



The Freemasons Arms & Freemasons Cottage, Dinas Cross, Newport, Pembrokeshire, SA42 0UW

Auction Guide £275,000

FOR SALE BY ONLINE AUCTION ON THURSDAY 1ST MAY 2025 BETWEEN 12NOON AND 2PM.

ONLINE AUCTION PRICE GUIDE £275,000 - £325,000

The Freemasons Arms is a Freehold Public House which stands in a prominent position close to the centre of this popular Coastal Village which benefits from Proprietors Accommodation as well as an adjoining Self Contained 2 Reception/3 Bedroom Cottage, a Beer Garden and a spacious Car Park on the opposite side of the Main A487 Fishguard to Cardigan Road. The Freemasons Arms is free of all Trade Ties and is an excellent Going Concern. The property has a wealth of character and benefits from Gas Fired Central Heating. In order to appreciate the qualities of the property and indeed its location and full extent of accommodation, inspection is essential. Realistic asking price. Cottage EPC Rating E & Public House EPC Rating is D.

SITUATION

Dinas Cross is a popular village which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (4.5 miles west) and the Coastal Town of Newport (2.5 miles east).

Dinas Cross has the benefit of a good General Store, 2 Public Houses, a Fish and Chip Shop Takeaway, 2 Chapels, a Church, a Village/Community Hall, Petrol Filling Station/Post Office/Store and a Licensed Restaurant at Pwllgwaelod. Dolwar is situated within 250 yards or so of the centre of the Village and the majority of it's amenities.

The Pembrokeshire Coastline at Aberbach is within three quarters of a mile or so of the Property (by foot) and also close by are the other well known Sandy Beaches and Coves at Pwllgwaelod, Cwm-yr-Eglwys, Aberfforest, Aber Rhigian, Cwm, The Parrog and Newport Sands.

Dinas Cross stands within the Pembrokeshire Coast National Park which is a designated area of Outstanding Natural Beauty and protected accordingly.

Within a short drive is the Market Town of Newport which benefits of a good range of Shops, a Primary School, Church, Chapels, Public Houses, Hotels, Restaurants, Cafés, Take-Away's, Art Galleries, a Memorial/Community Hall, a Dental Surgery and a Health Centre.

Fishguard being close by has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly includes 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.

DIRECTIONS

From Fishguard, take the Main A487 road east for some 4.5 miles and in the village of Dinas Cross, proceed through the village passing the turning on the left signposted to Brynhenllan and Pwllgwaelod and a 150 yards or so further on, The Freemasons Arms is situated on the right hand side of the road.

Alternatively from Cardigan, take the Main A487 road south west for some 12 miles and on entering the village of Dinas Cross, The Freemasons Arms is situated on the left hand side of the road.

DESCRIPTION

The Freemasons Arms comprises a substantial 2 storey building of solid stone and cavity concrete block construction with rendered and coloured elevations under a pitched slate and composition slate roof. Accommodation is as follows:-

Porch



With quarry tile floor, Electricity Meter and Fuse Box, mainly half tiled walls, ceiling light and a half glazed door to:-

Public Bar



24'2" x 14'10" (7.37m x 4.52m)

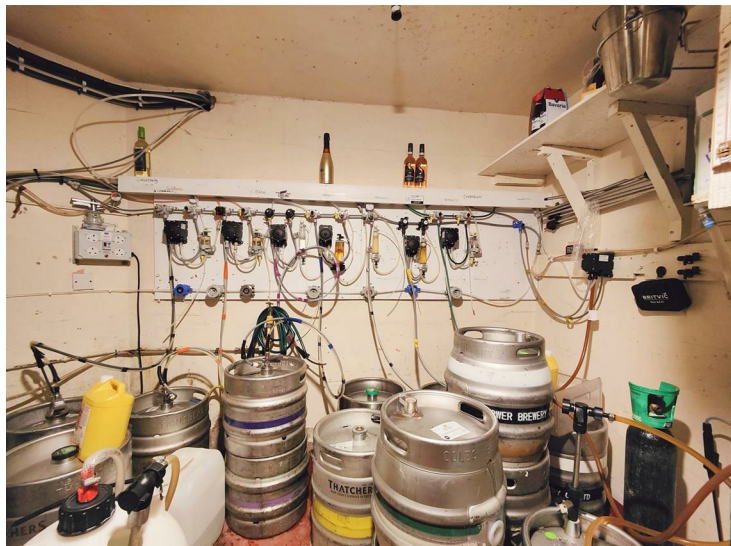
(maximum measurement to include Bar Servery). With a quarry tile floor, Cast Iron and Tile open fireplace with Slate surround, dado rail, sash window, alcove with shelf, 2 wall lights, 2 power points, Bar Servery with Belfast sink with hot and cold, tile splashback, shelving, uPVC double glazed window to rear, ceiling light and openings to Store Room and Inner Hall.

Store Room

13'10" x 8'1" (4.22m x 2.46m)

(maximum). With quarry tile floor, ceiling light, telephone point, shelves, electricity consumer unit, open beam ceiling, opening to Bar Servery and door to:-

Cellar



9'9" x 6'3" (2.97m x 1.91m)
(plus door recess). With a Python system, ample power points, ceiling light, shelves and a Bar Cool Cellar Refrigeration Unit.

Restaurant/Dining Room



34'9" x 14'3" (10.59m x 4.34m)
(maximum measurement). With a quarry tile floor, sash window, open beam ceiling, natural stone walls, brick feature wall, fitted bookshelves, pine tongue and groove clad walls, Velux window, ceiling light, wall light, 7 downlighters, ample power points, radiator, doors to Inner Hall and:-

Kitchen



16'0" x 11'0" (4.88m x 3.35m)
With a vinyl non-slip floor covering, single drainer double bowl Stainless Steel sink unit, Stainless Steel Wash Hand Basin with hot and cold, striplight, part tile surround, Stainless Steel Cooker Hood (externally vented) along the full length of one wall with 2 concealed electric lights, uPVC double glazed window to rear, plumbing for dishwasher, full range of Kitchen appliances and Kitchen

equipment (Inventory available upon request), ample power points, fridge freezer recess and door to Rear Hall.

Inner Hall (Accessed from Public Bar)

With quarry tile floor, ceiling light, opening to Bar Served, radiator, emergency light, 2 power points, uPVC double glazed door to exterior, electricity consumer unit, coat hooks doors to Restaurant/Dining Room and:-

Rear Hall

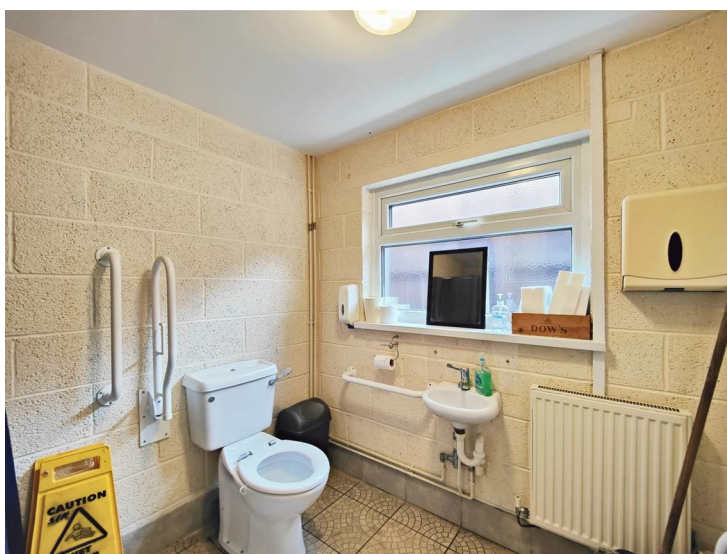
With a ceramic tile floor, 3 ceiling lights, emergency light, shelving, uPVC double glazed emergency door to rear Garden, door to Kitchen and doors to Office, Gents W.C.'s, Disabled W.C.'s and:-

Ladies W.C.'s



With Wash Hand Basin, ceramic tile floor, radiator, 2 ceiling lights, uPVC double glazed window, emergency light, Xpelair air extractor, shelf and 2 Cubicles with W.C.'s.

Disabled W.C.



With ceramic tile floor, radiator, uPVC double glazed window, suite of Wash Hand Basin and WC, shelving, extractor fan and emergency light.

Gents W.C.'s



With ceramic tile floor, 3 Urinals, uPVC double glazed window, ceiling light, extractor fan, radiator, emergency light and a cubicle with W.C.

Office

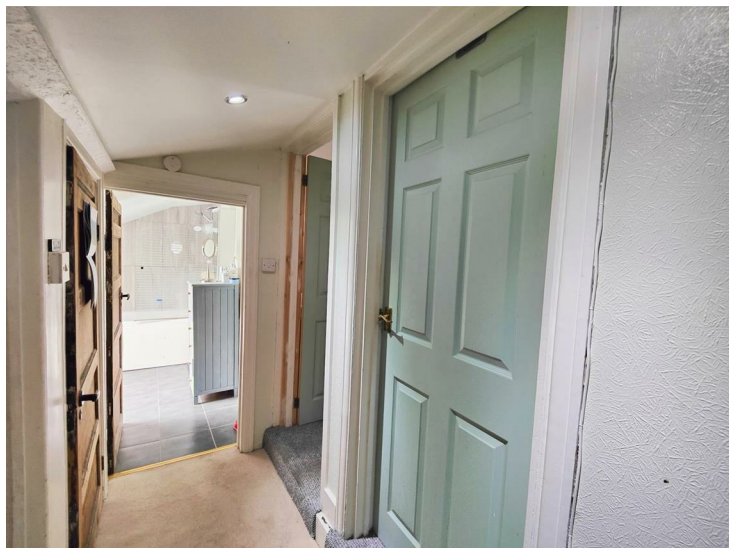
9'0" x 8'3" (2.74m x 2.51m)

With ceramic tile floor, 2 uPVC double glazed windows, striplight, shelving, telephone point and 8 power points

A door from the Snug/Inner Hall gives access to a staircase to the:-

FIRST FLOOR

Landing



With fitted carpet, ceiling light, 2 built in cupboards, telephone point and a Walk in Storage Area/Cupboard with fitted carpet.

Bathroom



With suite of Bath, Wash Hand Basin and WC, Velux window, double panelled radiator, sloping ceiling, shaver light/point, shelving, part tile surround, Triton Rapide Electric Shower over Bath and a shower curtain and rail.

Sitting Room



14'0" x 13'0" (4.27m x 3.96m)

With fitted carpet, double panelled radiator, ceiling light/fan, sash window, access to insulated Loft, TV aerial cable, 8 power points, wiring for SKY TV and an Airing Cupboard with a lagged copper hot water cylinder and immersion heater.

Inner Landing

With fitted carpet, ceiling light, door to Cottage and door to:-

Bedroom 1



12'9" x 10'0" (3.89m x 3.05m)

With fitted carpet, sash window, ceiling light/fan, radiator and 2 power points.

Adjoining the Public House is:-

Freemasons Cottage

Which has it's own external doorway.

Accommodation is as follows:-

GROUND FLOOR

Hall

With fitted carpet, electricity meter cupboard, painted tongue and groove clad walls, ceiling light and a glazed painted Hardwood door to:-

Dining Room

14'6" x 14'0" (4.42m x 4.27m)

With fitted carpet, double panelled radiator, painted brick feature fireplace with a Marble Hearth housing a Coal effect Electric fire, single glazed sash window, ceiling light, double panelled radiator, 4 power points, opening to Kitchen/Breakfast Room and door to:-

Sitting Room

14'3" x 14'0" (4.34m x 4.27m)

With fitted carpet, single glazed sash window, natural stone walls, painted tongue and groove clad walls, telephone point, 6 power points, brick open fireplace, concealed radiator, 2 eyeball spotlights, ceiling light and wall light, corner shelf, alcove and pedestrian door to exterior.

Kitchen/Breakfast Room

17'9" x 13'0" maximum (5.41m x 3.96m maximum)

With quarry tile floor, open beam ceiling, inset single drainer stainless steel sink unit with mixer tap, range of fitted floor and wall cupboards, built in Lamona washing machine, built in Lamona electric Single Oven/Grill, 4 ring Ceramic Hob and Cooker Hood, cooker box, 8 power points, uPVC double glazed window with roller blinds,

uPVC double glazed door to rear Patio Garden, 4 ceiling spotlight, ceiling light, painted tongue and groove clad walls, breakfast bar, radiator and staircase to a:-

Three Quarter Landing

With fitted carpet, ceiling light, smoke detector (not tested), stair to Main Landing and door to:-

Bathroom

11'3" x 8'2" (3.43m x 2.49m)

With ceramic tile floor, white suite of Wash Hand Basin, WC and panelled Bath with thermostatic shower over, Aquaboard walls and a glazed shower screen, wall light, painted tongue and groove clad walls, wall shelves, radiator and a Velux window.

FIRST FLOOR

Landing

With fitted carpet, downlighter, double panelled radiator and a built in Cupboard with electric light.

Bedroom 1 (Front)

14'2" x 12'4" (4.32m x 3.76m)

("L" shaped maximum). With fitted carpet, double panelled radiator, single glazed sash window with Venetian blinds, mirror fronted wardrobes with shelves along one wall concealing a Vaillant wall mounted Gas Combination Boiler (heating domestic hot water and firing Central Heating), ceiling light/fan, painted tongue and groove clad ceiling and 6 power points.

Bedroom 2 (Front)

14'3" x 10'0" (4.34m x 3.05m)

With fitted carpet, single glazed sash window with Venetian blinds, radiator, wall light, painted tongue and groove clad ceiling and 4 power points.

Bedroom 3 (Rear)

14'0" x 8'4" (4.27m x 2.54m)

With a sloping painted tongue and groove clad ceiling, Velux window with blind, radiator, wall light, ceiling spotlight, smoke detector (not tested), fitted carpet and 5 power points.

EXTERNALLY

To the fore of the Cottage is a tarmacadamed hardstanding which allows for Vehicle Parking Space and to the rear is an enclosed Patio Garden with concreted areas and a Paved Patio. To the fore of The Public House is a tarmacadamed hardstanding which allows for external tables and seating.

On the opposite side of the Main A487 road is a tarmacadamed Car Park which has a frontage of approximately 120' onto the Main A487 Road and a maximum depth of 115'.

Directly to the rear of The Public House is a concreted patio and pathway which leads to a large Lawned (Beer) Garden with a standing of Conifers on the eastern

boundary, Mature Trees and a raised stone faced Shrub Border on the western boundary.

There is also a:-

Metal Garden Store Shed

9'0" x 8'6" (2.74m x 2.59m)
approx.

Outside Electric Lights and an Outside Water Tap.

SERVICES

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Both The Public House and The Cottage benefit from Gas fired Central Heating, Single Glazed windows to fore and uPVC Double Glazed windows and doors to the rear. Telephone, subject to British Telecom Regulations. Loft Insulation.

TENURE

Freehold with Vacant Possession upon Completion.

LET

The Public House has been "Let" for the last 7 years, whilst The Cottage has been "Let" on an Assured Shorthold Tenancy although it is now vacant.

TURNOVER

The Landlords/Vendors are unable to provide Turnover Figures.

TRADE TIES

The Property is free of Trade Ties.

STOCK

Stock is to be purchased at Valuation (from the tenant) upon Completion of the Sale.

LOCAL AUTHORITY

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP. Telephone: 01437 764 551.

REMARKS

The Freemasons Arms is a good Going Concern which can be utilised as one or two properties as required. It is a well positioned Freehold Public House which stands alongside the Main A487 Fishguard to Cardigan Road close to the centre of this popular Coastal Village. The Freemasons Arms is a popular and successful Public House/Restaurant which has Proprietors accommodation as well as a Self Contained 2 storey 3 Bed Cottage. In addition, there is a large tarmacaded Car Park as well as a south facing Beer Garden. The Freemasons Arms is an excellent Going Concern which can be utilised as 1 or 2 Properties as required. In order to appreciate the qualities of the Property and indeed the location and the full extent of accommodation, inspection is essential. Freehold Public Houses on the Pembrokeshire Coast are few and far between and early inspection is strongly advised. Realistic Online Auction Price Guide.

COUNCIL TAX BAND

Freemasons Public House Rateable Value 2023 to Present - £2,800

Flat Freemasons Arms - 'A'.

Freemasons Cottage -

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

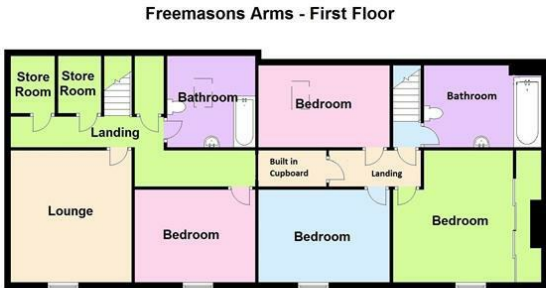
The Property is to be offered 'For Sale' by Online Auction on Thursday, 1st May 2025 between 12 noon and 2.00 pm. You have to register via our Website to view the Legal Pack and to bid.

ADMINISTRATION CHARGE

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.

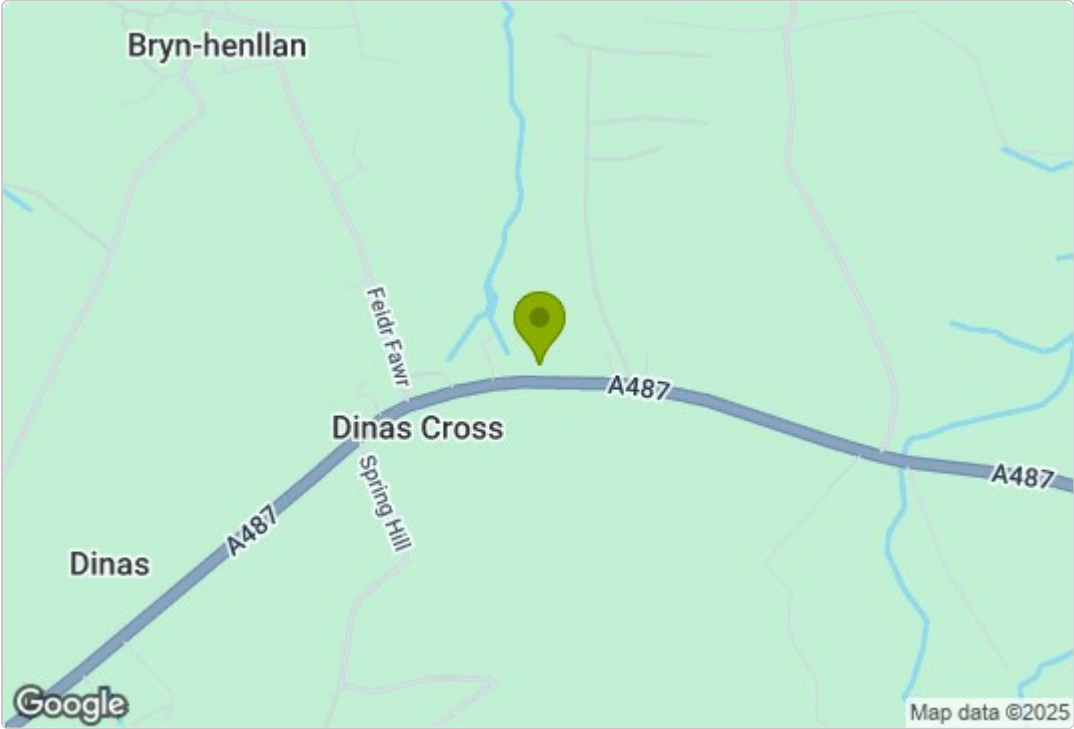
In addition to the Purchase Price and the Purchasers own Legal Costs, the Purchaser of the Property will be liable to pay an Administration Charge of £1,000 plus VAT (£1,200.00 inc of VAT) to J. J. Morris upon Completion of the Sale.

Floor Plan

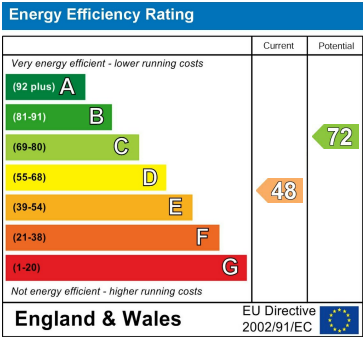


Whilst every effort is made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and are for general guidance purposes and should only be used as such by any prospective purchaser or tenant.
Plan produced using The Mobile Agent.

Area Map



Energy Efficiency Graph



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.