carpet, 2 hardwood double glazed windows with roller blinds (affording delightful rural views), 2 double panelled radiators, open beamed ceiling, ceiling light, 6 power points, Central Heating thermostat control and a fitted Oak wardrobe and cupboard with shelves and a central dressing table.

### Shower Room



With slate tile floor, hardwood double glazed window, suite of WC, Wash Hand Basin in a tiled and oak vanity surround and a slate tile Shower Cubicle with Thermostatic Shower, shower curtain and rail and 2 downlighters over, chrome heated towel rail/radiator, towel ring, toilet roll holder, extractor fan, 2 wall lights, 2 downlighters and an Airing Cupboard with Oak doors housing a pre-lagged copper hot water cylinder and immersion heater), Honeywell central heating timeswitch and Heatrea Sadia Electric Boiler (heating domestic hot water and firing central heating).

### Externally



There is a small gravelled Patio area to the fore together with a:-

### Log Store

and to the rear of Ysgol Hill Cottage (Bwthyn-yr-Ysgol) is a:-

### 2 Bay Hay Shed



30'0" x 15'0" (9.14m x 4.57m)

Of steel stanchion construction with corrugated iron cladding and roof. A staircase leads to a Boarded Loft over part measures 15'0" x 15'0" (4.57m x 4.57m approx).

N.B. Planning Consent has been granted to dismantle the Hay Shed and to build (on the major part of the footprint) a Detached 2 storey Dwelling in the form of a Dutch Barn (for Holiday purposes) in accordance with the attached Detailed Plans (Available upon request).

Beyond the Dutch Barn is an Orchard area with a Chicken Shed and Run and adjacent to the Orchard is a Former Vegetable Garden with Soft Fruits.

There is also a:-

### Small Stable/Log Store

12'0" x 10'0" (3.66m x 3.05m)

(approx). Of timber and corrugated iron construction.

The Land in total extends to 11.183 Acres or thereabouts which is all down to permanent pasture and being gently sloping with a south easterly aspect. There is also a small Plantation of evergreen trees. There is a field gate access to the Land off the Council Maintained Roadway leading to Mynachlogddu as well as a wide gate giving access to a Vehicular Hardstanding and a:-

### Multi Purpose Barn



60'0" x 30'0" (18.29m x 9.14m)

Of Steel Stanchion and Concrete Panel construction with



Box Profile Cladding and Roof. It has a large sliding door, pedestrian door, concreted floor, hot and cold water connected and internal drainage. It also has 8 Electric Lights and Power Points.

The boundaries of the entire Property are coloured red on the attached Plan to the Scale of 1/2500 and are set out in the:-

**Schedule of Areas**

<u>O.S. No.</u>	<u>Acreage</u>
44	0.212
43	1.569
42	1.305
78	1.571
77	1.947
76	1.695
75	0.624
322	2.260
<b>TOTAL 11.183 Acres</b>	

countryside towards West Carmarthenshire and South and West Pembrokeshire in the direction of St Davids. It is ideally suited for Family or Retirement purposes and has the benefit of a Detached Dwelling known as Ysgol Hill Cottage (Bwthyn-yr-Ysgol) which is currently utilised for Holiday Letting although equally well suited for permanent letting, an elderly dependant or for teenagers. Properties of this nature are few and far between and early inspection is strongly advised. Realistic Price Guide.



**SERVICES**

Ysgol Hill - Mains Water and Electricity are connected. Drainage to a Septic Tank. Oil fired Central Heating. Hardwood Double Glazed Windows and Velux Double Glazed Roof/Skylight Windows. Telephone, subject to British Telecom Regulations. Broadband Connection.

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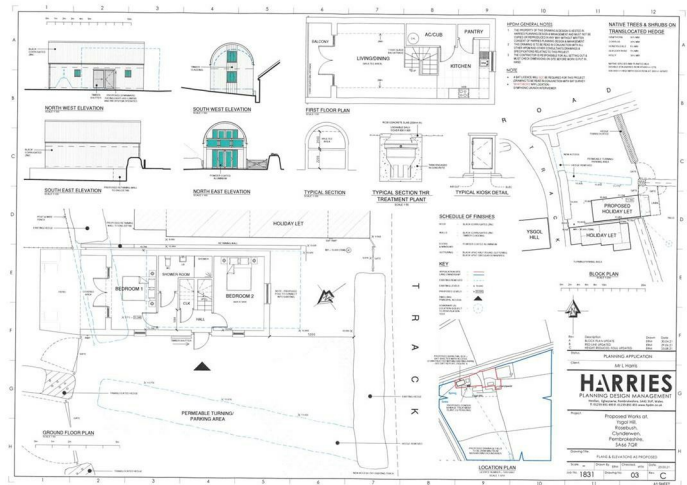
**TENURE**

Freehold with Vacant Possession upon Completion.

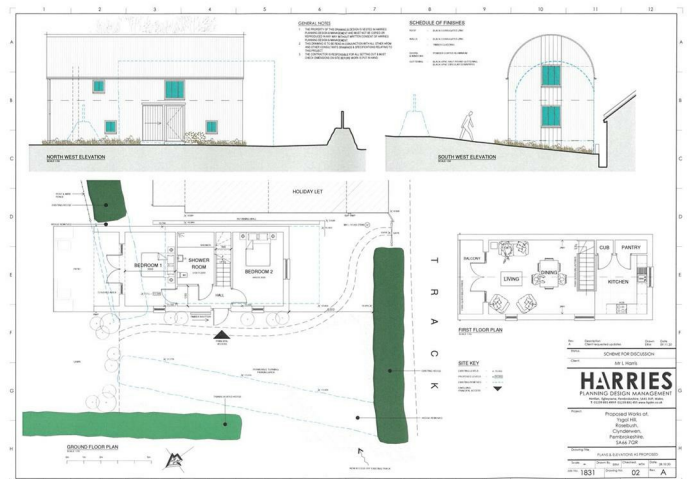
**REMARKS**

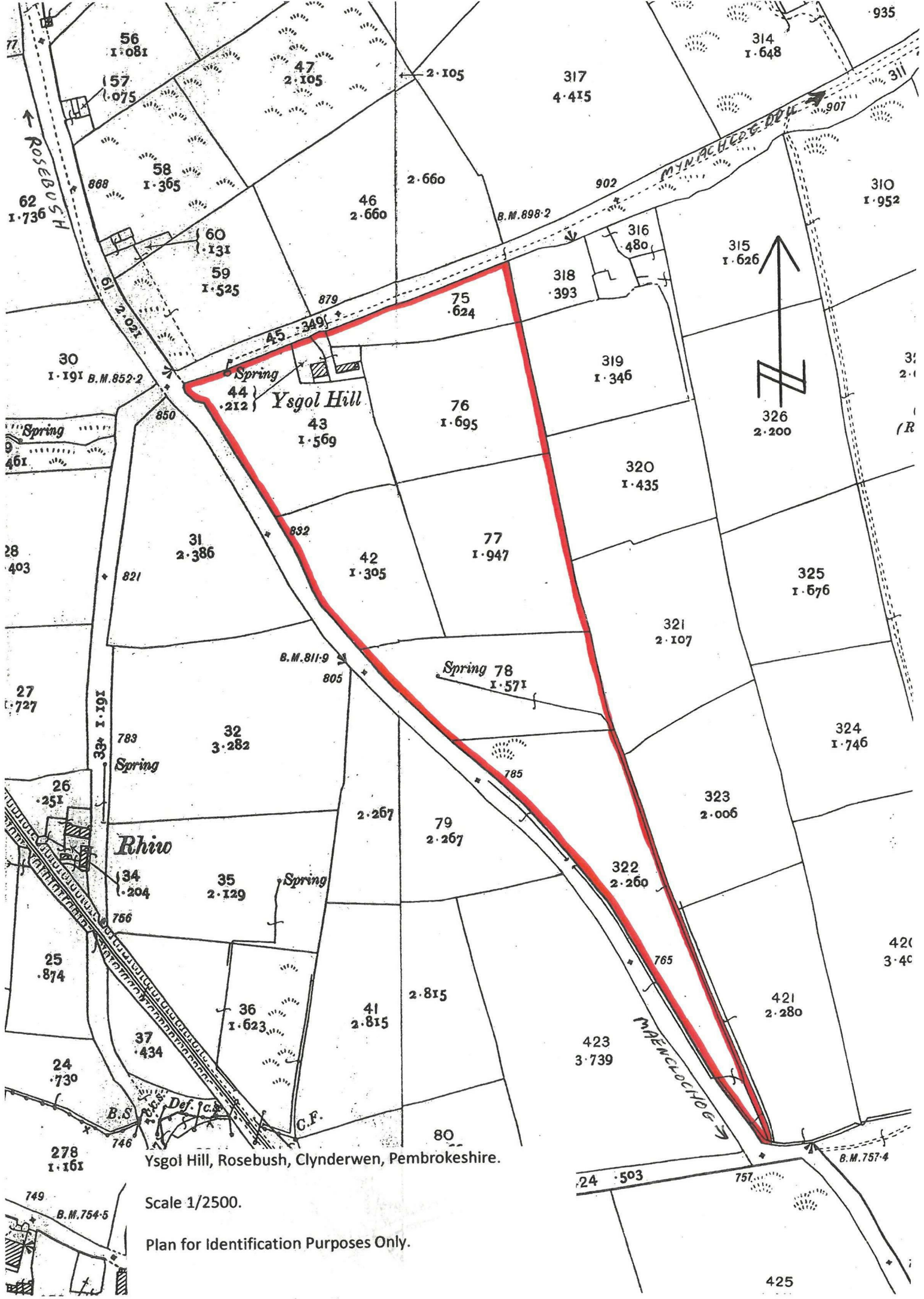
Ysgol Hill is a centrally located 11 Acre Residential Holding which stands in a delightful rural location in the heart of Pembrokeshire within three quarters of a mile or so of the village of Maenclochog. The Property benefits a Detached character 3 bedroom Cottage/Farmhouse Residence benefiting from Oil Central Heating and Double Glazing whilst Ysgol Hill Cottage (Bwthyn-yr-Ysgol) is the result of a Barn conversion and has 1 Reception and 1 Bedroom accommodation with Kitchen and Shower Room. In addition, there are a useful range of Outbuildings including a Multipurpose Steel Portal Frame Building (60'0" x 30'0") which has a concreted floor, large sliding door, electricity and water connected. In addition, there is Planning Consent to dismantle the Dutch Barn and to build on the major part of the footprint, a Detached 2 storey Dwelling (for Holiday purposes) in accordance with the attached Detailed Plans. The Land in total extends to 11.183 Acres or thereabouts which is gently sloping with a southerly aspect from where uninterrupted panoramic rural views can be enjoyed over the surrounding

**Planning Consent 1**



**Planning Consent 2**





Ysgol Hill, Rosebush, Clynderwen, Pembrokeshire.

Scale 1/2500.

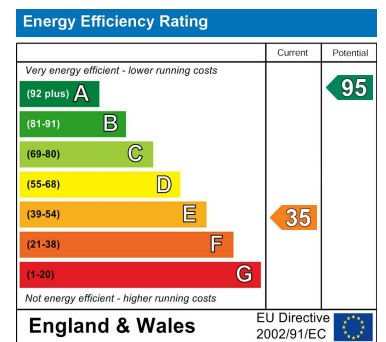
Plan for Identification Purposes Only.



Area Map



Energy Efficiency Graph



Council Tax Band - E

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