



Ysgubor Trehysbys, Rhodiad y Brenin, St. Davids, Haverfordwest, Pembrokeshire, SA62 6PN

Price Guide £625,000

- *An attractive Detached 2 storey Private Residence (the result of a Barn Conversion and subsequent renovation and extension).
- *Well appointed 2 Reception, Kitchen/Diner, Utility, Bathroom, 3 Bedrooms (one with En Suite Wet Room) and a First Floor Mezzanine Study/Sitting Area.
- *Central Heating via Ground Source Heat Pump, Solar Water Heating, Double Glazed Windows and Doors. Floor and Roof Insulation.
- *Off Road Parking for 3/4 Vehicles. Large Gardens and Grounds extending to an Acre or thereabouts.
- *Delightful west facing Rural Views towards St Davids and Whitesands as well as superb views to Carn Llidi.
- *Ideally suited for Family, Retirement, Investment or for Holiday Letting purposes.
- *Early inspection strongly advised. Realistic Price Guide. EPC Rating D.

Situation

Ysgubor Trehysbys is the result of a Barn Conversion which is situated within 2 ½ miles or so of the centre of the popular Cathedral City of St Davids.

St Davids has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, Hotels, Restaurants, Public Houses, Cafes, Take-Aways, Art Galleries, a Supermarket/Post Office, a Hardware Store, a Memorial/Community Hall, a Tourist Information Centre and a Petrol Filling Station/Hotel/Store.

The Pembrokeshire Coastline of St David's is within a mile or so and also close by are the other well known sandy beaches and coves at Whitesands Bay, Abereiddy, Traeth Llyfn, Porthgain, Caerfai, Solva, Newgale, Broad Haven and Little Haven.

St Davids stands within The Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

The County and Market Town of Haverfordwest is within easy car driving distance 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, Supermarkets, Petrol Filling Stations, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

The other well known Market Town and Ferry Port of Fishguard is some 15 miles or so north east which has the benefit of a good Shopping Centre together with a wide range of amenities and facilities.

There are good road links from Haverfordwest along the Main A40 to 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.

Ysgubor Trehysbys is located close to the coastal path which can be accessed from a footpath close to the property. The property has an extensive boundary with the Waun Lodi common which the National Trust owns. The hamlet of Trehysbys dates back to at least 1326, when it was listed amongst the property owned by the Lord Bishop of St David's.

Directions

From Fishguard take the Main A487 road south west for some 14 miles and on entering the City of St Davids take the first turning on the right (adjacent to the Rugby Club) in the direction of Whitesands and Berea. Continue on this road ignoring any turning on the left for three quarters of a mile or so and proceed through the hamlet of Rhodiad y

Brenin and a third of a mile or so further on take the first tarmacaded road on the left. Proceed on this road for a short distance, ignoring the turning on the right and continue on this road for a short distance and follow the road to the left and then immediately turn off to the right. Continue straight on for a third of a mile or so and upon reaching Trehysbys, Ysgubor Trehysbys is the last Property on the left hand side of the road.

Alternatively from Haverfordwest take the Main A487 road southwest for some 14 miles and upon reaching St Davids and the mini roundabout take the third exit into Glasfryn Lane. Proceed on this road for half a mile or so and upon reaching the 'T' junction with the St Davids to Fishguard Road turn left for St Davids. Proceed on this road for a third of a mile or so and take the first turning on the right adjacent to the Rugby Club signposted Whitesands and Berea. Follow directions as above.

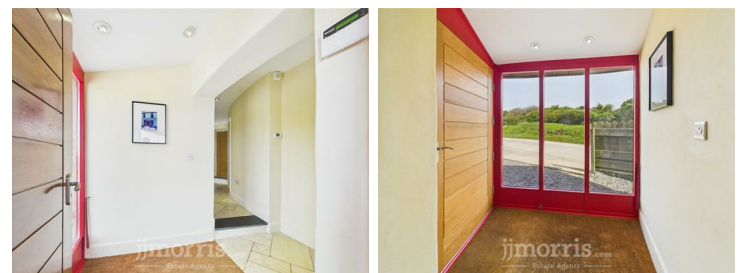
Description

Ysgubor Trehysbys comprises a Detached 2 storey Private Residence (the result of a Barn Conversion) of predominantly solid stone construction with natural stone faced elevations under a pitched slate roof. Accommodation is as follows:-

Storm Porch

With a solid Oak entrance door to:-

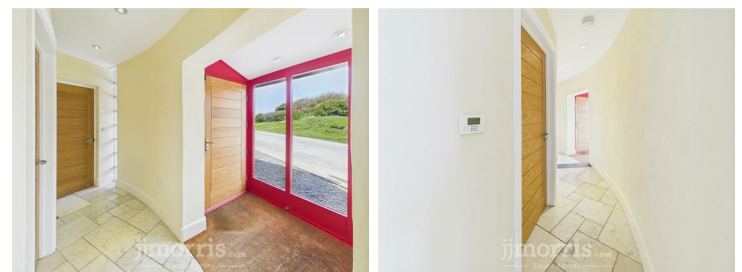
Porch



6'8" x 4'5" (2.03m x 1.35m)

With coir matting, 4 downlighters and opening to:-

Hall (curved)



With a split level Travertine tile floor with underfloor heating, 5 downlighters, mains smoke detector, power points and doors to Master Bedroom with En Suite, Bathroom, Utility Room, Bathroom and:-

Kitchen/Dining Room



14'7" x 10'0" (4.45m x 3.05m)

With a Travertine tile floor with underfloor heating, 2 hardwood painted double glazed sash windows, exposed beams, range of solid Oak floor and wall cupboards, Neff built in combination Single Oven/Grill/Microwave, Neff 4 ring Ceramic Hob, Neff Cooker Hood (externally vented), Bosch dishwasher, inset single drainer one and a half bowl stainless steel sink unit with mixer tap, 2 (Steve Robinson) original glass splashbacks, fridge recess and opening to:-

Sitting Room



20'6" x 16'3" maximum (6.25m x 4.95m maximum)

With Oak floorboards with underfloor heating, 2 hardwood painted double glazed sash windows, Stovax multifuel stove on a glass hearth, open beam ceiling, central heating thermostat control, 10 ceiling spotlights, ample power points, slit window, Oak staircase to First Floor and glazed folding double doors to:-

Conservatory



14'11" x 7'8" (4.55m x 2.34m)

With a Travertine tiled floor with underfloor heating, central heating thermostat control, double glazed window, double glazed bifold doors to a raised timber decked patio, power points and 3 wall spotlights.

A door from the Hall gives access to a:-

Bathroom



10'9" x 10'4" maximum (3.28m x 3.15m maximum)

With a Travertine tiled floor with underfloor heating, Velux window, white suite of WC, Wash Hand Basin in a vanity surround containing shelved floor cupboards, panelled Bath, chrome dual fuel heated towel rail/radiator, part tile surround with original Steve Robinson tiles, Manrose extractor fan and a Wet/Shower area with tiled walls and a Mira Excel thermostatic shower.

Utility Room



9'6" x 8'6" maximum (2.90m x 2.59m maximum)

With a Travertine tiled floor with underfloor heating, Velux window, electricity consumer units, Worcester Greenstore freestanding Ground Source Heat Pump, Pressurised Water Cylinder, electricity consumer units, ample power points, central heating thermostat control, freezer recess, floor and wall cupboards, wall shelves, plumbing for automatic washing machine and an inset single drainer stainless steel sink unit with mixer tap.

Inner Hall



11'8" x 6'4" (3.56m x 1.93m)

('L' shaped) With a Travertine tile floor with underfloor heating, 3 downlighters, mains smoke detector, built in wardrobe/cupboard with shelves and hanging space, central heating thermostat control, built in Airing Cupboard with shelves housing a pressurised hot water cylinder and immersion heating and doors to Bedroom 1 and Ensuite Wet Room.

Bedroom 1



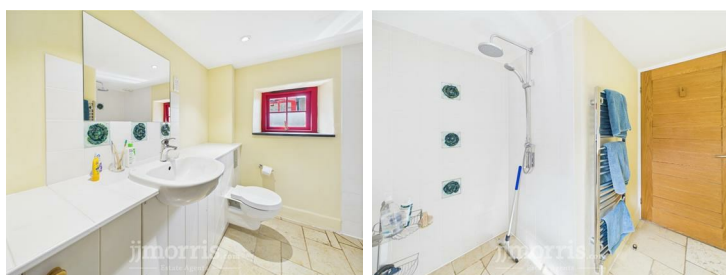
16'0" x 15'6" maximum (4.88m x 4.72m maximum)
With Oak floorboards with underfloor heating, hardwood painted double glazed French doors to Garden, large hardwood painted double glazed gable window (affording delightful rural views), exposed 'A' frames, central heating thermostat control, 6 ceiling light, ample power points, built in double wardrobe with shelves and a coloured brick and slate staircase leading to a:-

First Floor (Mezzanine) Sitting Room/Study/Bedroom



15'0" x 10'8" (4.57m x 3.25m)
With Oak floorboards, 2 double panelled radiators, 2 Velux windows, hardwood painted double glazed sash window, exposed 'A' frames, mains smoke detector, ample power points, 5 wall uplighters and 2 ceiling spotlights.

Ensuite Wet Room



8'6" x 8'0" (2.59m x 2.44m)
('L' shaped maximum) With a Travertine tile floor, part tile surround, white suite of WC and Wash Hand Basin in vanity surround, tiled shower area with a thermostatic shower, chrome dual fuel heated towel rail/radiator, Manrose extractor fan, hardwood double glazed sash window, tile splashback, toilet roll holder, wall mirror, shaver point, 2 downlighters and floor cupboards.

A staircase from the Ground Floor Sitting Room gives access to the:-

First Floor

Landing



5'9" x 3'3" (1.75m x 0.99m)
With Oak floorboards, hardwood painted double glazed sash window, central heating thermostat control and doors to Bedroom 2 and:-

Bedroom 3



14'8" x 11'4" (4.47m x 3.45m)
With Oak floorboards, painted tongue and groove clad wall, hardwood painted double glazed sash window with roller blind, double panelled radiator, double glazed hardwood painted door to an external stone and slate staircase which leads to Ground Floor, central heating thermostat control, Velux window with blind, ample power points, exposed 'A' frames, fitted double wardrobe, 2 ceiling spotlights, mains smoke detector and ample power points.

Bedroom 2



11'6" x 9'10" (3.51m x 3.00m)
With Oak floorboards, double panelled radiator, Velux window with blind, exposed 'A' frames, double panelled radiator, double glazed sash window with roller blind, central heating thermostat control, 2 ceiling spotlights, mains smoke detector, painted tongue and groove clad wall and a fitted wardrobe.

Externally



natural stone walls, exposed open beams, an Oak staircase, exposed 'A' frames, Travertine Tile and Oak Floorboards with underfloor heating etc etc. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

The Property stands in large Gardens and Grounds which extend to an Acre or thereabouts which includes a large west facing Lawned Garden together with Half an Acre or thereabouts of Pasture Land with Mowed Pathways, a Herb Garden and a raised Timber Decked Patio. In addition, there is a Timber Garden Shed as well as a Chipping/Stone Hardstanding Area which allows for Off Road Parking for 3/4 Vehicles. On the opposite side of the tarmacadamed access road is an Orchard area together with the stone wall remains of an Old Cottage.

7 Outside Electric Lights and Outside Water Tap.

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

Services

Mains Water and Electricity are connected. Drainage to a Septic Tank. Central Heating via a Ground Source Heat Pump. The Ground Floor accommodation has Underfloor Heating whereas the First Floor accommodation has Radiators. Floor and Roof Insulation. Hardwood painted Double Glazed Windows and Doors. Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

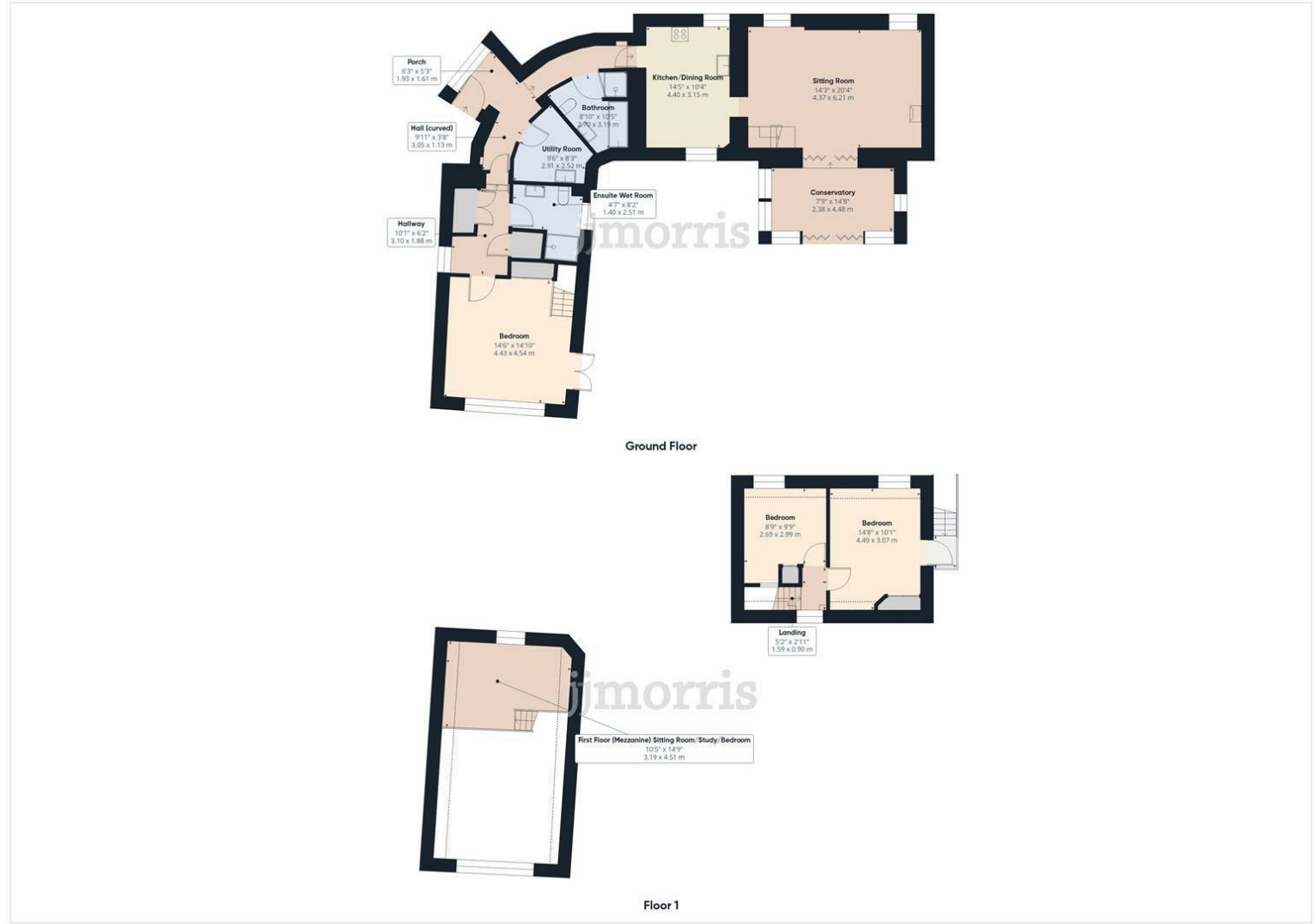
Rights of Ways

Access Rights of Ways exist in favour of adjoining Properties and Land owners over the tarmacadamed road (which is owned by Ysgubor Trehysbys) on the eastern side of the Dwelling House.

Remarks

Ysgubor Trehysbys is an exceptional detached Barn Conversion (converted in excess of 20 years ago and reconstructed and extended 14 years ago) to an extremely high standard of workmanship and benefitting from Hardwood painted Double Glazed Windows and Doors, Floor and Roof Insulation and heating via a Ground Source Heat Pump. The Property is ideally suited for Family, Retirement, Investment or Holiday Letting Purposes. The Property stands in approximately an Acre or thereabouts of Gardens and Grounds which include Lawned Areas, a Meadow with Mowed Paths, an Orchard Area and a Hardstanding Area which allows for Off Road Parking for 3/4 Vehicles. The Property is in excellent decorative order and had many attractive character features including

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	68
England & Wales		EU Directive 2002/91/EC

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.

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