



The Old Farmhouse, Panteg, Manorowen, Fishguard, Pembrokeshire, SA65 9QB

£449,950

- * An attractive Detached 2 storey character stone built Cottage Residence.
- * Spacious 2/3 Reception, Kitchen, Utility, Conservatory, 4/5 Bedroom and 2 Bath/Shower accommodation.
- * uPVC Double Glazed, Air Source Central Heating and Roof/Loft Insulation.
- * Delightful Gardens and Grounds including Lawns, Ornamental Stone areas, Raised Beds and Flowering Shrubs.
- * Off Road Vehicle Parking Space as well as a Garage/Log Shed and a Workshop 35'0 x 11'6" .
- * Ideally suited for Family or Retirement purposes. Inspection essential. Realistic Price Guide. EPC Rating B.

Situation

The Old Farmhouse stands on the edge of the hamlet of Panteg which stands alongside the Main A487 Fishguard to St Davids Road and is some 2 ½ miles or so south west of the Market Town of Fishguard.

Fishguard being close by 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, a Building Society, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, a Petrol Filling Station/Store, Repair Garages, a Post Office, Library and a Leisure Centre.

The twin town of Goodwick is within a mile or so of Fishguard and within 2 miles or so of the hamlet of Panteg.

The North Pembrokeshire Coastline at The Parrog, Goodwick is within 2.5 miles or so and also close by are the other well known sandy beaches and coves at Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

The County and Market Town of Haverfordwest is some 15 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, Takeaways, Art Galleries, a Leisure Centre, Supermarkets, Petrol Filling Stations, Repair Garages, a Post Office, Library, a Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 road 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.

Directions

From the offices of Messrs JJ Morris at 21 West Street turn left and proceed in the direction of Goodwick for half a mile. Upon reaching the bypass roundabout, take the second exit, signposted to Goodwick and Fishguard Harbour. Continue on this road for 550 yards or so and upon reaching the roundabout adjacent to Tesco Express, take the first exit in the direction of St Davids. Continue on this road for approximately 2 ½ miles and The Old Farmhouse is situated on the right hand side of the road, just past The Old Chapel and just prior to the hamlet of Panteg. A "For Sale" Board is erected on site.

Description

The Old Farmhouse comprises a Detached 2 storey Cottage Residence of predominantly solid stone construction with natural stone faced elevations and rendered and coloured

roughcast rear elevations under a pitched slate roof. There is an extension to the rear of cavity construction with a Caernarfon slate roof. Accommodation is as follows:-

Double Glazed Entrance Door to:-

Porch



4'10" x 4'6" (1.47m x 1.37m)

With 2 double glazed windows, Solax solar panel inverter, electricity meter and consumer unit, ceiling light and a half glazed door to:-

Open Plan Sitting/Dining Room



25'4" x 13'1" (7.72m x 3.99m)

With part Quarry Tile floor and part Pine floorboards, 2 uPVC double glazed windows, 2 double panelled radiators, Inglenook fireplace with Bread Oven and a concealed electric light, open beam ceiling, 2 No. 2 ceiling spotlights, understairs Storage Cupboard, staircase to First Floor, fireplace at one end housing a Multifuel Stove on a Slate hearth, telephone point, Fibre to premises, coloured natural stone walls, 14 power points, wall uplighter, half glazed door to Kitchen/Breakfast Room and door to:-

Lounge/Gym/Games Room



18'1" x 13'2" (5.51m x 4.01m)

With Pine floorboards, an enamelled Oil Stove and a raised Slate hearth (not connected), 2 Velux windows, 4 single glazed windows, fixed half glazed door with blinds, exposed 'A' frames, double panelled radiator, telephone point, 8 power points, 2 No. 3 ceiling spotlights, TV point and door with step down to:-

Office/Bedroom



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

(plus door recess). With vinyl floor covering, 3 windows (2 uPVC double glazed and one Arched single glazed), low level door to Rear Garden, coloured natural stone walls, double panelled radiator, ceiling light, open beam ceiling and 6 power points.

Kitchen/Breakfast Room



22'3" x 7'9" (6.78m x 2.36m)

With quarry tile floor, Belfast sink with mixer tap, Oil fired Alpha Heating/Cooking Range (presently disconnected), range of floor cupboards with Oak worktops, built in Smeg Electric Single Oven/Grill, 4 ring Induction Hob, Cooker Hood (externally vented), 11 downlighters, double glazed window overlooking Rear Garden, cooker box, extractor fan, double glazed Stable Door to rear Garden and door to:-

Conservatory



12'9" x 9'7" (3.89m x 2.92m)

(Pine double glazed). With vinyl floor covering, double panelled radiator, wall light, 8 power points and double glazed French doors to rear Garden.

A sliding door from the Kitchen with a short flight of steps leads to a:-

Utility Room

13'7" x 7'7" (4.14m x 2.31m)

With vinyl floor covering, 3 uPVC double glazed windows, uPVC double glazed door to rear Garden, plumbing for automatic washing machine, coloured natural stone walls, double panelled radiator, wall light, 4 power points and an opening leading to The Annexe.

A staircase from the Open Plan Sitting/Dining Room gives access to the:-

First Floor

Landing

11'7" x 5'10" (3.53m x 1.78m)

With fitted carpet, double panelled radiator, 2 power points, 3 built in cupboards, 2 ceiling lights (one over stairwell), exposed beams and doors to Bedrooms and:-

Bathroom



10'2" x 6'2" (3.10m x 1.88m)

With white suite of panelled Bath, Wash Hand Basin and WC, electric shower over bath, glazed shower screen, Velux window, built in Linen/Storage cupboard, access to undereaves storage space, chrome heated towel rail/radiator, 3 downlighters and an extractor fan.

Bedroom 2



13'7" x 9'0" (4.14m x 2.74m)

With fitted carpet, open beam ceiling, fitted Wardrobe with pine door, double panelled radiator, 4 ceiling spotlight, 6 power points, uPVC double glazed window and 2 Velux windows and blinds.

Bedroom 3



12'0" x 7'8" (3.66m x 2.34m)

(plus door recess 3'0" x 2'0" (0.91m x 0.61m). With fitted carpet, coloured natural stone walls, open beam ceiling, double panelled radiator, built in double wardrobe, uPVC double glazed window with roller blind, 2 ceiling lights, Velux window with blind, 8 power points and access to an Insulated Loft.

Bedroom 4



9'6" x 7'9" (2.90m x 2.36m)

With fitted carpet, double panelled radiator, fitted Wardrobe, Velux window with blind, wall shelves, ceiling light, built in cupboard, uPVC double glazed window and 4 power points.

Adjoining the Property is:-

The Annexe

Which has a door opening from the Utility Room as well as a:-

uPVC Double Glazed Door

(from the front) to a:-

Hall/Snug/Dressing Room



10'1" x 9'8" (3.07m x 2.95m)

With fitted carpet, open beam ceiling, 2 power points, double panelled radiator, uPVC double glazed window, 2 built in double wardrobes with 4 power points, coloured natural stone wall, 3 ceiling spotlights, a downlighter, understairs storage cupboard, staircase to First Floor, opening to Inner Hall and door to:-

Shower Room



6'2" x 5'0" (1.88m x 1.52m)

With ceramic tile floor, white suite of Wash Hand Basin in Vanity surround, WC and a glazed and tiled Shower Cubicle with an electric shower, 3 downlighters, alcove, extractor fan and a chrome heated towel rail/radiator.

Inner Hall



7'2" x 4'6" (2.18m x 1.37m)

(maximum). With vinyl floor covering, open beam ceiling, coloured natural stone walls, downlighter, radiator and opening leading to the Utility Room of the Main Residence.

First Floor

Bedroom 1



14'6" x 12'4" (4.42m x 3.76m)

With 4 windows (3 uPVC double glazed and 1 wooden double glazed), exposed 'A' frames, fitted carpet, 2 double panelled radiators, 4 ceiling spotlight and 8 power points.

Adjoining the Property at the rear is a:-

Plant Room

8'0" x 5'0" (2.44m x 1.52m)

(approx). With ceramic tile floor, uPVC double glazed window, single glazed sash window to Open Plan Sitting/Dining Room and a pressurised hot water cylinder with immersion heater.

Externally

There is a stone wall forecourt to the Property with a Bay

Tree and raised Beds with Holly Bushes and Herb Beds.

Adjacent to the western gable end of the Property is an Ornamental Stone Hardstanding area which allows for Off Road Parking for 3/4 Vehicles. There are also a range of Buildings as follows:-

Workshop



34'6" x 11'6" (10.52m x 3.51m)
(approx). Of timber construction with a pitched felt roof. It has electricity connected with 3 LED strip lights, ample power points, a Woodburning Stove and 2 double panelled radiators.

Adjacent to the eastern gable end of the Workshop is a Worcester freestanding Oil Boiler (currently disconnected) and an Oil Tank.

There is also a:-

Garage/Wood Shed



16'6" x 11'0" (5.03m x 3.35m)
Of concrete block and stone construction with a pitched box profile roof. It also has double wooden entrance doors.



Directly to the rear of The Old Farmhouse is a delightful Landscaped Garden which extends to a Third of an Acre or thereabouts which includes Lawned areas, Ornamental Stone Patio areas, a raised Paved Patio from where delightful Rural views can be enjoyed, a Concreted Patio area on which stands a Inflatable Hot Tub together with Flowering Shrub Borders, Rose Beds and Young Trees. There are also 2 Pear Trees, a Fig Tree and an Apple Tree as well as Palms, a Silver Birch and both Young and Mature Trees. The Lower Garden has the benefit of a Lawned area together with 3 raised Vegetable Beds and a Weeping Willow Tree.



In addition, there is also a Samsung Air Source Heat Pump (which heats the domestic hot water and fires the central heating) as well as 4 Outside Lights (One Sensor Light) and 3 Outside Water Taps.

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

SERVICES

Mains Water, Electricity and Drainage are connected.
Central Heating via a Samsung Air Source Heat Pump. uPVC Double Glazed Windows. Roof/Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband via Fibre to Premises. Telephone, subject to British Telecom Regulations.

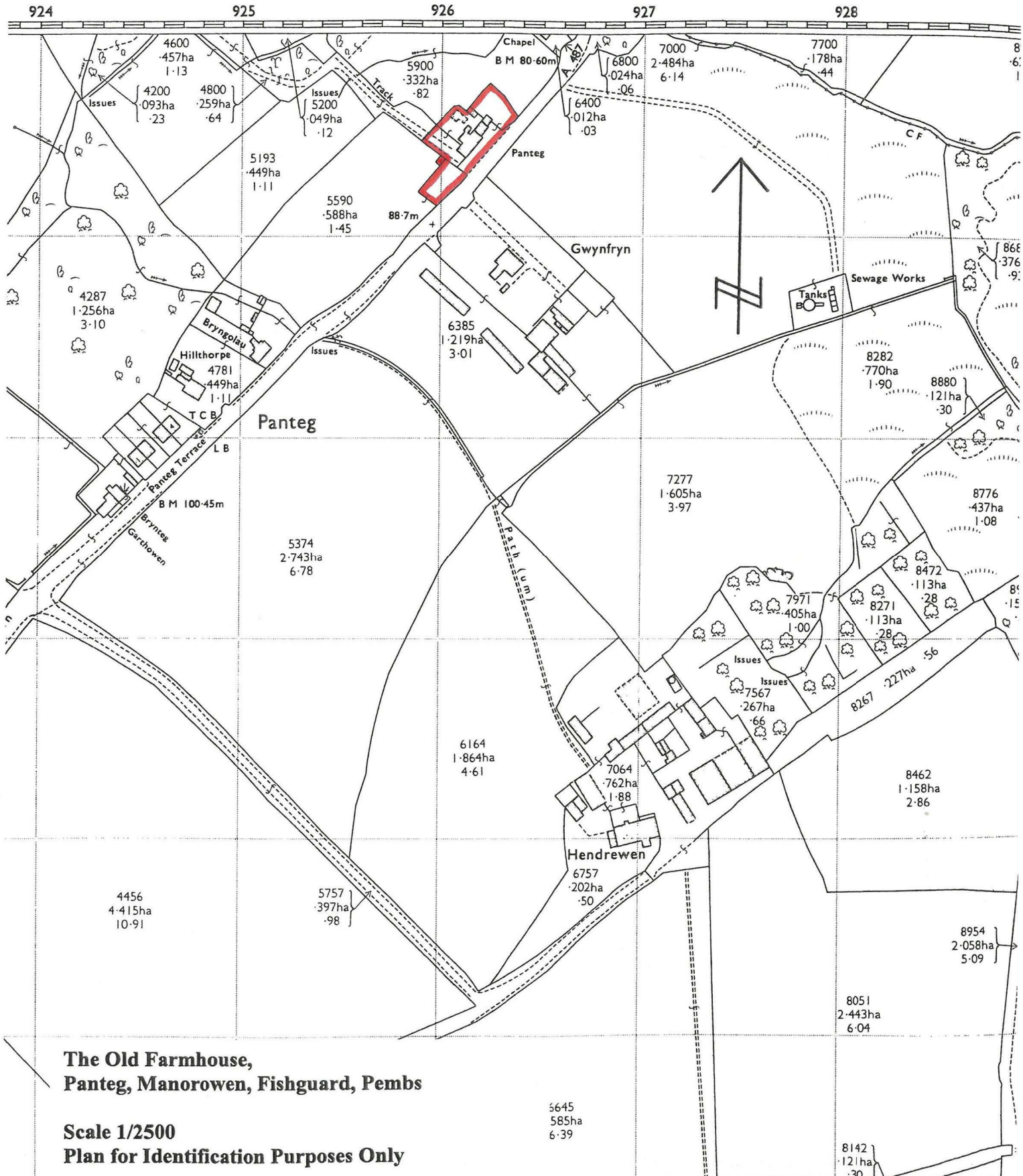
TENURE

Freehold with Vacant Possession upon Completion.

REMARKS

The Old Farmhouse is a deceptively spacious Detached character stone Cottage Residence which stands in a delightful location within 2 ½ miles or so of the centre of the well known Market Town of Fishguard. The Property is in excellent decorative order and has a wealth of character including exposed "A" frames and open beams, quarry tiled floors, coloured natural stone walls, Pine woodwork etc etc. It benefits from Central Heating via an Air Source Heat Pump, uPVC Double Glazing and Roof/Loft Insulation. In addition, it has delightful Landscaped Gardens and Grounds which extend to a third of an Acre or thereabouts including Lawned areas, Lawned and Ornamental Stone areas, a raised Paved Patio, Flowering Shrubs, Young Trees and Raised Beds. There is also a Timber Workshop 34'6" x 11'6" together with a Garage/Wood Shed 16'6" x 11'0". There is also a gravelled Hardstanding area which allows for Off Road Parking for 3/4 Vehicles. It is ideally suited for Family or Retirement purposes and is offered "For Sale" with a realistic Price Guide. Early inspection is strongly advised.

PEMBROKESHIRE

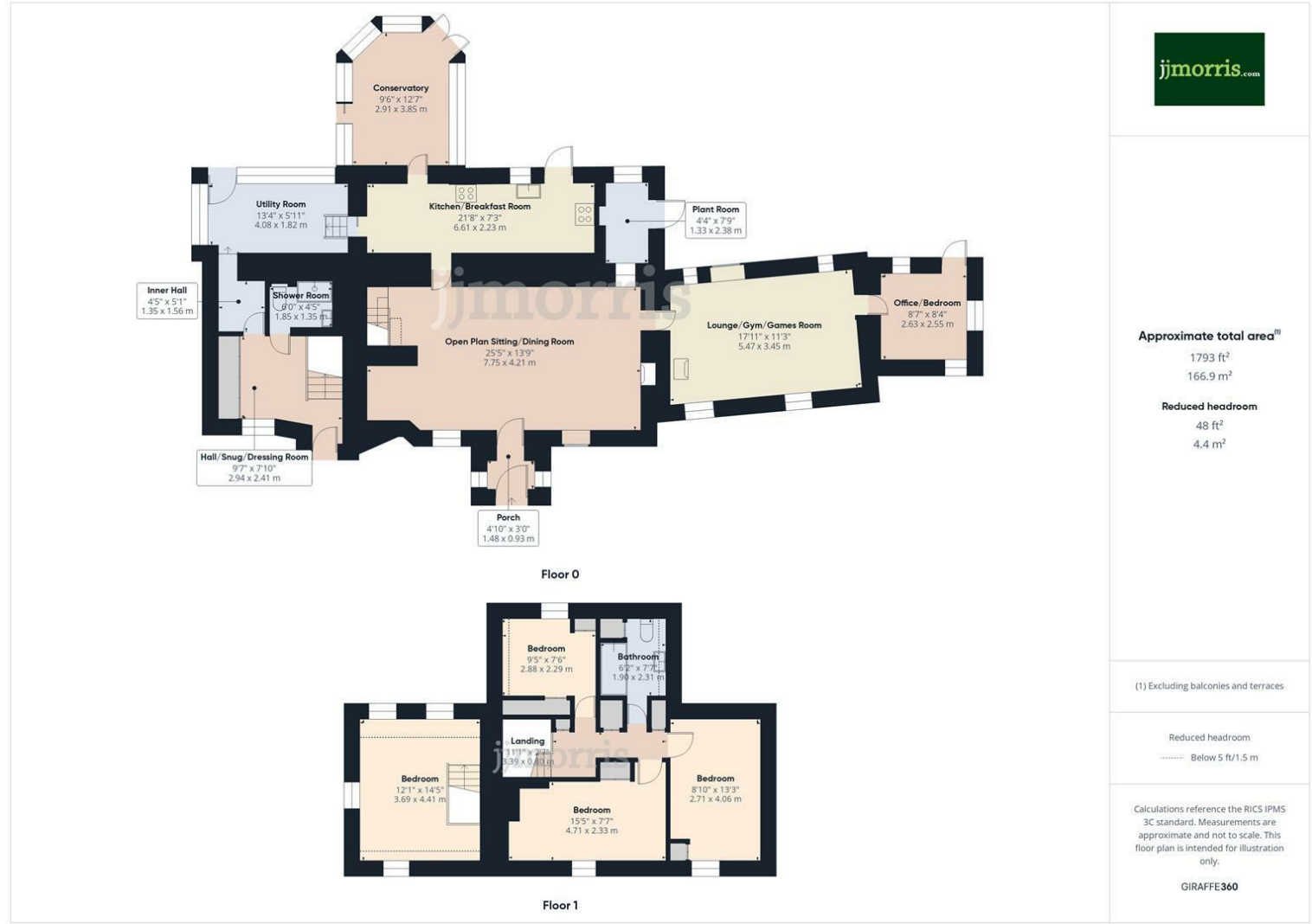


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Panteg, Manowren, Fishguard, Pembs**

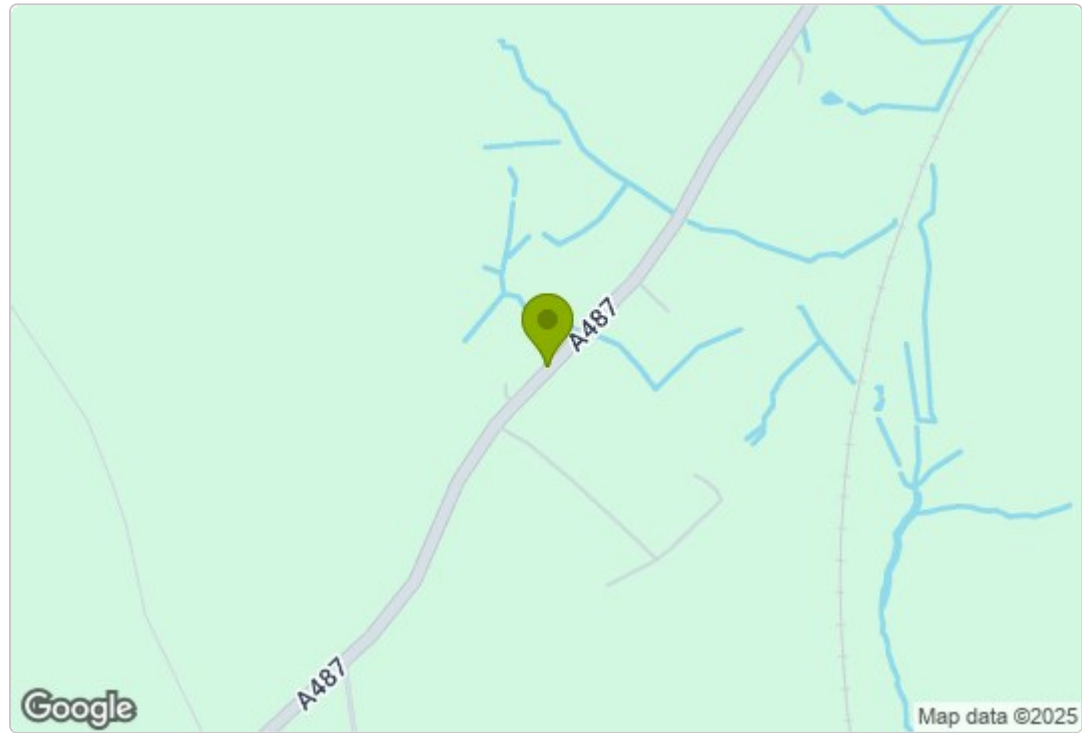
Scale 1/2500

Plan for Identification Purposes Only

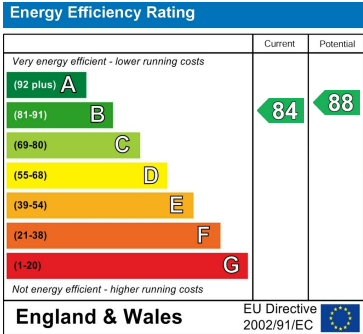
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - D

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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