



## Siop Fach Tea Room & Restaurant, (incorporating Siop Fach Antiques and Collectables, Mathry, Haverfordwest, Pembrokeshire, SA62 5HB

**Price Guide £550,000**

\* A highly successful Tea Room & Restaurant which stands in the heart of this popular hilltop village.

\* Well appointed accommodation incl Tea Room/Restaurant (42'6" x 18'0") with 44 Covers and Servery area, fully equipped Kitchen and Store/Freezer Room.

\* Antique and Collectables Shop (30'0" x 23'0") with potential extension to the Restaurant/Tea Room seating.

\* Spacious Garage/Store Shed (31'6" x 27'6") with stairs to a Storage Loft/Workshop (45'0" x 18'3" maximum).

\* Adjoining Proprietors accommodation known as Fairfield with Open Plan Kitchen/Living Room (36'0" x 18' average), Conservatory, 2 Bedrooms, Bathroom and Utility Room on the Ground Floor and a 3rd Bedroom with En Suite Shower Room and a Study/Work/Hobby Room with potential as a 4th Bedroom on the First Floor.

\* Both the Commercial and Residential accommodation benefit from Oil fired Central Heating, uPVC Double Glazing, Cavity Wall, Roof and Loft Insulation.

\* Large gravelled/chipping Car Park to fore together with a large raised Paved Patio adjacent to Siop Fach Tea Room & Restaurant as well as a private Paved Patio Garden to the rear of Fairfield with a small Lawned area from where panoramic Rural views can be enjoyed.

\* Siop Fach Tea Room and Restaurant (incorporating Siop Fach Antiques and Collectables) is a thriving Going Concern is offered "For Sale" Furnished and Equipped. Inspection essential to appreciate the full extent of accommodation and indeed the location and outlook.

\* N.B. Option to purchase an adjoining Building Plot with Planning Consent for a 2 storey Dwelling House. EPC Ratings TBC.

## SITUATION

Mathry is a popular hilltop village which stands within a few miles of The North Pembrokeshire Coastline at Abercastle.

Mathry has the benefit of a Church, Public House, former Chapel, a Community/Village Hall and Siop Fach Tea Room & Restaurant which incorporates an Antiques Shop.

The well known Market Town of Fishguard is some 5.5 miles or so north east 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, Banks, Building Societies, Hotels, Restaurants, Public Houses, Take-Away's, Art Galleries, a Library, Supermarkets, a Cinema/Theatre and a Leisure Centre.

The Cathedral City of St David's is some 9 miles or so south west and is renowned for it's Cathedral and Bishop's Palace. It also has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, a Bank, Hotels, Restaurants, Public Houses, Take-Away's, Art Galleries, a Supermarket and a Petrol Filling Station/Hotel/Store.

The North Pembrokeshire Coastline at Abercastle is within 2 miles or so and also within easy reach are the other well known sandy beaches and coves at Abermawr, Aberbach, Pwllcrochan, The Parrog Goodwick, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

The County and Market Town of Haverfordwest is some 13 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, Take-Away's, 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 from Letterston along the Main A40 to Haverfordwest and Carmarthen and the M4 Motorway to Cardiff and London. There are also good rail links from both Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

## DIRECTIONS

From Fishguard, take the Main A487 Road south west in the direction of St Davids for some 5 miles and take the turning on the right, signposted to Mathry. Proceed up the hill for half a mile or so and Siop Fach Tea Room, Restaurant and Antique Shop is situated on the left hand side of the road.

Alternatively from Haverfordwest, take the Main A40 road north for some 10 miles and in the village of Letterston,

take the turning on the left at the crossroads, signposted to Mathry and St Davids. Continue on this road for in excess of 3 miles and upon reaching the "T" junction with the Main A487 Fishguard to St Davids road, proceed straight across and continue up the hill to Mathry and Siop Fach Tea Room, Restaurant and Antique Shop is situated on the left hand side of the road.

## DESCRIPTION

Siop Fach Tea Room, Restaurant and Antique Shop is a substantial Building of predominantly cavity concrete block construction with rendered and coloured elevations under pitched corrugated cement fibre and insulated box profile roofs. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door to:-

#### Hall

18'11" x 11'3" (5.77m x 3.43m)

"L" shaped maximum. With ceramic tile floor, 3 ceiling lights, double panelled radiator, 4 power points, Mains Smoke Detector, opening to Inner Hall and doors to Ladies, Gents and Disabled W.C.'s and:-

#### Utility Room



6'8" x 5'7" (2.03m x 1.70m)

With ceramic tile floor, fully tiled walls, ceiling light, plumbing for automatic washing machine, Grant freestanding Oil Boiler (heating domestic hot water and firing central heating), double panelled radiator, ceiling light, Central Heating Timeswitch, 2 power points and door to:-

#### Shower Room

5'7" x 3'7" (1.70m x 1.09m)

With ceramic tile floor, fully tiled walls, Thermostatic Shower, ceiling light and extractor fan.

#### Disabled WC

With ceramic tile floor, fully tiled walls, WC and Wash Hand Basin and a ceiling light on sensor.

#### Gents WC's

With ceramic tile floor, fully tiled walls, uPVC double

glazed window, Wash Hand Basin and WC, extractor fan and ceiling light on sensor.

### Ladies WC's

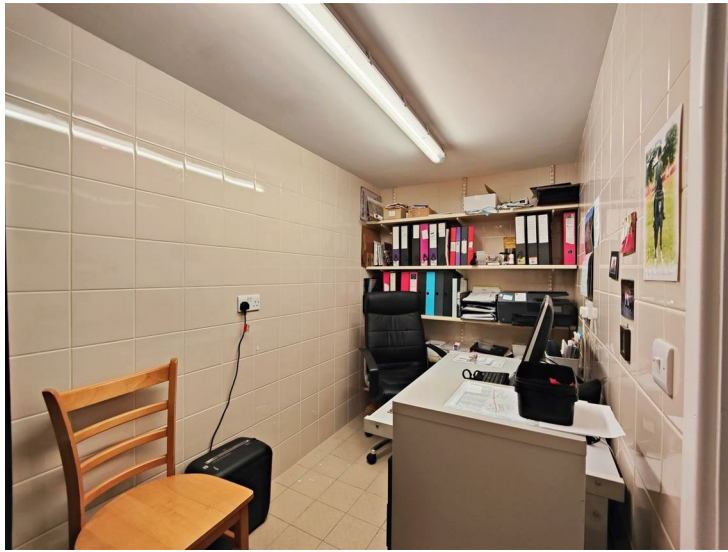
With ceramic tile floor, fully tiled walls, uPVC double glazed window, 2 WC's, and 2 Wash Hand Basins, double panelled radiator, ceiling light on sensor and an extractor fan.

### Inner Hall/Shop Area

32'0" x 9'8" (9.75m x 2.95m)

"L" shaped maximum. With ceramic tile floor, Mains Smoke Detector, double panelled radiator, door to Store/Freezer Room, uPVC double glazed French door to Antique Shop, opening to Tea Room/Restaurant and door to:-

### Office



10'10" x 5'5" (3.30m x 1.65m)

With ceramic tile floor, fully tiled walls, wall shelves, Electricity Fuse Boxes, strip light, telephone point and 6 power points.

### Siop Fach Tea Room and Restaurant



42'6" x 18'6" (12.95m x 5.64m)

(maximum). With seating for 44, ceramic tile floor, 32 downlighters, 4 double panelled radiators, 3 uPVC double glazed windows, uPVC double glazed French Doors to a large raised Paved and Railed Patio,(affording delightful rural views) ,Serving area, 26 power points and opening to:-

### Kitchen (Fully Equipped)



19'6" x 12'0" (5.94m x 3.66m)

With non-slip tiled floor, fully tiled walls, stainless steel sink unit/worktop with hot and cold, ample power points, 3 strip lights, cooker extraction unit and opening to:-

### Store/Freezer Room

11'9" x 7'8" (3.58m x 2.34m)

With non-slip tile floor, strip light, fully tiled walls, 8 power points and door to Inner Hall / Shop area.

A uPVC double glazed door from the Inner Hall/Shop gives access to an :-

### Antique Shop



30'0" x 23'0" (9.14m x 7.01m)

(approx). With ceramic tile floor, 6 ceiling strip lights, ample power points, illuminated display shelf unit along one wall, Mains Smoke Detector and uPVC double glazed French Doors to:-

### Preparation Room

14'0" x 9'0" (4.27m x 2.74m)

With vinyl floor covering, strip light and ceiling light, double drainer stainless steel sink unit with hot and cold, power points, half glazed door to Garage/Store Shed and doors to Store Room and:-

### Freezer Room

19'8" x 8'0" (5.99m x 2.44m)

With vinyl floor covering, 2 strip lights on sensors, wall shelves and 14 power points.

### Store Room

19'9" x 6'6" (6.02m x 1.98m)

With vinyl floor covering, 2 strip lights on sensors, fitted shelves and 2 power points.

A half glazed door from the Preparation Room gives access to a:-

## Garage/Store Shed



31'6" x 27'6" (9.60m x 8.38m)

Of steel stanchion and cavity concrete block construction with box profile cladding and a corrugated cement fibre roof. It has a roller door, 14 power points, 2 wall sensor lights, a flood light and a staircase to:-

## First Floor Storage Loft/Workshop



45'0" x 18'3" (13.72m x 5.56m)

(maximum measurement). With 3 strip lights, 2 power points and access to a raised:-

## Storage Loft/Platform

22'0" x 14'0" (6.71m x 4.27m)

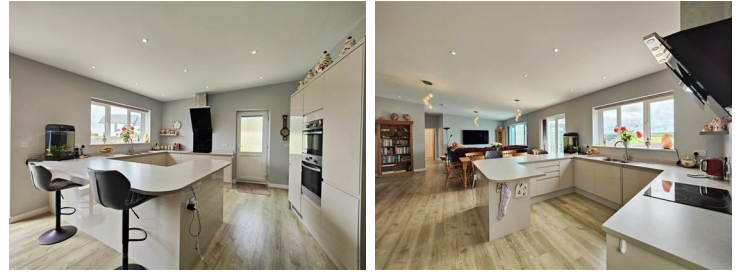
(maximum).

Adjoining the Commercial accommodation is the Proprietors Residential accommodation which is known as Fairfield.

Fairfield is a new Building of cavity concrete block construction with rendered and coloured elevations under an insulated box profile roof. Accommodation is as follows:-

uPVC Double Glazed Door to:-

## Open Plan Living Room/Kitchen



36'0" x 18'0" (10.97m x 5.49m)

(average). With a Amtico Wood effect floor with Underfloor Heating, 3 ceiling lights, 11 downlighters on dimmer, fully fitted Kitchen with Breakfast Bar, built in Zanussi Microwave, built in Zanussi Single Oven/Grill, built in AEG refrigerator, built in Zanussi dishwasher, Zanussi 4 ring Induction Hob, Caple Cooker Hood (externally vented), appliance points, ample power points, inset single drainer one and a half bowl Franke Stainless Steel sink unit with mixer tap, uPVC double glazed window with roller blind, uPVC double glazed pedestrian door to rear Paved Patio and a uPVC double glazed Patio door to rear Patio Garden, Underfloor Heating Thermostat Control, wall mounted Log effect Electric Fire, Oak glazed door to Utility Room, opening to Inner Hall and uPVC double glazed Patio door to:-

## Conservatory



12'6" x 8'8" (3.81m x 2.64m)

Being uPVC double glazed with blinds, Amtico Wood Effect Floor with Underfloor Heating, uPVC double glazed French Doors to rear Paved Patio Garden, Underfloor Heating Thermostat Control, 4 power points and a wall mounted Log effect Electric Fire.

## Inner Hall

With Amtico Wood Effect tiled floor with Underfloor Heating, downlighter and doors to Bedrooms and:-

## Bathroom



11'5" x 5'10" (3.48m x 1.78m)

With an Amtico Wood Effect Floor with Underfloor Heating, Aquaboard clad walls, 2 ceiling lights, uPVC clad window with roller blind, white suite of panelled Bath with Shower attachment, Wash Hand Basin in a vanity surround, WC and a Glazed and Aquaboard clad Shower Cubicle with a Thermostatic Shower, shaver point, illuminated wall mirror, toilet roll holder, robe hook and a chrome electrically heated towel rail/radiator.

## Bedroom 1



12'8" x 12'0" (3.86m x 3.66m)

(average). With an Amtico Wood effect floor with Underfloor Heating, uPVC double glazed window (affording delightful Rural views), ceiling light and 2 wall lights, TV point, 8 power points and an Underfloor Heating Thermostat Control.

## Bedroom 2



11'0" x 8'9" (3.35m x 2.67m)

With an Amtico Wood Effect Floor with Underfloor Heating, uPVC double glazed window, LED strip light, 16 power points and an Underfloor Heating Thermostat Control.

An Oak glazed door from the Kitchen gives access to a:-

## Utility Room/ Side Entrance Hall



21'3" x 9'0" (6.48m x 2.74m)

("L" shaped) maximum. With an Amtico Wood effect Floor, stair to First Floor, Honeywell Central Heating Thermostat Control, inset single drainer Stainless Steel sink unit with mixer tap, floor cupboards, plumbing for automatic washing machine, extractor fan, coat hooks, built in Cloaks Cupboard with hanging rail and shelves, vertical radiator, uPVC double glazed door to exterior, 2 power points and doors to Boiler/Airing Cupboard and :-

## Walk in Pantry

With an Amtico Wood effect Floor, wall shelves, understairs cupboard and a ceiling light.

## Boiler/Airing Cupboard

With shelving, ceiling light, 2 power points, Honeywell

Central Heating Timeswitch and a Grant freestanding Oil Boiler (heating domestic hot water and firing central heating).

### Half Landing

With fitted carpet, door to Studio/Hobby/Work Room and stairs to:-

## FIRST FLOOR

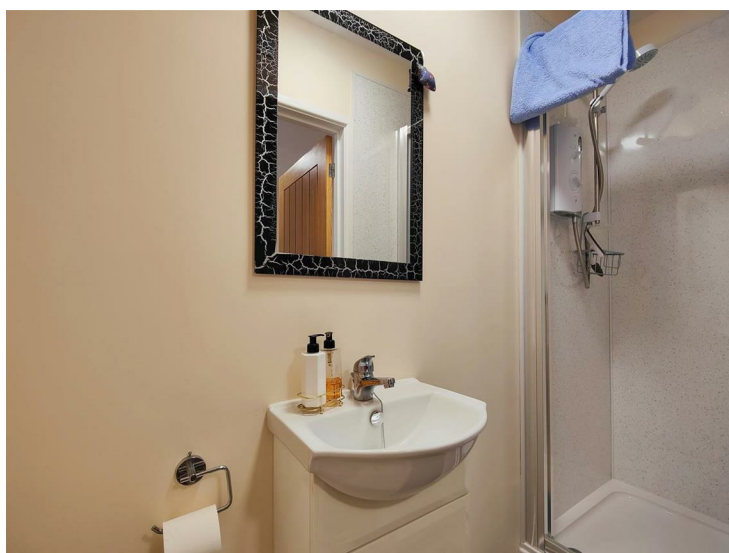
### Bedroom 3/Television Room



17'8" x 11'2" (5.38m x 3.40m)

With uPVC double glazed window, 2 ceiling lights, double panelled radiator, TV point, telephone point, 8 power points and door to:-

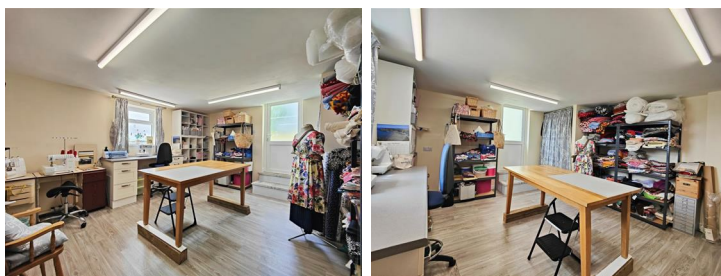
### En Suite Shower Room



With ceramic tile floor, white Suite of WC, Wash Hand Basin in a vanity surround and a Glazed and Aquaboard clad Shower Cubicle with a Mira Sport Electric Shower, ceiling light, towel hook, toilet roll holder and extractor fan.

A pedestrian door from the Half Landing leads to a:-

### Studio/Hobby/Work Room (Suitable as a 4th Bedroom)



17'10" x 16'9" (5.44m x 5.11m)

(maximum) With an Amtico Wood Effect floor, uPVC double glazed window, uPVC double glazed door to an elevated Paved Patio, strip light, ample power points, double panelled radiator, coat hooks and a fitted (curtained) cupboard with shelves.

### EXTERNALLY

Directly to the fore of the Property is a large Chipping/Gravelled Hardstanding area which allows for ample Vehicle Parking and Turning Space. A sloping (wheelchair friendly) concreted path leads up to Siop Fach Tea Room/Restaurant from the Car Park and to a large railed Paved Patio from where delightful Rural views can be enjoyed.

To the rear of the Residential accommodation i.e. Fairfield are Paved Patio areas on 2 levels from where panoramic Rural views can be enjoyed. There are also low rendered concrete block walls with wall lights as well as a small Lawned/Grassed area. Delightful Rural views over the surrounding countryside can be enjoyed from the rear of the Property. Numerous Outside Electric Lights, Outside Power Points and Outside Water Taps.

The boundaries of Siop Fach, are shown with a broken blue line on the Plan, where as the boundaries of the Building Plot are shown with a broken red line on the same plan.

### SERVICES

Mains Water (metered supply), Electricity (3 Phase) and Drainage are connected. Both the Commercial and Residential accommodation benefit from Oil Central Heating, uPVC Double Glazing, Cavity Wall, Roof and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connected. (vendor Solicitors to verify).

### TENURE

Freehold with Vacant Possession upon Completion.

### Licence

The Property has the benefit of a Liquor Licence.

### RIGHTS OF WAYS

Pedestrian Access, Vehicular and Rights of Ways exist in favour of the Building Plot and two other Properties between points "A" and "B" on the Plan.

## TURNOVER/TRADING ACCOUNTS

Turnover Figures and Trading Profit and Loss accounts are available to Bona Fide applicants only (after viewing the property with the Vendors).

## GOING CONCERN

Siop Fach Tea Room and Restaurant is Sold as a Going Concern inclusive of Trade Furniture and Equipment.

## REMARKS

Siop Fach Tea Room and Restaurant is an excellent Going Concern which also incorporates Siop Fach Antiques and Collectables. Siop Fach Tea Room and Restaurant is Sold fully furnished and equipped as a Going Concern whereas the Stock in the Antiques and Collectables Shop is available by Separate Negotiation.

In addition to the Business, there is a substantial Garage/Store Shed as well as Fairfield which is a well appointed linked Detached 3/4 Bedroom Residence benefiting from Oil Central Heating with Underfloor Heating on the Ground Floor and radiators on the First Floor, uPVC Double Glazing and Roof/Loft Insulation. The Property also benefits a large gravelled/chipping Car Parking area at the fore together with a raised Paved and Railed Patio for the benefit of the business. To the rear of Fairfield is a large Paved Patio on 2 levels together with a grassed/lawned area. Delightful Rural views over the open Countryside can be enjoyed from the Property. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.


N.B. Available by Separate Negotiation is a Separate Building Plot which benefits from Detailed Planning Consent for a Detached 2 storey Dwelling House. Further details available upon request.

## Floor Plan

## Area Map



## Energy Efficiency Graph

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