



The Manse, Pencaer, Goodwick, Pembrokeshire, SA64 0JQ

Auction Price Guide £250,000 - £300,000

- * An attractive and substantial Detached stone built 2 storey Private Residence.
- * Spacious 3 Reception, Kitchen, 4 Bedrooms and Bathroom Accommodation.
- * Oil fired Rayburn Range, One Storage Heater, mainly uPVC Double Glazed and Loft Insulation.
- * Stone Wall and Rail Forecourt with Lawned/Grassed areas to the fore, side and rear of the Property.
- * Off Road Vehicle Parking as well as a former Garage/Store Shed to the side.
- * Rear Quarry Tiled/Concrete Patio area with an adjacent stone built Outhouse/Shed with an Inglenook.
 - * Delightful south and west facing rural views.
- * Early inspection strongly advised. Attractive Auction Price Guide. EPC Rating F.
- * The Property will be offered 'For Sale' by Online Auction on Thursday, 27th June 2024 between 12noon and 2pm.
 - * Auction Price Guide £250,000 - £300,000.
- * Vendors solicitor Mr Stephen Hill of Price and Son Solicitors, 33 Hill Lane, Haverfordwest, Pembrokeshire, SA61 1PS.

Situation

The Manse is situated within a few hundred yards or so of the Hamlet of Harmony which has a cluster of Houses and a Chapel. Harmony stands on the Strumble Head Peninsula and is some 5 miles or so north west of the well known market town of Fishguard.

The other well known market town of Goodwick is within 3.5 miles or so and has the benefit of a few Shops, a Primary School, General Store/Post Office, a Chapel, Public Houses, Hotels, a Fish & Chip Shop Café/Take-Away, a Petrol Filling Station/Store, Supermarket and Churches at St Nicholas, Llanwnda and Manorowen.

The well known Market Town of Fishguard is within a short drive 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, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre.

Fishguard Harbour being close by, provides a Ferry Terminal for Southern Ireland and in addition, there is a Railway Station.

The Pembrokeshire Coastline at Pwllcrochan is within a mile and a half or so of the Property and also close by are the other well known sandy beaches and coves at The Parrog, Pwllgwaelod, Cwm-yr-Eglwys, Newport Sands, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

The Manse stands within The Pembrokeshire Coast National Park on the Strumble Head Peninsula which is designated an area of Outstanding Natural Beauty and protected accordingly.

The County and Market Town of Haverfordwest is some 17 miles or so south and has the benefit of an excellent Shopping Centre together an extensive range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Library, Petrol Filling Stations, Supermarkets, a Leisure Centre, the County Council Offices and the County Hospital at Withybush.

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

The Manse stands alongside the Goodwick to St Nicholas Council Maintained District Road and is within 200 yards or so of Harmony Chapel and the Hamlet.

Directions

From the Offices of Messrs J. J. Morris at 21 West Street, turn left and proceed in the direction of Goodwick for half a mile. Upon reaching the by-pass roundabout take the second exit, signposted to Goodwick and Fishguard Harbour. Continue on this road for 500 yards or so and upon reaching the roundabout adjacent to Tesco Express, take the second exit(straight on) and proceed up to Goodwick. Upon reaching The Rose & Crown Public House turn left and proceed straight up Goodwick Hill in the direction of Strumble Head. Proceed around the hairpin bends and continue through Stop and Call and after leaving the village, follow the road 90 degrees to the left. Continue on this road for in excess of 1.5 miles and the Manse is situated on the right hand side of the road, some 200 yards or so prior to Harmony Chapel. A 'For Sale' board is erected on site.

Description

The Manse comprises a Detached 2 storey Dwelling House of solid stone construction with a dressed stone faced front elevation and natural stone faced and rendered elevations under a pitched composition slate roof. Accommodation is as follows:-

uPVC double glazed double doors to :-

Porch



7'6" x 5'0" maximum (2.29m x 1.52m maximum)

With quarry tile floor, 2 uPVC double glazed windows and door to :-

Reception Hall



16'0" x 6'9" maximum (4.88m x 2.06m maximum)
With fitted carpet, staircase to First Floor, Heatstore storage heater, ceiling light, telephone point, mains smoke detector and door to :-

Understairs Cellar Store

With window to rear and slate (cold) slabs.

Lounge



12'7" x 11'11" maximum (3.84m x 3.63m maximum)
With fitted carpet, uPVC double glazed window (affording rural views), tiled open fireplace, ceiling light and 4 power points.

Sitting Room



12'4" x 12'3" maximum (3.76m x 3.73m maximum)
With fitted carpet, slate and tile fireplace with slate hearth housing a multifuel stove, uPVC double glazed window (affording rural views), TV aerial cable, ceiling light and 4 power points.

Living Room



12'2" x 10'0" maximum (3.71m x 3.05m maximum)
With fitted carpet, oil fired Rayburn range (heating domestic hot water and cooking), ceiling light, telephone point and 4 power points.

Kitchen



12'3" x 11'0" (3.73m x 3.35m)
('L' shaped maximum). With quarry tile floor, single glazed window to rear, range of Oak fronted floor and wall cupboards, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, part tile surround, strip light, cooker box, Zanussi freestanding electric cooker, 9 power points, strip light, coat hooks and door to :-

Rear Porch

4'6" x 3'9" (1.37m x 1.14m)
With quarry tile floor, coat hooks, painted tongue and groove clad walls, ceiling light, electricity meter and consumer unit and door to rear courtyard and garden.

Half Landing

With fitted carpet and single glazed sash window to rear.

First Floor

Landing



7'6" x 7'2" maximum (2.29m x 2.18m maximum)
With fitted carpet, mains smoke detector, ceiling light, 2 power points and opening to Inner Landing.

Bedroom 1



12'0" x 12'0" (3.66m x 3.66m)
With fitted carpet, carpet square, single glazed window to rear, ceiling light and 4 power points.

Bedroom 2 (front)



12'5" x 10'10" (3.78m x 3.30m)
With Pine floorboards, uPVC double glazed window (affording rural views), ceiling light and 4 power points.

Bedroom 3 (front)



12'4" x 10'3" (3.76m x 3.12m)

With fitted carpet, uPVC double glazed windows (affording rural views), ceiling light and 4 power points.

Bedroom 4 (front)



9'0" x 7'9" maximum (2.74m x 2.36m maximum)

With carpet square, uPVC double glazed window (affording rural views) and a ceiling light.

Inner Landing

With fitted carpet and doors to Bathroom and :-

Separate WC

6'3" x 3'0" (1.91m x 0.91m)

With vinyl floor covering, WC, ceiling light and access to an Insulated Loft.

Bathroom



10'3" x 8'8" (3.12m x 2.64m)

With vinyl floor covering, white suite of roll top Bath and Wash Hand Basin, illuminated mirror fronted bathroom cabinet, uPVC double glazed window with roller blind, ceiling light, splashback, small window at high level to WC and an Airing Cupboard with shelves housing a pre-lagged copper hot water cylinder and immersion heater.

Externally



There is a stone wall and rail forecourt to the Property with Lawned areas and Flowering Shrubs. Steps from the front Garden give access to an elevated side Lawned Garden with a small Paved Patio and a 1350 Litre (Bunded) Oil Tank.

Adjacent to the walled forecourt on the eastern side is a hardstanding area which allows for Off Road Vehicle Parking and gives access to a :-

Store Shed (former Garage)



16'4" x 11'0" average measurement (4.98m x 3.35m average measurement)
of stone, timber and corrugated cement fibre construction with a box profile roof. A doorway from the former Garage/Store Shed leads to a rear Courtyard Garden with Quarry Tile and Concreted Patio areas with steps leading to the rear Garden. Within the Courtyard is a :-

Store Shed/Outhouse



12'0"x 8'0" approx (3.66mx 2.44m approx)
of stone construction with a box profile roof. Within this building is an Inglenook fireplace.

Steps from the rear Courtyard gives access to a good sized elevated Lawned Garden with Flowering Shrubs, from where delightful rural views can be enjoyed.

Outside Electric Light.

The boundaries of the Property are coloured on the attached Plan to the Scale of 1/2500.

Services

Mains Water and Electricity are connected.

Cesspit/Effluent Tank Drainage. Mainly uPVC Double Glazed. Oil Fired Rayburn Range (heating domestic hot water and cooking) and One Storage Heater. Telephone, subject to British Telecom Regulations. Loft Insulation.

Tenure

We are informed that the Property is of Freehold Tenure with vacant possession upon completion.

Remarks

The Manse is an attractive Detached 2 storey Dwelling House which stands on the Strumble Head Peninsula within a few miles or so of The Pembrokeshire Coastline at Pwllcrochan. The Property has spacious 3 Reception, 4 Bedroom and 1 Bathroom Accommodation which is in need of some renovation, modernisation and updating. It stands in good sized Gardens and has the benefit of Off Road Vehicle Parking and a former Garage/Store Shed. Delightful Rural Views can be enjoyed from the Property and the Gardens. Properties of this nature are few and far between and early inspection is strongly advised. Realistic Auction Price Guide.



Auction Guidelines

<https://www.eigpropertyauctions.co.uk/buying-at-auction/guide-to-buying-at-auction>

The Property will be offered "For Sale" (subject to the Conditions of Sale and unless previously Sold or Withdrawn) and a Legal Pack will be available prior to the Auction for inspection. For further information on the Auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

Guide Prices are issued as an indication of the expected Sale Price which could be higher or lower. The Reserve Price which is confidential to the Vendor and the Auctioneer is the minimum amount at which the Vendor will sell the Property for and will be within a range of Guide Prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

How to Register and Bid

Please visit our website, jjmorris.com, then select the sales tab, then auctions and click on the selected property. You will then be able to register to bid and view the legal pack. On mobile devices or tablets you may need to press the blue "Bid Now" button.

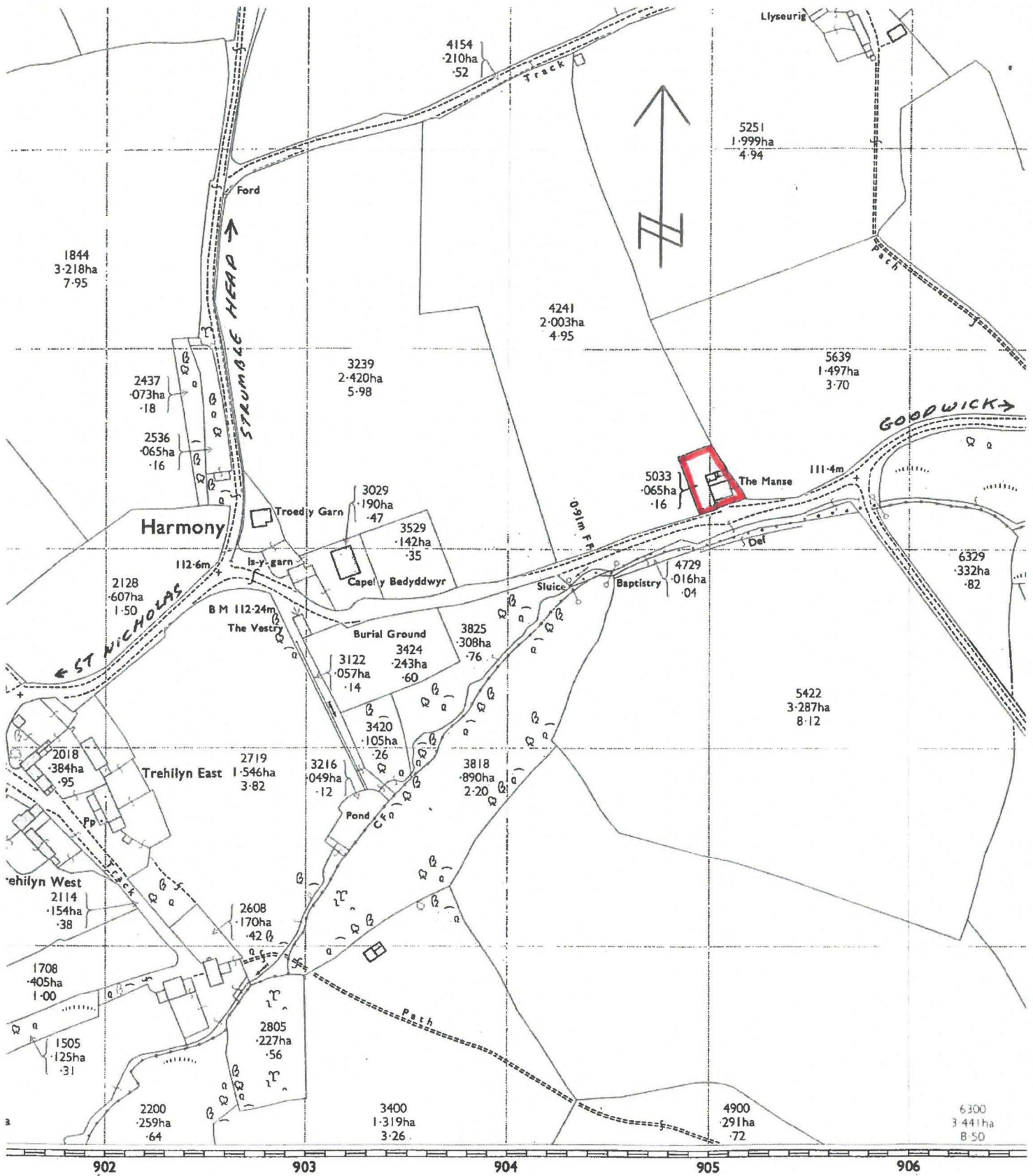
For Sale by Auction

The Property is to be Sold via Online Auction on Thursday, 27th June 2024 between 12 noon and 2.00 pm. You have to register via our Website to view the Legal Pack and to Bid.

Administration Fee

N.B. J. J. Morris charge an Administration Fee of £1,000.00 plus VAT (£1,200.00 inc VAT) upon Completion of the Sale.

In addition to the Purchase Price and the Purchasers own Legal Costs, the Purchaser of the Property will also be liable for the Administration Charge (£1,200.00 inc of VAT) which is to be made payable to J. J. Morris upon Completion of the Sale.



Survey, Southampton.

The Manse (Ty Harmony), Pencaer, Goodwick, Pembrokeshire.

DITION DATA

Levelled.....1954,70
Boundaries.....May 1972

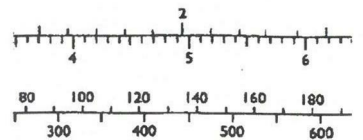
Plan No to Scale.

Plan for Identification Purposes Only

B P.....Boundary Post
B S.....Boundary Stone
C.....Crane
C H.....Club House

L G.....Level Crossing
L Ho.....Lighthouse
L Twr.....Lighting Tower

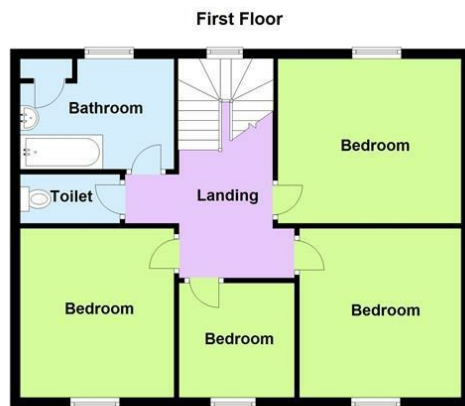
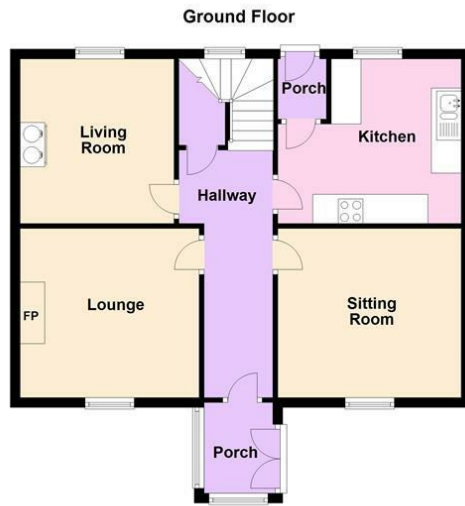
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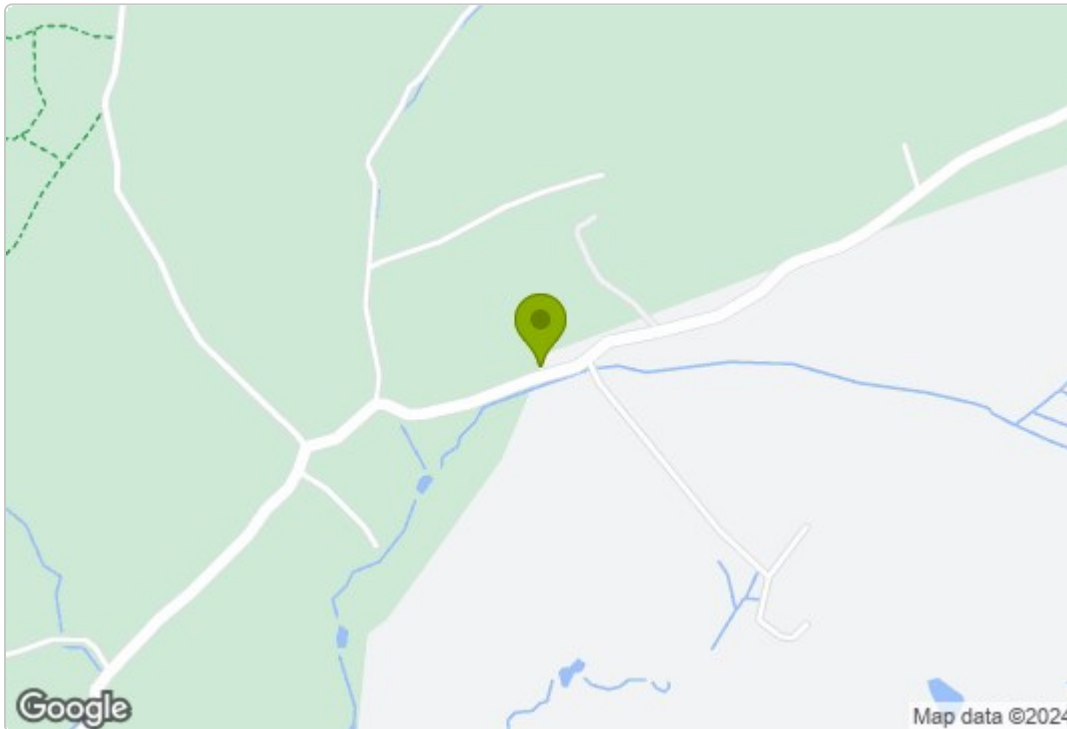
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Floor Plan

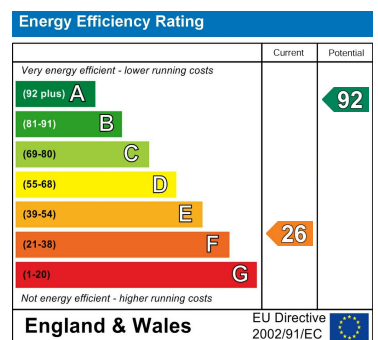


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced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

Area Map



Energy Efficiency Graph



Council Tax Band - E

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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