



The Walled Garden, Glyn-Y-Mel Road, Lower Town, Fishguard, Pembrokeshire, SA65 9LY

Price Guide £1,395,000

*An exceptional Modern Detached Architect designed Private Residence which stands in the this picturesque Harbour Village which is bordered by the River Gwaun.

*Enjoying a sheltered south facing location, the Property has spacious well appointed accommodation benefitting from a Reception Hall, Cloakroom, Library, Sitting Room, fully fitted Kitchen/Living Room, Dining Room and Utility Room on the Ground Floor together with a Landing/Office and 3 Double Bedrooms with En Suite Bath/Shower Rooms on the First Floor.

*Oil Central Heating, Hardwood Double Glazed Windows and Doors and Roof/Loft Insulation.

*Substantial 'L' shaped Triple Garage/Workshop 44'3" x 18'3" with a Boarded Loft over 44'0" x 8'0" and an adjoining Studio/Office 19'8" x 15'9", Sauna with Wet Room and Separate WC, Tractor/Machinery Shed 32'0" x 19'0" and a purpose built Swimming Pool Building 48'0 x 25'0" with a heated Swimming Pool 32'0" x 14'6" and an adjoining Pump House.

*Delightful Gardens and Grounds including Lawned Gardens, Mature Trees, Timber Decked and Paved Patio Areas, Flowering Shrubs, Hydrangeas, Rhododendrons, Camellias etc etc.

*21 Acres of Land including 4 Pasture Enclosures extending to 9 Acres approx which is bounded by the River Gwaun and 12 Acres of Ancient Deciduous Woodland.

*Properties of this calibre are extremely rare in Pembrokeshire. Inspection essential to appreciate the qualities of this exceptional Residential Holding.

Situation

Lower Fishguard is a popular Harbour Village which stands on the North Pembrokeshire Coastline within a half a mile or so of the Market Town of Fishguard.

Lower Fishguard has the benefit of a Public House and a Yachting and Boating Club. Lower Fishguard is renowned as being the location for various films and television programmes. Most recently "Halen yn y gwaed" (Salt in the blood) a Welsh language TV programme but more famously in the film version of "Under Milk Wood" starring Richard Burton.

Lower Fishguard Harbour provides excellent boating and mooring facilities and The River Gwaun, being close by, provides good Salmon, Sea Trout (Sewin) and Trout fishing.

The Market Town of Fishguard is within easy walking distance and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Take-Aways, Cafes, a Post Office, Library, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

The twin town of Goodwick is within a mile and a half or so of the Property and Fishguard Harbour, being close by, provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The beach at The Parrog is within a mile and a quarter or so and also close by are the other well known sandy beaches and coves at Aberbach, Pwllgwaelod, Cwm-yr-Eglwys, Aberfforest, Aber Rhigian, Cwm, Newport Sands, Pwllcrochan, Abermawr, Abercastle, Aberfelin and Porthgain.

The County and Market Town of Haverfordwest is some 15 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush.

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

Glyn-y-Mel Road is a residential area which is situated off the Main A487 Fishguard to Cardigan road. The Walled Garden is situated within 300 yards or so of the Main A487 Fishguard to Cardigan Road and is within 450 yards or so of the Quay and Lower Fishguard Harbour.

Directions

From the Offices of Messrs J. J. Morris at 21 West Street, turn right and bear left up to Market Square. Take the first turning on the left into Main Street and continue on this road for a few hundred yards and proceed down the hill into Lower Town. Proceed over the bridge and a 100 yards or so further on, take the turning on the right into Glyn-y-Mel Road. Continue on this road for a 300 yards or so and the double gated entrance to The Walled Garden is situated on the right hand side of the road.

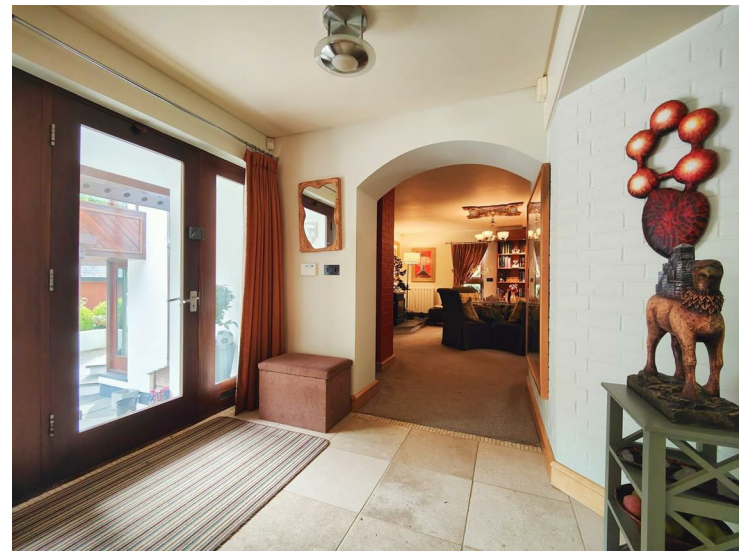
Description

The Walled Garden comprises a Detached (Architect designed) 2 storey Private Residence of cavity concrete block construction with rendered and whitened elevations under a pitched Cromleigh composition slate roof. Accommodation is as follows:-

Storm Porch

With a hardwood glazed door to:-

Reception Hall



With a Travertine tile floor with underfloor heating, ceiling light, coloured brick wall, archway to Library, opening to Kitchen/Living Room and door to:-

Inner Lobby

With a Travertine tile floor with underfloor heating and a Maple door to:-

Cloakroom



12'0" x 8'0" maximum measurement (3.66m x 2.44m maximum measurement)

With a Travertine tile floor with underfloor heating, downlighter, extractor fan, white suite of pedestal Wash Hand Basin and WC, towel ring, wall mirror, chrome heated towel rail/radiator, shaver point and a hardwood double glazed window with blind.

Library



20'2" x 18'0" (6.15m x 5.49m)

With fitted carpet, ceiling light, 2 hardwood double glazed windows, carbon monoxide alarm, smoke detector, 2 designer radiators, woodburning stove on a raised slate hearth, staircase to First Floor, understairs storage cupboard, power points, 3 wall downlighters, an attractive Tiffany style centre light, fitted bespoke Cherrywood Library bookcase with built in downlighters and steps leading down to a:-

Sitting Room



18'5" x 17'10" (5.61m x 5.44m)

With fitted carpet, 2 hardwood double glazed windows, Marble open fireplace, carbon monoxide alarm, smoke detector, 3 designer radiators, 2 picture lights, 4 downlighters, fitted Sharps laminated Oak display unit with a matching freestanding laminate Oak TV cabinet with video recess and cupboards either side, double glazed French door to a covered south facing Paved Patio area and ample power points.

Kitchen/Living Room



24'6" x 23'0" maximum (7.47m x 7.01m maximum)

With a Travertine tile floor with underfloor heating, range of laminated Maple fitted floor and wall cupboards with Granite worktops, steel Belfast sink with mixer tap, peninsular Breakfast Bar with granite worktop and a built in Neff 5 ring Induction Hob and a Bosch built in Double Oven with Grill, Neff Warming Drawer and a built in Liebherr refrigerator, built in dishwasher, built in Bosch freezer, two built in Liebherr upright fridge and freezer, 2 central heating thermostat controls, circular coloured brick fireplace with a raised slate hearth housing a double sized Woodburning stove, ample power points, 8 downlighters, smoke detector, carbon monoxide alarm, 3 hardwood

double glazed windows, door to Utility Room and an opening and step down to:-

Dining Room/Study/Office



18'0" x 17'6" (5.49m x 5.33m)

With a Travertine tile floor with underfloor heating, 2 central heating thermostat controls, 3 downlighters, ceiling light, fitted Sharps laminated Oak range of 'L' shaped shelves incorporating a desk unit, hardwood double glazed windows, ample power points, ceiling blinds to glass roof and a hardwood double glazed french door to a south facing timber decked patio.

Utility Room



With a Travertine tile floor with underfloor heating, central heating thermostat control, double glazed door to exterior, hardwood double glazed window, coat hooks, ceiling light, range of fitted floor and wall cupboards, plumbing for automatic washing machine, tumble dryer recess, carbon monoxide alarm, smoke detector, inset single drainer stainless steel sink unit with mixer tap, Vent Axia extractor fan, ample power points and a boiler cupboard housing a Worcester freestanding Oil Boiler (heating domestic hot water and firing central heating) and a mirror fronted wall cupboard with coat hooks and shelf.

A staircase from the Library gives access to the:-

First Floor

Landing



With fitted carpet, 2 Velux windows with blinds, 2 mains smoke detectors, ceiling light over stairwell, central heating thermostat control, 2 designer radiators, built in undereaves storage cupboard, 3 picture lights, built in cupboard, fitted Cherrywood desk unit with drawers and base cupboards, power points and an Airing Cupboard with shelves and a pressurised hot water cylinder with immersion heater.

Bedroom 1



18'5" x 11'5" (5.61m x 3.48m)

Plus Hall 6'0" x 3'3" with fitted carpet, hardwood double glazed French door to a covered south facing tiled Balcony/Sitting Area, power points, 2 double panelled designer radiators, 5 downlighters, telephone point, ample power points and an opening to a:-

Walk in Wardrobe

15'9" x 7'0" maximum (4.80m x 2.13m maximum)

With 2 Velux windows, 2 built in storage cupboards, 3 downlighters, fitted carpet and clothes hanging rails with shelves.

En Suite Bathroom



10'4" x 10'4" (3.15m x 3.15m)

With pine floorboards, white suite of WC, Wash Hand Basin in a Marble vanity surround, Roll Top Bath with a freestanding chrome pillar tap with shower attachment and a glazed Marble and Tile Shower Cubicle with a thermostatic shower, wall mirror, painted pine tongue and groove clad walls, 2 downlighters, extractor fan and a dual fuel chrome heated towel rail/radiator.

Bedroom 2



13'10" x 10'11" (4.22m x 3.33m)

With fitted carpet, 2 Velux windows with blinds, double panelled designer radiator, telephone point, 3 downlighters, built in 3 door wardrobe along one wall, low level door giving access to undereaves storage space, telephone point, power points and door to:-

En Suite Shower Room



10'6" x 7'3" (3.20m x 2.21m)

With pine floorboards, white suite of WC, Wash Hand Basin and Bath in a tiled panelled surround, Mira Excel thermostatic shower over bath with a shower screen, Velux window with blind, extractor fan, 2 downlighters, toilet roll holder, robe hook, towel ring, shaver point and a dual fuel chrome heated towel rail/radiator.

Bedroom 3



17'11" x 9'5" (5.46m x 2.87m)

With fitted carpet, 3 downlighters, 2 Velux windows with blinds, double panelled radiator, power points, telephone point, double doors giving access to a walk in wardrobe with shelves, radiator and hanging rail, built in undereaves storage cupboard and door to:-

En Suite Shower Room



9'7" x 6'2" (2.92m x 1.88m)

With pine floorboards, half tiled walls, white suite of Wash Hand Basin, WC and a tiled shower cubicle with a Mira Excel thermostatic shower and a glazed shower door, downlighter, shaver point, extractor fan, chrome dual fuel heated towel rail/radiator, towel ring, shaver point and a robe hook.

Externally

The Walled Garden is accessed off Glyn y Mel Road via a stone pillared entrance with double (electrically operated) Accoya wooden gates. A short concreted drive leads into the Property to a block pavior hardstanding which allows for ample Vehicle Parking and Turning Space and gives access to a 3 Car Garage/Workshop.

Directly to the fore of the Main Residence is a block pavior hardstanding with paved steps leading up to the front Hardwood door. Adjacent to the Dining Room is a large raised Timber Decked Patio with floor and wall lights. Beyond is a Lawned Garden with Mature Trees, a Cherry Tree and a 6 Seater Pod. In addition there are Flowering Shrubs including Hydrangeas, Camellias, Rhododendrons, a Lime Tree, Cherry Trees and numerous other Mature Trees as well as a 0.6 Acre Lawned Garden/Small Paddock to the south of the Swimming Pool.

Accessed off the block pavior hardstanding at the fore is a:-

'L' Shaped Garage Block



incorporating Workshop, Sauna, Cloakroom and a Wet Room. Accommodation is as follows:-

3 Car Garage

44'3" x 18'3" (13.49m x 5.56m)

Of cavity concrete block construction with rendered and whitened elevations under a pitched composition slate roof. It has 3 hardwood electrically operated Hormann Promatic up and over doors, 8 strip lights, ample power points, a workshop area and an open tread staircase to a:-

Boarded Loft

44'0" x 8'0" approx (13.41m x 2.44m approx)

With electric lighting.

A pedestrian door from the Garage gives access to a:-

Studio/Home Office/Workroom



19'8" x 15'9" (5.99m x 4.80m)

Of cavity concrete block construction. It has a range of fitted floor and wall cupboards with an inset single drainer stainless steel sink unit, fitted range of wall shelves, 5 ceiling spotlight, ample power points and a glass roof with electronically controlled blinds. It is south facing and has hardwood double glazed windows and hardwood double

glazed French door to the south facing Garden.

Adjoining the Garage/Workshop at the fore is a:-

Sauna



21'4" x 11'10" (6.50m x 3.61m)

Which has a Nordic 6 person Sauna, 2 power points, coat hooks, ceiling light, hardwood entrance door to exterior, door to Separate WC and an opening to a:-

Wet Room/Shower

With tiled walls and floor, ceiling light, robe hooks and a thermostatic shower.

Separate WC

6'11" x 6'5" (2.11m x 1.96m)

With Wash Hand Basin and WC, wall light, electricity consumer unit and a pressurised hot water cylinder with immersion heater.

On the south facing roof of the Garage Block are 13 Solar Panels (4KW) which are owned by the vendors.

Adjoining the Garage at the rear is a:-

Lean to Garden Tool/Store Shed

6'0" x 3'0" (1.83m x 0.91m)

(approx). Of concrete block construction with a composition slate roof.

Accessed via the Block Pavior and Tarmacadamed Drive is a:-

Tractor/Implement Shed

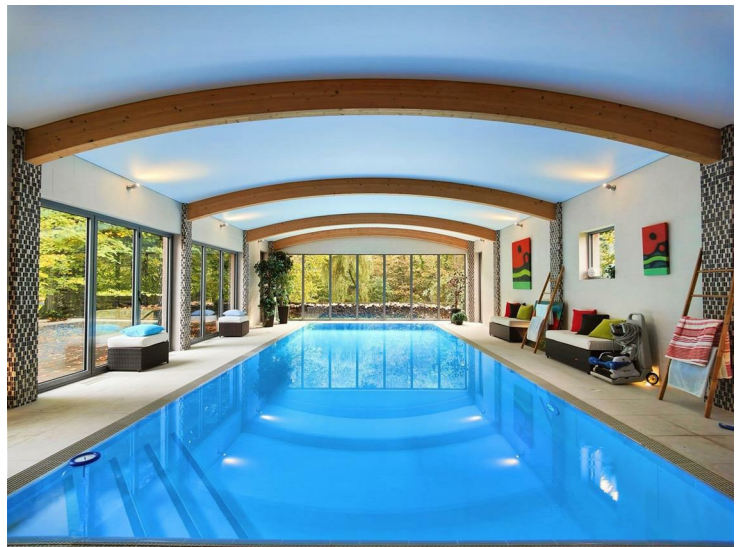


31'8" x 19'0" (9.65m x 5.79m)

Of concrete block construction with a corrugated iron roof. It has an opening on the south side and benefits from a concreted floor and 4 strip lights.

Adjacent to and within close proximity of the Tractor/Implement Shed is a:-

Purpose Built Swimming Pool Building



48'0" x 25'0" (14.63m x 7.62m)

Which had been constructed to an extremely high standard and being highly insulated with aluminium double glazed windows and doors. It is of a Steel frame construction and is highly insulated with Oak Timber and Zinc clad external walls and a curved Zinc clad roof. The Swimming Pool is fully heated and measures 9.8m x 4.4m (32'0" x 14'6") approx and is 1.35m deep. Also in the Swimming Pool Building is a Hot Tub which can accommodate 6 people. Accessed from the Swimming Pool is a:-

Pump House

10'3" x 10'1" (3.12m x 3.07m)

Directly to the fore of the Swimming Pool entrance door is

a raised Timber Decked Patio and adjacent to the Swimming Pool is an Airsource Heat Pump. On the southern side of the Swimming Pool is a Lawned/Grassed Area together with Log Stores. On the south western side of the Swimming Pool is a Small Paddock which borders onto the River Gwaun. A tarmacadamed and hardsurfaced path leads from the Gardens to a bridge which crosses over the River Gwaun.

The Land in total extends to 21 Acres or thereabouts of which there are 4 Pasture Enclosures extending to 8.3 Acres or thereabouts together with 0.6 Acre Lawn Garden to the south of the Main residence and a small Paddock to the south of the Swimming Pool which borders the Mill Leat, leading off the River Gwaun. In addition, there is 12.1 Acres or thereabouts of ancient Deciduous Woodland which borders the River Gwaun. The Property benefits from 800 yards or thereabouts of Single Bank Fishing on the River Gwaun between points 'A' and 'B' on the Plan. The boundaries of the entire Property are edged in red on the attached Plan to the Scale of 1/2500 i.e. Title No's WA910300 and CYM50899.

Services

Mains Water and Electricity are connected. Drainage to a Septic Tank. Hardwood Double Glazed Windows and Doors. Oil Central Heating (The Ground Floor accommodation has Underfloor Heating in the main which is controlled via thermostats as well as radiators, whereas the First Floor accommodation has radiators). Roof/Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

Rights of Ways

A Public footpath right of way bisects the Property between points 'X' and 'Y' on the Plan.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

The Walled Garden is an exceptionally fine modern Private Residence which stands in a delightful, private and sheltered south facing location off Glyn-y-Mel Road in the popular picturesque harbour village of Lower Fishguard. The Property was built approximately 35 years ago to an extremely high standard and is Architect designed. It has spacious, well appointed accommodation which benefits from 3/4 Reception Rooms, a Luxury Fitted Kitchen incorporating a Living/Breakfast Room, Cloakroom, Utility Room on the Ground Floor and 3 Double Bedrooms on the First Floor with En Suite facilities (the Master Bedroom also having a Dressing Room). The Property stands in delightful Gardens and Grounds and has ample Vehicle Parking and Turning Space together with a substantial range of Outbuildings including a 3 Car Garage/Workshop with Boarded Loft over, a Studio/Home Office/Workroom, a Sauna incorporating Wet Room and Cloakroom, a Tractor/Implement Shed, a Luxury Swimming Pool Building

with a heated 9.8m x 4.4m Swimming Pool which is 1.35m deep, together with 21 Acres or thereabouts of Land including 8.3 Acres of Pasture Land, a 0.6 Acre Lawn to the south of the Main Residence, a small Paddock to the south of the Swimming Pool and 12.1 Acres or thereabouts of ancient Deciduous Woodland which partially borders the River Gwaun and provides excellent freshwater fishing. It stands within 450 yards or so of the picturesque harbour at Lower Fishguard which provides excellent Boating and Mooring facilities. Fishguard Town Shopping Centre is within three quarters of a mile or so of the Property. It is offered 'For Sale' with an attractive Price Guide and inspection is essential in order to appreciate the qualities of this exceptional Private Property which has the benefit of a Luxury Heated Swimming Pool as well as 4 Pasture Enclosures and 12 Acres or thereabouts of Deciduous Woodland and approximately 950 yards of Fishing Rights on the River Gwaun.

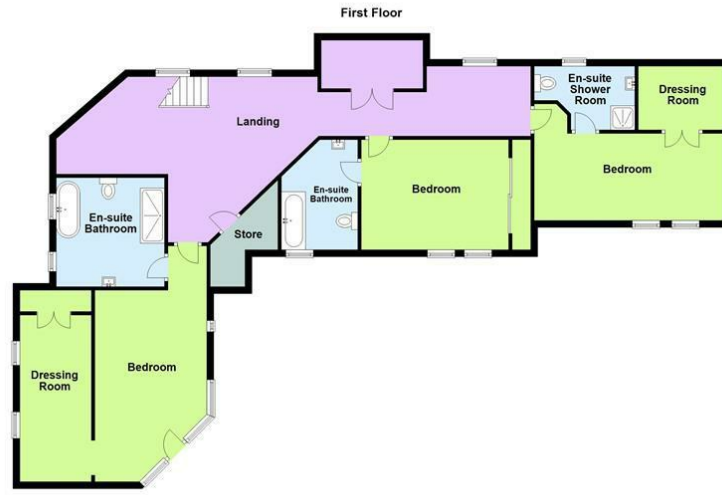
N.B. Available by separate negotiation is Ty Celynnen which is a Semi Detached 2 Bedroom Character Cottage which is the adjacent Property (to the west of the Main House and linked by an internal lockable gate) and being ideally suited for Elderly Dependants, a Relative, Holiday Letting or indeed for Investment purposes. Further Details available upon request.

Ty Celynnen





Floor Plan

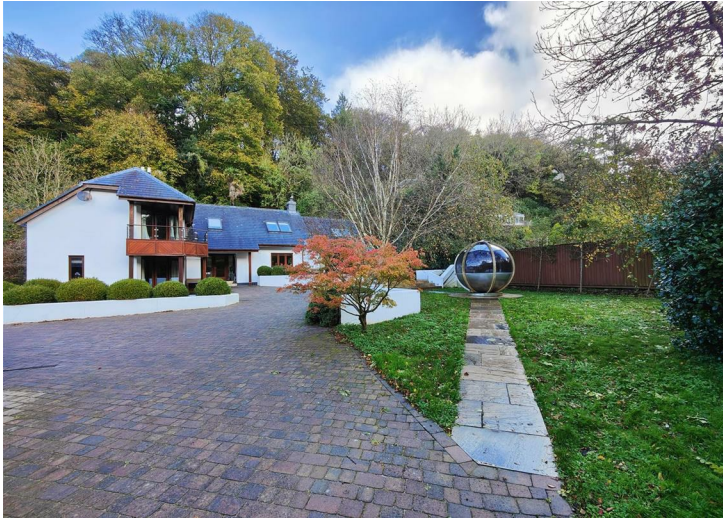


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced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

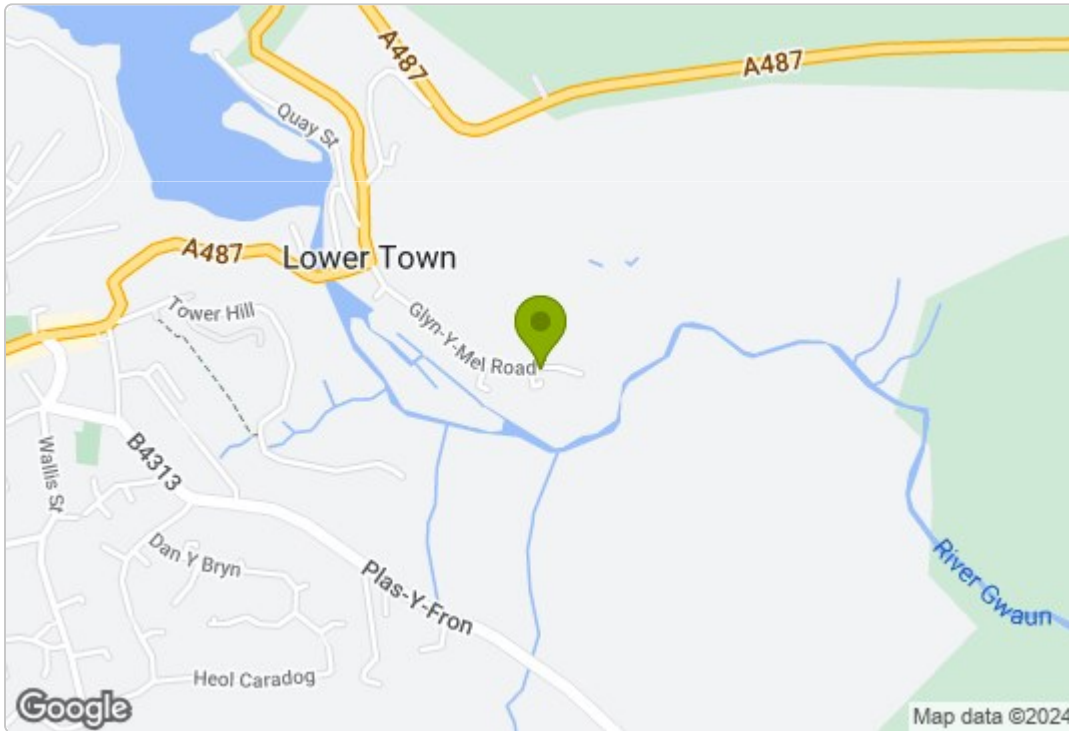
Outbuildings Floor Plan



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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	

Council Tax Band - F

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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