



Rhosgrannog Isaf, Llandeloy, Haverfordwest, Pembrokeshire, SA62 6LH

Price Guide £635,000

* A delightfully situated 16 Acre Residential Holding which includes a spacious Detached Character Farmhouse Residence which has 2/3 Reception, Kitchen/Breakfast, Utility, 5/6 Bedrooms and 2 Bathroom accommodation.

* In addition, there are 2 substantial Stone Barns with Conversion potential (subject to Planning) together with 16.07 Acres or thereabouts of predominantly clean, gently sloping south east facing Pasture Land.

* Residential Holdings of this nature are few and far between and early inspection is strongly advised.

* EPC Rating F

SITUATION

Rhosgranog Isaf stands in the heart of Pembrokeshire in a quiet rural location within a mile or so of the village of Llandeloy and is within 3 ½ miles or so of the popular hilltop village of Mathry.

Mathry being close by, has the benefit of a Church, Public House, a Community/Village Hall and a former Cafe/Antique Shop.

Within 5 miles or so is the popular Harbour Village of Solva which has the benefit of a Primary School, a General Store, Public Houses, Restaurants, Cafes, Hotels etc etc.

The Pembrokeshire Coastline at Solva and Newgale is some 5 miles or so equidistant and also close by are the other well known sandy beaches and coves at Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy, Whitesands Bay, Caerfai, Broad Haven and Little Haven.

The well known Market Town of Fishguard is some 9 miles or so north east, whilst the County and Market Town of Haverfordwest is some 11 miles or so south east.

Haverfordwest 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 Post Office, Library, Supermarkets, Petrol Filling Stations, Repair Garages, a Leisure Centre, Further Education College, The County Council Offices and The County Hospital at Withybush.

The well known Cathedral City of St Davids is within 8 miles or so.

Rhosgrannog Isaf is a 16 Acre Residential Holding which includes a substantial Detached Character Farmhouse Residence with 2 excellent Stone Barns and some 16 Acres or thereabouts of predominantly clean, level lying and gently sloping Pasture Land.

DIRECTIONS

From Fishguard, take the Main A487 Road south west for some 5 miles passing the turning on the right, signposted to Mathry and a few hundred yards or so further on, take the turning on the left, signposted to Llandeloy, Trefgarn Owen and Pen-y-Cwm. Continue on this road for approximately a mile and upon reaching the "T" junction, turn right. Continue on this road for approximately a mile or so and upon reaching the "T" junction, bear left and continue on this road follow the road to the right for approximately half a mile or so and take the first turning on the right at the crossroads. Continue on this road for a further 5/600 yards and the Farm Lane entrance to Rhosgranog Isaf is the first lane on your left.

Alternatively from Haverfordwest, take the B4330 Road north west for some 9 miles passing through the village of Hayscastle and a mile and a half or so further on and upon reaching a 90° bend to your right, proceed straight on. Continue on this road for approximately half a mile and upon reaching the crossroads, proceed straight across in the direction of Llandeloy and Solva. Proceed on this road for 5/600 yards and the turning to Rhosgranog Isaf is the first lane on your left. A hardsurfaced lane of approximately 150 yards or so leads down to the Property.

DESCRIPTION

Rhosgranog Isaf Farmhouse comprises a Detached 2 storey Residence of solid stone construction with rendered and coloured elevations and natural stone faced elevations under a pitched composition slate roof. Accommodation is as follows:-

Hardwood painted Entrance Door to:-

Reception Hall



16'0" x 6'8" (4.88m x 2.03m)

With fitted carpet, double panelled radiator, Pine staircase to First Floor, 1 power point, 2 wall lights, understairs cupboard with electricity consumer unit and doors to Kitchen/Dining Room and:-

Sitting Room



22'0" x 12'0" (6.71m x 3.66m)

(maximum). With Pine floorboards, Cast Iron open fireplace with a Pine surround and a Slate hearth, 2 ceiling lights, TV aerial cable, 2 double panelled radiators, 2 single glazed sash windows, telephone point and 6 power points.

Kitchen/Breakfast Room



14'6" x 14'0" (4.42m x 4.27m)
(maximum). With quarry tile floor, Pine floor and wall cupboards with tiled worktops, built in Zanussi fridge freezer, inset single drainer stainless steel sink unit with mixer tap, single glazed sash window with roller blind to fore, towel ring, 5 power points, Oil fired Rayburn Range (heating domestic hot water and cooking) on a Slate hearth, doors to Sitting/Dining Room and:-

Utility Room



13'0" x 7'0" (3.96m x 2.13m)
With ceramic tile floor, freestanding Camray 3 Oil Boiler (heating domestic hot water and firing central heating), plumbing for automatic washing machine and dishwasher, 7 power points, appliance points, strip light, floor and wall cupboards, single drainer stainless steel sink unit with mixer tap, Honeywell central heating time switch and door to rear Garden.

Living/Dining Room



29'8" x 21'6" (9.04m x 6.55m)
(maximum). With wooden floor, 5 single glazed sash windows, Pine open beam ceiling, 12 power points, 2

telephone points, Inglenook fireplace with slate hearth and concealed lighting, Cast Iron/Steel spiral staircase to First Floor, 4 double panelled radiators, 12 power points, 2 telephone points, 4 double wall lights and 4 single wall lights, feature stone fireplace adjacent to inglenook and door to:-

Porch

5'1" x 4'7" (1.55m x 1.40m)

With double glazed window, ceiling light, coat hooks and a half glazed door to exterior.

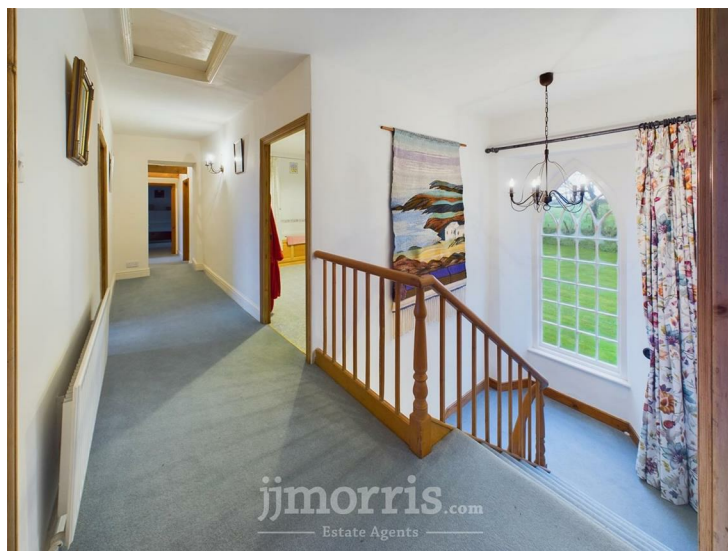
A staircase from the Hall gives access to a:-

Half Landing

With fitted carpet, single glazed Gothic window to rear, ceiling light over stairwell and stairs to:-

First Floor

Landing



20'0" x 4'0" (6.10m x 1.22m)

With fitted carpet, 1 power point, radiator, wall light, opening to Inner Landing and access to an Insulated Loft.

Bedroom 3 (rear)



12'1" x 8'10" (3.68m x 2.69m)

With fitted carpet, single glazed sash window, ceiling light, double panelled radiator and 2 power points.

Bedroom 2



12'2" x 11'10" (3.71m x 3.61m)

With fitted carpet, double panelled radiator, ceiling light, telephone point, single glazed sash window affording delightful rural views and 4 power points.

Bedroom 5



9'9" x 8'5" (2.97m x 2.57m)

With fitted carpet, radiator, ceiling light, 2 power points and a single glazed sash window affording delightful Rural views.

Bedroom 4

10'1" x 8'4" (3.07m x 2.54m)

With fitted carpet, radiator, 2 power points, ceiling light and single glazed sash window affording delightful Rural views.

Bathroom



13'6" x 8'1" (4.11m x 2.46m)

With vinyl floor covering, white suite of WC, Wash Hand Basin and a limed Oak panelled Bath with Shower attachment, towel ring, robe hook, shower curtain and rail, radiator, toilet roll holder, wall mirror, shaver light/point, ceiling light, part tile surround and an Airing Cupboard with a pre-lagged copper hot water cylinder and immersion heater.

An opening from the Main Landing gives access to the Rear Landing. The Rear Landing can also be accessed via a spiral staircase from the Living/Dining Room on the Ground Floor.

Rear Landing

11'8" x 8'3" (3.56m x 2.51m)

('L' shaped maximum) With fitted carpet, exposed "A" frame, ceiling light, opening to Main Landing and door to:-

Bedroom 1



20'4" x 16'6" (6.20m x 5.03m)

With fitted carpet, exposed "A" frame, 2 single glazed sash windows (one affording delightful Rural views), 2 double panelled radiators, ceiling light and 4 power points.

Study/Bedroom 6



9'8" x 8'4" (2.95m x 2.54m)

maximum. With fitted carpet, Velux window, exposed "A" frame, double panelled radiator, ceiling light, telephone point, 4 power points and an internet point.

Bathroom



11'4" x 7'9" (3.45m x 2.36m)

With fitted carpet, single glazed sash window, ceiling light, white suite of limed Oak panelled Bath, Wash Hand Basin and WC, chrome heated towel rail/radiator, exposed "A" frames, glass shower screen, Thermostatic Shower over Bath, shaver light/point, towel ring, toilet roll holder, robe hook, 2 downlighters, towel rail, wall mirror, 2 toothbrush holders and a chrome heated towel rail/radiator.

Externally

There is a wall forecourt to the Property with Flowering Shrubs, Fuchsias etc and beyond is a grassed area and a concrete hardstanding which allows for ample Vehicle Parking and Turning Space. Directly to the rear of the Property is a large Lawned Garden area together with a 550 Gallon Oil Tank.

Conveniently situated to the Farmhouse are a range of Traditional Stone Outbuildings with Conversion potential (Subject to Planning) as follows:-

Pigsty

Of stone construction with a corrugated cement fibre roof.

Stone Range incorporating:-

Wood Shed, Carhouse and Stable

Of predominantly stone construction and part brick construction with natural stone faced elevations under a pitched corrugated cement fibre roof. It is divided as follows:-

Wood Shed

14'6" x 7'2" (4.42m x 2.18m)

Carthouse



27'0" x 14'6" (8.23m x 4.42m)
(approx) With a Storage Loft above which is accessed from the Stable.

Stable

25'3" x 14'3" (7.70m x 4.34m)
With access to a:-

First Floor Boarded Loft (above Carthouse)

27'0" x 14'6" (8.23m x 4.42m)
(approx).

Close by is the:-

Former Cowshed



57'3" x 16'2" (17.45m x 4.93m)
(approx overall) Of solid stone construction with a corrugated cement fibre roof.

The Cowshed has 2 pedestrian doors and 3 boarded windows.

The Land

The Land in total extends to some 16.07 Acres or thereabouts of which there is approximately 12 Acres of

good quality, predominantly gently sloping Pasture Land. Adjoining is some 2 ½ Acres of Rough Grazing Land and Wet Land which is affected by Reeds. This Land could easily be cleared and drained, if required. There is approximately 1 ¾ Acres or thereabouts of Land around the Farmhouse and Outbuildings which includes the Lawned Gardens, the Yard and the Access Lane.

The Land in the main is fenced and has the benefit of a natural water supply at the southernmost end of the Land.

The boundaries of the entire Property are edged in red on the attached Plan to the Scale of 1/2500.

SERVICES

Mains Water (metered supply) connected. Mains Electricity. Cesspit/Effluent Tank Drainage. Oil Central Heating. Single Glazed Sash Windows. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

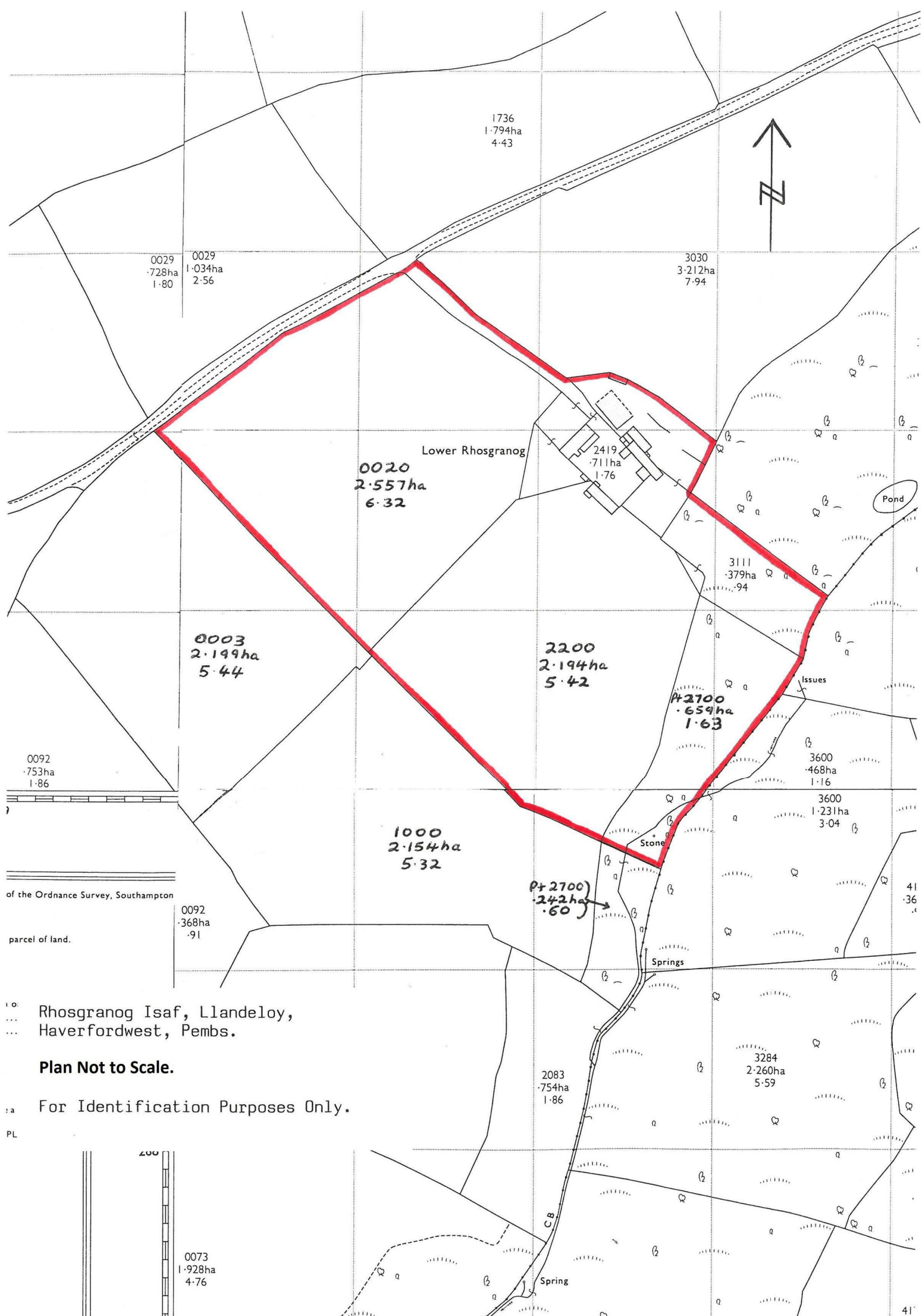
Freehold with Vacant Possession upon Completion.

FOOTPATHS

The Property is affected by a Public Footpath, which is very rarely used.

REMARKS

Rhosgranog Isaf is a delightfully situated south east facing 16 Acre Residential Holding which stands in a private (but by no means isolated) Rural location in the heart of Pembrokeshire. The Property benefits a spacious Detached 5/6 Bedroom Farmhouse Residence which can be utilised as 1 or 2 Properties as required and benefiting from Oil Central Heating, Single Glazed Sash Windows and Loft Insulation. In addition, there are 2 excellent Stone Barns with conversion potential (subject to Planning) together with large Gardens and Grounds which are laid mainly to Lawns. In addition, there is approximately 12 Acres of excellent quality Pasture/Arable Land as well as 2 ½ Acres or thereabouts of Rough Grazing/Wet Land which borders the south eastern boundary. The Property is accessed off the Council Road via a 150 yard hardsurfaced lane from where delightful Rural views can be enjoyed. Rarely do Residential Holdings of this calibre appear on the Open Market and the opportunity to purchase should not be missed. Early inspection strongly advised. Realistic Price Guide.



of the Ordnance Survey, Southampton

parcel of land.

Rhosgranog Isaf, Llandeloy,
Haverfordwest, Pems.

Plan Not to Scale.

For Identification Purposes Only.

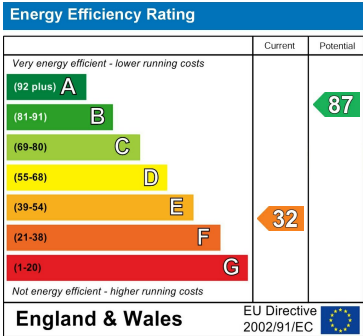
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com