



Welford House West Street, Newport, Pembrokeshire, SA42 0TF

Price Guide £695,000

- * An exceptional double fronted Terraced 3 storey Town House together with a stone built Cottage/Annexe which provides a Television/Games Room, a Utility Room and a First Floor Bedroom with an En-Suite Shower Room.
- * Well appointed accommodation including Hall, Study and an Open Plan Kitchen/Dining Room/Sitting Room on the Ground Floor.
- * Master Bedroom with En Suite Bathroom and 2nd Bedroom with adjacent Bathroom on the First Floor and a 3rd Bedroom on the Second Floor with an En Suite Bathroom.
- * Hardwood painted DG Windows. Aluminium Double Glazed Bi-fold Door. Gas Central Heating and Roof Insulation.
- * Indian Sandstone Paved Courtyard with slate steps to a good sized Lawned Garden with Indian Sandstone Paved Patios.
- * Adjoining 3 Acre Pasture Enclosure with a Stable Block 20' x 12' with Electricity and Water connected.
- * Vehicle Parking Space available to the fore together with a rear Vehicular Access to the Pasture Enclosure off Mill Lane.
- * Rare opportunity to acquire an exceptional Town Residence with 4 Bedroom and 4 Bath/Shower Room accommodation (3 En Suite) together with a large Garden and an adjoining 3 Acre Pasture Enclosure in the Town of Newport.
- * Early inspection strongly advised. Realistic Price Guide. EPC Rating C

SITUATION

Newport is a popular Market Town which stands on the North Pembrokeshire Coastline between the Market Towns of Fishguard (7 miles west) and Cardigan (11 miles north east).

Newport has the benefit of several Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries, a Memorial/Community Hall, Health Centre and Dental Surgery.

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

Newport stands within the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

Carningli Mountain and Common being close by, provide excellent Walking, Rambling, Hacking and Pony Trekking facilities.

The well known Market Town of Cardigan is within easy car driving distance and has the benefit of an good Shopping Centre together with a wide range of amenities and facilities which briefly includes Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Cinema/Theatre, Supermarkets, Petrol Filling Stations, a Further Education College and a Cottage Hospital.

The County and Market Town of Haverfordwest is some 20 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 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. There is also a regular Bus Service along the Main A487 Road west to Fishguard and north east to Cardigan and Aberaeron.

West Street is the Main A487 road which is a mixed Residential/Commercial area which runs in a westerly direction from the centre of the town towards Bridge Street and Fishguard.

DIRECTIONS

From Fishguard take the Main A487 road east for some 7 miles and in the town of Newport proceed past the

Memorial Hall on your left and 150 yards or so further on, Welford House is situated on the right hand side of the road. A 'For Sale' board is erected on site.

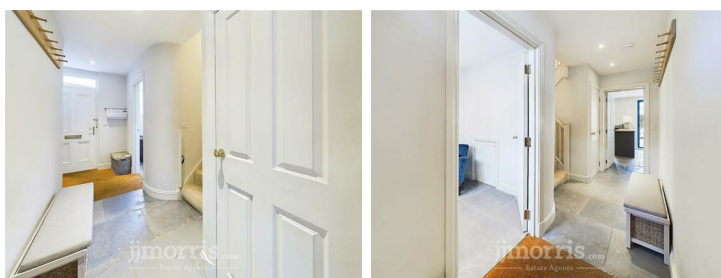
Alternatively from Cardigan take the Main A487 road south west for some 11 miles and in the town of Newport proceed through the centre of the town and some 200 yards or so further on Welford House is situated on the left hand side of the road. A 'For Sale' board is erected on site.

DESCRIPTION

Welford House comprises a Terraced 3 storey Dwelling House of solid stone construction with natural stone faced front and rear elevations under a pitched composition slate roof. Accommodation is as follows:-

Hardwood Painted Entrance Door to:-

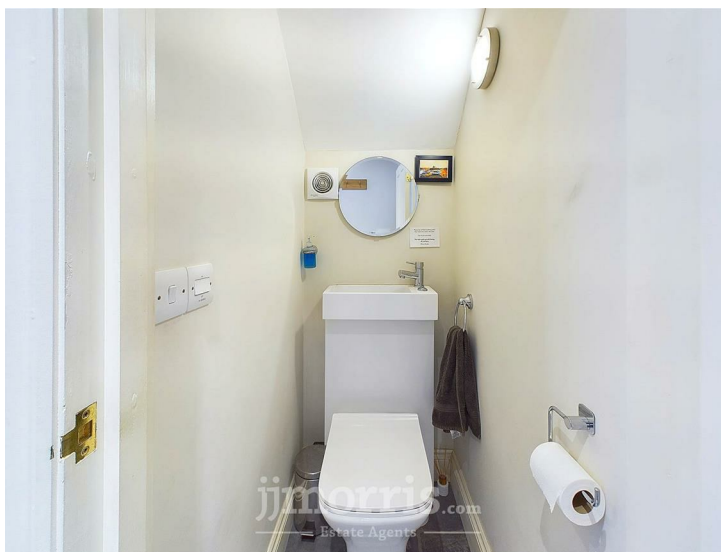
Hall



14'5" x 5'5" (4.39m x 1.65m)

With Old Indian York Ancient Limestone Flagstone floor (from Italy) with underfloor heating, Neptune coat rack 3 downlighters, Mains Smoke Detector, staircase to First Floor, central heating thermostat control, electricity consumer unit, Meter Cupboard and doors to Kitchen, Study and:-

Cloakroom



With Old Indian York Ancient Limestone Flagstone floor (from Italy) with underfloor heating, wall light, suite of combined WC and Wash Hand Basin (over cistern), wall light, extractor fan, soap dispenser, towel ring and toilet roll holder.

Kitchen/Dining Room



22'2" x 13'8" (6.76m x 4.17m)

With Old Indian York Ancient Limestone Flagstone floor (from Italy) with underfloor heating, double glazed sash window to rear, aluminium double glazed Bi-fold door to rear Indian Sandstone Paved Courtyard, 14 downlighters, range of floor and wall cupboards, Belfast sink, mixer tap, built in fridge freezer, Total Control 3 Oven Electric Cooker Range, 11 power points, lamp point, alcove with shelves, central heating thermostat control, handcrafted bespoke Oak breakfast bar and Slate worktops, extractor fan, appliance points and opening to:-

Sitting Room



16'0" x 11'0" (4.88m x 3.35m)

With Old Indian York Ancient Limestone Flagstone floor (from Italy) with underfloor heating, double glazed bay window with bespoke handcrafted shutters, 8 power points, 4 lamp points, TV point, alcove with shelves, Carbon Monoxide Alarm and a fireplace housing a Multifuel Stove on a Slate hearth.

Study



8'10" x 8'8" (2.69m x 2.64m)

(maximum). With Old Indian York Ancient Limestone Flagstone floor (from Italy) with underfloor heating, double glazed bay window with bespoke handcrafted shutters, 2 downlighters, alcove with bookshelves, central heating thermostat control, understairs storage cupboard, internet point, telephone point and 4 power points.

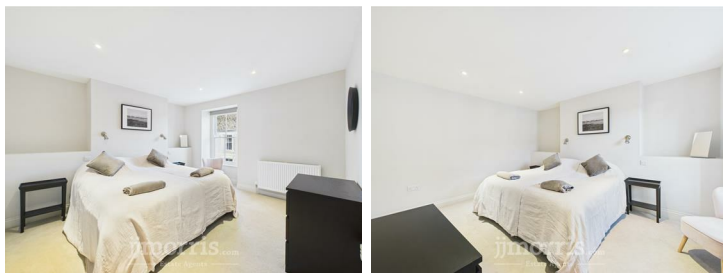
First Floor

Landing

6'9" x 4'0" (2.06m x 1.22m)

With fitted carpet, staircase to Second Floor, 4 downlighters (two over stairwell), Mains Smoke Detector, central heating thermostat control and door to:-

Bedroom 1 (front)



14'3" x 10'11" (4.34m x 3.33m)

With fitted carpet, hardwood painted double glazed sash window with roller blind, 4 downlighters, double panelled radiator, 2 wall spotlights and 8 power points.

Bathroom



10'4" x 7'9" (3.15m x 2.36m)

With fitted carpet, hardwood painted double glazed sash window with roller blind, white suite of panelled Bath, Wash Hand Basin in a vanity surround and WC, 4 downlighters, extractor fan, Chrome heated towel rail/radiator, wall mirror, Thermostatic Shower over Bath, glazed shower screen, part tile surround and a robe hook.

Bedroom 2



15'7" x 12'5" (4.75m x 3.78m)

With fitted carpet, 2 hardwood painted double glazed sash

windows with roller blinds, 6 downlighters, double panelled radiator, 2 lamp points, 10 power points and door to:-

En Suite Bathroom



12'4" x 6'6" (3.76m x 1.98m)

With fitted carpet, white suite of freestanding Bath, Wash Hand Basin in a vanity surround, WC and a glazed and tiled Shower Cubicle with a Thermostatic Shower, extractor fan, Chrome heated towel/radiator, hardwood painted double glazed sash window with roller blind, half tiled walls, 6 downlighters, extractor fan, shaving mirror and a wall mirror.

A staircase from the Landing gives access to the:-

Second Floor

Landing



3'4" x 3'0" (1.02m x 0.91m)

With fitted carpet, downlighter, ceiling light, Mains Smoke Detector and door to:-

Bedroom 3



15'8" x 14'8" (4.78m x 4.47m)

(maximum measurement). With fitted carpet, 2 Velux windows with blinds, exposed "A" frames, 2 ceiling spotlights, access to undereaves storage space, double panelled radiator, 4 lamp points, 8 power points and door to:-

En Suite Bathroom

8'6" x 6'9" (2.59m x 2.06m)

With fitted carpet, Velux window with blind (affording views to Newport Mountain), white suite of tiled panelled Bath with Shower attachment, Wash Hand Basin in a vanity surround and WC, part tiled surround, glazed folding shower screen, mirror fronted bathroom cabinet, Chrome dual-fuel heated towel rail/radiator, tiled shelves, ceiling light, extractor fan and an exposed beam.

Externally



There is a narrow block pavior area of Land directly to the fore which allows for a single Vehicle Parking Space. To the rear of the Property is an Indian Sandstone Paved Courtyard with Slate steps leading up to a good sized rear Lawned Garden. Accessed from the Courtyard is a:-

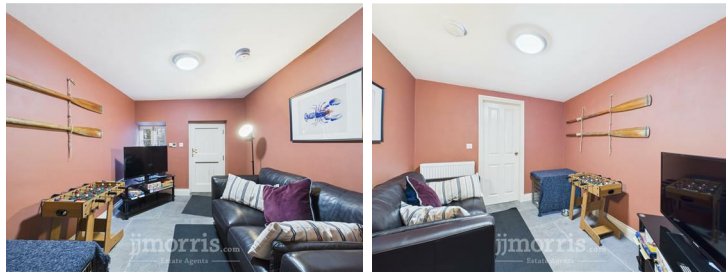
Studio/Annexe/Cottage

Which has accommodation as follows:-

Hardwood Painted Door to:-

Ground Floor

Games/Television Room/Snug



11'0" x 8'8" (3.35m x 2.64m)

With Slate floor with underfloor heating, double panelled radiator, Mains Smoke Detector, ceiling light, electricity consumer unit, hardwood painted double glazed window, TV point, 6 power points and door to:-

Utility Room



6'3" x 5'0" (1.91m x 1.52m)

With Slate floor with underfloor heating, ceiling light, stainless steel bowl with mixer tap, plumbing for automatic washing machine and 4 power points.

Slate steps lead from the rear Indian Sandstone Courtyard to the:-

First Floor of the Studio/Annexe/Cottage

Which has a hardwood painted door giving access to a:-

Bedroom/Sitting Room



17'8" x 13'5" (5.38m x 4.09m)

(maximum). With fitted carpet, double panelled radiator, 2 double glazed windows (one with roller blinds), 2 Velux windows, ceiling light, Mains Smoke Detector, 12 power points, TV point, lamp points and door to:-

En Suite Shower Room



7'1" x 4'9" (2.16m x 1.45m)

With fitted carpet, Chrome heated towel rail/radiator, white suite of WC, Wash Hand Basin in a vanity surround and a Glazed and Aquaboard Shower Cubicle with a Thermostatic Shower, wall mirror, extractor fan, ceiling light, toilet roll holder, towel ring, toothbrush holder and a soap dish.

Beyond the Studio/CottageAnnexe is a Log Store and a:-

Store Shed

5'9" x 4'5" (1.75m x 1.35m)

Of stone construction with a slate roof and a single glazed window.

There are 2 small Indian Sandstone Paved Patio areas and beyond is a long, but narrow Lawned Garden with a Paved Path leading to a 3 Acre Pasture Enclosure which has the benefit of a:-

Stable



20'0" x 12'0" (6.10m x 3.66m)

Which has a concreted floor, electric light and 4 power points.

Outside Water Tap and Outside Electric Lights.

The Pasture Enclosure is of an "L" shape and is gently sloping with a northerly aspect. Within the enclosure is an Orchard area. Superb Coastal Sea views over Newport Town to Newport Bay and Penmorfa can be enjoyed from the rear Garden and the Field. There is also a Field Gate Access leading from the 3 Acre Pasture Enclosure onto Mill

Lane at or around point "A" on the Plan.

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



Lane. Town properties of this nature with 3 Acres of Land are extremely rare and the opportunity to purchase should not be missed. In order to appreciate the qualities of this exceptional Town House and also the views from the Property at the rear, inspection is essential and strongly advised.

SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Gas Central Heating (Underfloor Heating to the Ground Floor Accommodation of the Main House and radiators on the First and Second Floors). Hardwood painted Double Glazed Windows. Aluminium Coated Double Glazed Bi-fold Door. Roof and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

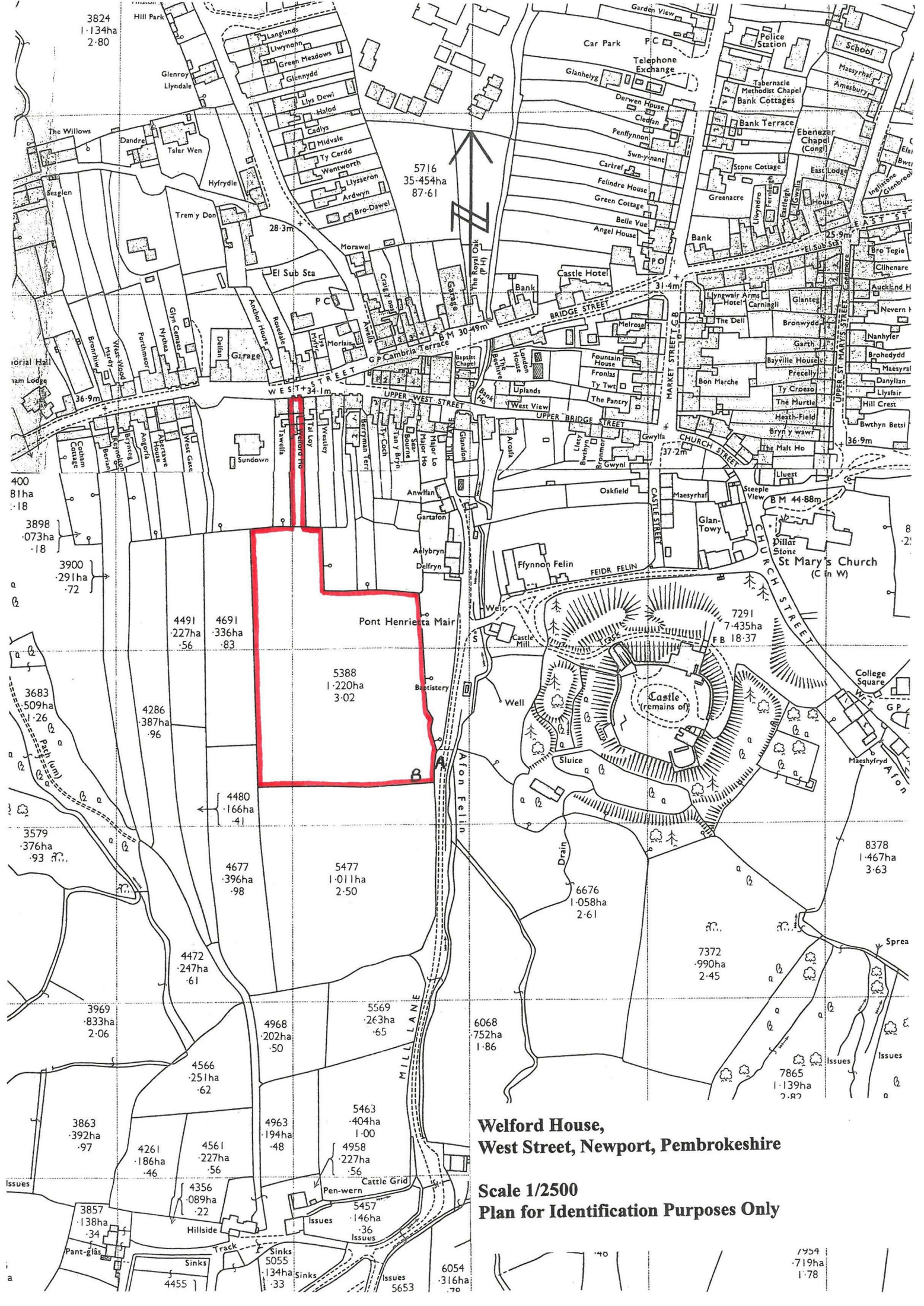
Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

A short Agricultural Access Right of Way exists in favour of the adjoining Landowner through the gateway off Mill Lane at or around point "A" on the Plan and as far as the gate and opening at or around point "B" on the same Plan.

REMARKS

Welford House is a delightfully situated 3 Acre Residential Holding which stands in the heart of Newport from where superb Coastal Sea views can be enjoyed over Newport Bay to Morfa Head and beyond. The Property is in excellent decorative order throughout having been completely renovated and refurbished over the last 7 years. The Property benefits from Gas fired Central Heating, Hardwood painted Double Glazed Windows, an Aluminium Double Glazed Bi-fold Door and Roof/Loft Insulation. In addition, it has a Cottage/Studio/Annexe which has the benefit of a Games/Television Room and a Utility Room on the Ground Floor and a Bedroom/Sitting Room with an En-suite Shower Room on the First Floor. There is an Indian Sandstone Courtyard directly to the rear of the Property with steps leading up to a long but narrow Lawned Garden with access to an adjoining 3 Acre Pasture Enclosure which has a Stable Block and access onto Mill



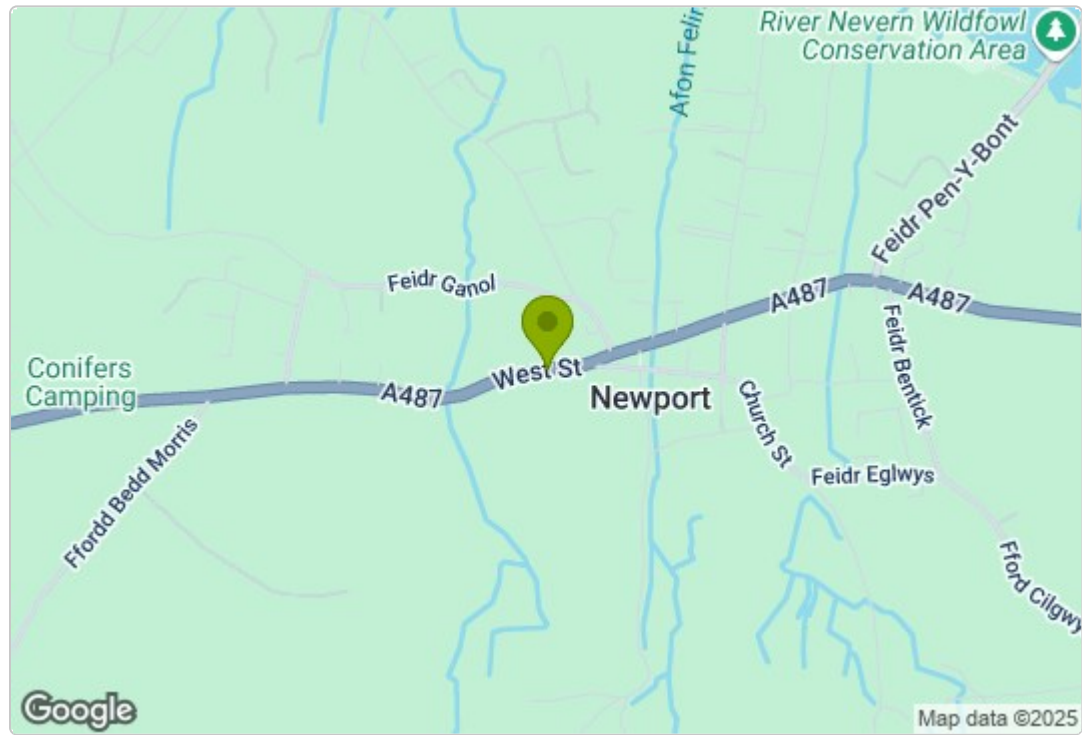
**Welford House,
West Street, Newport, Pembrokeshire**

**Scale 1/2500
Plan for Identification Purposes Only**

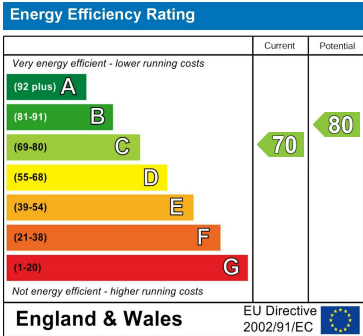
Floor Plan



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.

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