



Cranged, St. Nicholas, Goodwick, Pembrokeshire, SA64 0LX

Price Guide £795,000

*A delightfully situated 18 ½ Acre Residential Holding.

*Substantial Detached 5 Reception, 5/6 Bedroom Farmhouse Residence.

*An Annexe building with 1 Bedroom accommodation as well as a Park Home (twin unit) with 2 Bedroom accommodation.

*Useful Outbuildings including a former Cowshed 57'0" x 13'0" as well as a Multipurpose Shed/Garage/Workshop 60'0" x 21'0".

*18.84 Acres or thereabouts of Pasture and Amenity Land including 2 Acres of Woodland, 2 Wildlife Ponds, delightful Gardens and Grounds including Lawned Areas, Patios, Flowering Shrubs and an Orchard Area.

* Substantial Solar Panel Array and Battery Storage system providing full back up power.

*Accessed via a 400 yard tarmacadamed lane from where delightful Rural and distant Sea views can be enjoyed.

*Inspection essential to appreciate the full extent of accommodation and indeed the location and outlook.

Situation

St Nicholas is a popular village which stands on the North Pembrokeshire Coastline some 5 miles or so West of the Market Town of Fishguard.

St Nicholas benefits from a Church and a Community/Village Hall.

Within a short drive and within 5 miles or so is the Market Town of Fishguard which 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, Take-Aways, Art Galleries, a Post Office, Library, a Petrol Filling Station/Store, Repair Garages, a Cinema/Theatre, Leisure Centre and a Supermarket.

The twin town of Goodwick is within 4 miles or so of the property and Fishguard Harbour, being close by, provides a Ferry Terminal for Southern Ireland. There is also a Railway Station.

The County and Market Town of Haverfordwest is some 15 miles or so south east 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 from Letterston along the Main A40 Road from Letterston 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.

The Pembrokeshire Coastline at Aberbach and Abermawr is within a mile or so by foot and also within easy reach are the other well known sandy beaches and coves at The Parrog, Pwllcrochan, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereddy, Whitesands Bay, Pwllgwaelod, Cwm-yr-Eglwys and Newport Sands.

Cranged stands just outside the Pembrokeshire Coast National Park which is a designated area of outstanding natural beauty and protected accordingly. Delightful Rural Views can be enjoyed from the Property as well as distant Sea Views from the access lane.

Cranged Farmhouse is approached over a 400 yard tarmacadamed lane off the St Nicholas to Goodwick Council Maintained District Road.

Directions

From Fishguard, take the Main A487 road South West for some 4 miles and take the turning on the right at the crossroads, signposted to St Nicholas. Continue on this road for a mile or so and proceed through the village of St

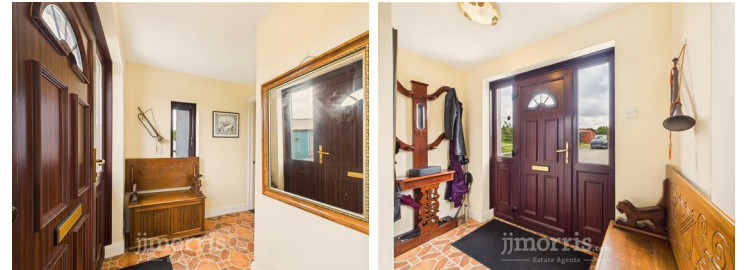
Nicholas and a third of a mile or so further on the entrance to Cranged is situated on the left hand side of the road. A 400 yard Tarmacadamed lane leads down to the property.

Description

Cranged Farmhouse comprises a Detached two storey Farmhouse Residence of solid stone and cavity concrete block construction with rendered and coloured roughcast elevations under a pitched Composition Slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

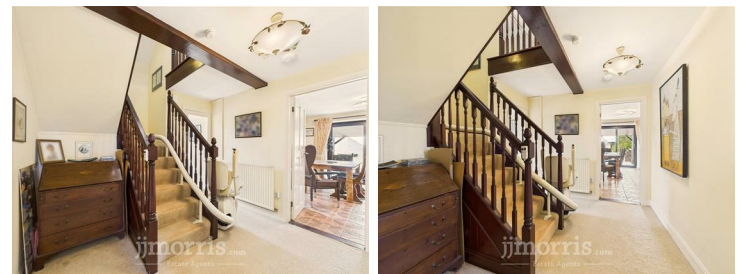
Porch



8'10" x 7'8" (2.69m x 2.34m)

('L' shaped maximum) With a ceramic tile floor, uPVC double glazed windows, ceiling light and door to:-

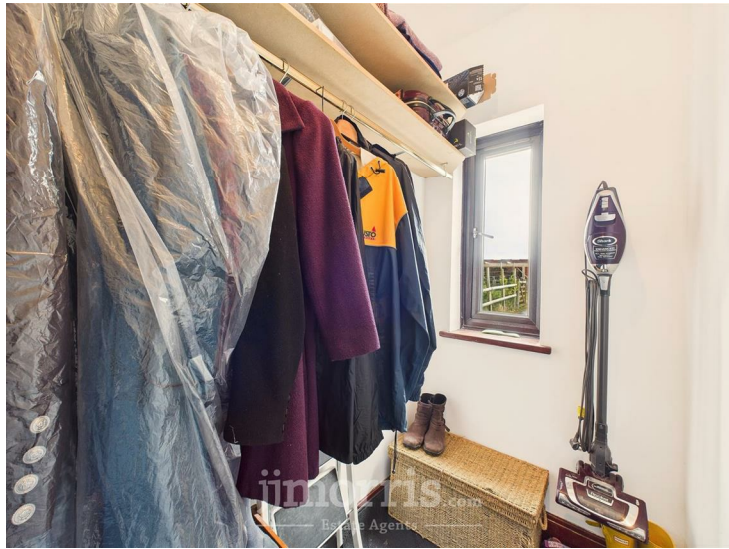
Hall



15'0" x 8'7" maximum (4.57m x 2.62m maximum)

With fitted carpet, staircase to First Floor, mains smoke detector, understairs storage cupboard, 1 power point, ceiling light and door to:-

Cloakroom



6'6" x 3'9" (1.98m x 1.14m)

With fitted carpet, uPVC double glazed window, coat hooks, wall shelf and ceiling light.

Separate WC



8'0" x 4'0" (2.44m x 1.22m)

With fitted carpet, radiator, suite of Wash Hand Basin and WC, tile splashback, uPVC double glazed window, ceiling light, towel rail, extractor fan and a toilet roll holder.

Sitting Room



20'0" x 19'0" (6.10m x 5.79m)

('L' shaped maximum) Being split level with a Brick open fireplace with a Slate hearth, 3 uPVC double glazed windows, uPVC double glazed patio door to exterior, brick

feature wall, 5 wall lights, telephone point, TV point, 10 power points, 3 eyeball spotlights, 2 mains smoke detectors, room divider with television and video recess and bookshelves, 2 double panelled radiators, a single panel radiator and doorway to:-

Music/Dining Room



14'0" x 13'7" maximum (4.27m x 4.14m maximum)

With fitted carpet, uPVC double glazed patio door to rear patio and garden, double panelled radiator, mains smoke detector, ceiling light, 6 power points and door to:-

Study



9'10" x 8'7" approx (3.00m x 2.62m approx)

With fitted carpet, fitted wall shelves, telephone point, mains smoke detector, 2 uPVC double glazed windows, radiator, 3 ceiling spotlight and ample power points.

Breakfast/Family Room



16'2" x 12'11" maximum (4.93m x 3.94m maximum)

With ceramic tile floor, uPVC double glazed patio door to exterior (affording views over the Pond and the Countryside beyond), double panelled radiator, Honeywell central heating thermostat control, uPVC double glazed window, telephone point, ceiling light, TV point, 4 power points, archway to Kitchen, doors to Hall and:-

Walk in Larder



8'2" x 4'6" (2.49m x 1.37m)

With ceramic tile floor, 3 ceiling spotlight, wall shelves and an external vent.

Kitchen



13'11" x 13'6" maximum (4.24m x 4.11m maximum)

With ceramic tile floor, uPVC double glazed door to Rear Patio and Garden, Inglenook housing a Beko freestanding electric Cooker Range with 5 ring Hob, Warming Plate, 2 Ovens and a Grill, concealed Inglenook light, range of Oak fronted fitted floor and wall cupboards with Granite worktops, part tile surround, Franke single drainer stainless steel one and a half bowl sink unit, ample power points, 4 overhead lights with low energy bulbs, TV aerial cable, uPVC double glazed window (affording delightful rural views) with roller blind, mains smoke detector and door to:-

Utility Room



14'0" x 9'3" maximum (4.27m x 2.82m maximum)

(excluding Inner Hall 4'6" x 4'3" 'L' shaped) With ceramic tile floor, Belfast/Butler Sink with shower spray, plumbing for automatic washing machine, Worcester oil boiler

(heating domestic hot water and firing central heating), tumble dryer vent, space for fridge freezer, electricity consumer unit, mains smoke detector, ample power points and door to:-

Conservatory/Garden Room



18'10" x 10'0" (5.74m x 3.05m)

With ceramic tile floor, uPVC double glazed windows with blinds, 2 double panelled radiators, ample power points, 7 eyeball spotlights, TV point, uPVC double glazed French doors to a Cotswolds Stone Patio (from where delightful rural views can be enjoyed).

A staircase from the Hall gives access to a:-

Half Landing

With fitted carpet, ceiling light and stairs to:-

First Floor

Main Landing



13'8" x 11'0" (4.17m x 3.35m)

('L' shaped maximum) With fitted carpet, mains smoke detector, access to an insulated loft, ceiling light, wall light, 5 power points and door to:-

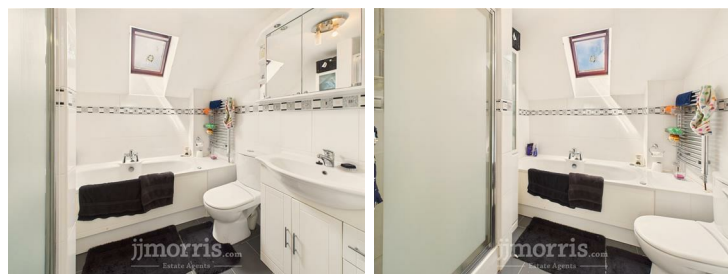
Office/Bedroom 6



13'8" x 12'10" (4.17m x 3.91m)

With fitted carpet, 2 uPVC double glazed windows with dual aspect (affording delightful rural views), double panelled radiator, TV point, 4 power points, ceiling light and a mains smoke detector.

Bathroom



7'3" x 7'11" (2.21m x 2.41m)

With ceramic tile floor, three quarter tiled walls, Velux window white suite of Jacuzzi Bath, Wash Hand Basin in vanity surround, WC and a glazed and tiled Shower Cubicle with a Mira Event power shower, fitted storage cupboard, chrome heated towel rail/radiator, toilet roll holder and a mirror fronted bathroom cabinet.

Inner Landing



5'8" x 3'5" (1.73m x 1.04m)

With fitted carpet, ceiling light, access to Insulated Loft and door to:-

Bedroom 1



20'9" x 12'9" (6.32m x 3.89m)

('L' shaped maximum) With fitted carpet, large uPVC double glazed window (affording delightful rural views to Garn Fawr), feature window, double and single panelled radiators, 2 ceiling lights, telephone point, TV point, 4 power points, mains smoke detector and door to:-

En Suite Bathroom



With suite of panelled Bath, Wash Hand Basin, WC and a Shower Cubicle with a Mira Event power shower, radiator, half tiled walls, Velux window, fitted carpet, ceiling light, extractor fan, wall mirror, glass shelf, fitted corner shelves and a shaver light/point.

Bedroom 4



10'10" x 9'9" (3.30m x 2.97m)

With fitted carpet, double panelled radiator, TV point, uPVC double glazed window, mains smoke detector, ceiling light and 4 power points.

Bedroom 5/Dressing Room



10'10" x 10'4" maximum (3.30m x 3.15m maximum)

With fitted carpet, double panelled radiator, mains smoke detector, TV point, 3 ceiling spotlight, 4 power points, uPVC double glazed window and a fitted clothes closet with shelves along one wall.

Rear Landing



15'0" x 3'0" approx (4.57m x 0.91m approx)

With fitted carpet, wall light, uPVC double glazed window

and an Airing Cupboard with a pre lagged copper hot water cylinder and immersion heater.

Bedroom 3



13'4" x 12'6" maximum (4.06m x 3.81m maximum)
With fitted carpet, access to an Insulated Loft, TV point, double panelled radiator, wall shelves, fitted wardrobe and a uPVC double glazed window (affording delightful rural views).

Bedroom 2



15'6" x 13'10" maximum (4.72m x 4.22m maximum)
With fitted carpet, 2 uPVC double glazed windows, (affording delightful rural views), double panelled radiator, mains smoke detector, ceiling light, TV point, 4 power points and door to:-

En Suite Shower Room



6'3" x 5'0" (1.91m x 1.52m)
With white suite of WC, Wash Hand Basin in vanity surround and glazed and tiled Shower Cubicle with a Mira Event power shower, half tiled walls, illuminated wall mirror, radiator, extractor fan and a ceramic tile floor.

Externally



The Property is accessed off the St Nicholas to Goodwick Council Maintained District Road via a 400 yard Tarmacadamed lane. The Property stands in good sized Gardens and Grounds which includes Lawned Areas, Timber Decked and Cotswold Stone Patio Areas, an Orchard, Flowering Shrubs, Young Trees and a Wildlife Pond. There is also a:-

Summerhouse



12'0" x 8'0" (3.66m x 2.44m)

Directly to the fore of the Farmhouse is a tarmacadamed hardstanding which allows for ample Vehicle Parking and Turning Space. Adjacent to the car parking area is an enclosed Lawned Garden with Flowering Shrubs which is bounded by a post and rail and wire fence. Outside Electric Lights. There is also a Wildlife Pond which is fed by natural water diverted from a stream with an outlet to a Second Wildlife Pond. Conveniently situated to the Farmhouse are a range of buildings as follows:-

Log Shed



12'0" x 8'0" (3.66m x 2.44m)
(maximum overall measurement)

Former Dairy/Cow Shed



57'0" x 13'0" maximum (17.37m x 3.96m maximum)
Of stone and concrete block construction with rendered and whitened elevations under a pitched corrugated cement fibre roof. It has 2 windows, 2 pedestrian doors, 4 strip lights, sewerage connection, a water tap and power points.

There is also a:-

Multipurpose Building



(Previously 4 Store/Livestock Sheds) Which is now utilised for storage and as an Annexe to the Main Residence. Electric Vehicle Charging Point, Accommodation is as follows:-

Kitchenette



8'8" x 4'0" (2.64m x 1.22m)
With uPVC Double Glazed Window, strip light, vinyl floor covering, 2 power points and door to store shed.

Hall



With uPVC double glazed doors to Front and Rear, 2 ceiling spotlights, vinyl floor covering, electricity consumer unit and doors to Shower Room and:-

Bed/Sitting Room



13'5" x 10'10" (4.09m x 3.30m)

With fitted bookshelves, mains smoke detector, 2 windows (1 uPVC double glazed and 1 wooden double glazed) with blinds, ceiling light/fan and 8 power points.

Shower Room



7'6" x 6'6" (2.29m x 1.98m)

With vinyl floor covering, uPVC double glazed window, suite of WC, Wash Hand Basin in a vanity surround and a Glazed and Aquaboard Quadrant Shower with a thermostatic shower, ceiling light and a heated towel rail/radiator.

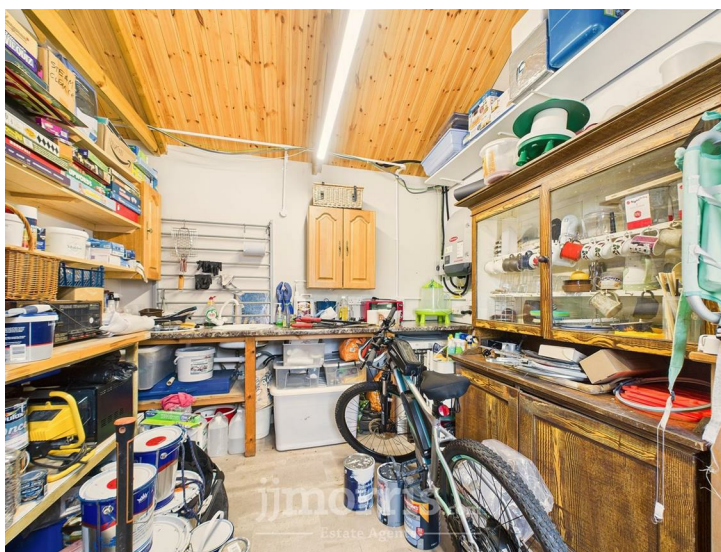
Store Shed



10'10" x 10'10" (3.30m x 3.30m)

With uPVC double glazed entrance door, LED lighting, uPVC double glazed window, wall shelves and plumbing for washing machine.

Utility Shed



10'10" x 9'9" (3.30m x 2.97m)

With strip light, mains smoke detector, sink and plumbing for washing machine, Solar Panel Inverter and power points.

Within close proximity is a:-

Park Home (Double Unit)



Which has accommodation as follows:-

Kitchen/Living Room



25'8" x 9'8" (7.82m x 2.95m)

With 3 uPVC double glazed windows, 3 ceiling lights, uPVC double glazed French door to exterior, woodburner, heat alarm, Kitchen Area with floor and wall cupboards and a sink unit with hot and cold.

Bedroom 1



13'5" x 9'8" (4.09m x 2.95m)

With 2 uPVC double glazed windows, smoke alarm, electric panel heater and ceiling light.

Bedroom 2/Office



10'0" x 9'9" (3.05m x 2.97m)

With 2 uPVC double glazed windows, 2 ceiling lights, mains smoke detector and power points.

Bathroom



9'9" x 6'0" (2.97m x 1.83m)

With suite of Bath, Copper Wash Hand Basin and WC, uPVC double glazed window, 2 ceiling lights and a hot water cylinder and immersion heater.

Adjacent to the Park Home is a raised Timber Decked Patio.

There is also a:-

Rhino Aluminium Greenhouse



16'0" x 8'0" (4.88m x 2.44m)

Close by is a:-

Multipurpose Agricultural Building



60'0" x 21'0" (18.29m x 6.40m)

Adjoining is a:-

Lean to Building

60'0" x 24'0" approx (18.29m x 7.32m approx)
Which is partially roofed.

Chicken Shed with Run



20'0" x 20'0" approx (6.10m x 6.10m approx)

There are also 3 Water Harvesting Tanks and Outside Water Taps.



There is also a small Orchard with Apple, Pear, Peach, Cherry and Plum Trees as well as a variety of Trees including Weeping Ash, Silver Birch, White Poplar, Oak Trees, Ash and Pines.

The Land in total extends to 18.84 Acres or thereabouts of which the majority is clean Pasture and Amenity Land which is gently sloping with a south westerly aspect. Within the acreage is an area of Rough Grazing Land and approximately 2 Acres of Woodland to the south west which has Primroses, Wild Daffodils, Iris and Bluebells.

Services

Mains Water (metered supply) and Electricity are connected. Drainage is to a Sewage Treatment Plant with overflows into a Reed bed (installed 2024). Telephone, subject to British Telecom Regulations. uPVC Double Glazed Windows and Doors (Installed 2025). Velux Double Glazed Skylight Windows. 5KW Solar Panels and 28KWH Solar Battery Storage. Oil Central Heating. Loft Insulation. Full Fibre Optic Broadband Connection.

Tenure

Freehold with Vacant Possession upon Completion.

Remarks

Cranged is a delightfully situated 18.84 Acre Residential/Equestrian Holding which stands on the North

West Pembrokeshire Coastline within easy car driving distance of the Market Towns of Fishguard and Haverfordwest and the the Cathedral City of St Davids. The Farmhouse Property was extended, modernised and refurbished some 25 years or so ago with a Newly installed roof on the Main Residence in 2019 and has deceptively spacious accommodation which is good decorative order throughout. It has the benefit of Oil fired Central Heating, uPVC Double Glazed Windows and Doors and Loft Insulation. In addition, there is a 2 Bedroom Park Home as well as an Annexe to the Main Residence together with a useful range of buildings including a former Cow Shed (with conversion potential) a Multipurpose Garage/Workshop 60'0" x 21'0" as well as other useful Farm Buildings. The Land in total extends to 18.84 Acres or thereabouts which is in the main clean Pasture and Rough Grazing/Amenity Land including 2 Acres or thereabouts of Woodland. In order to appreciate the qualities of the Property and indeed the full extent of Accommodation, the Outbuildings and indeed it's Location, inspection is essential and strongly advised. Realistic Price Guide.

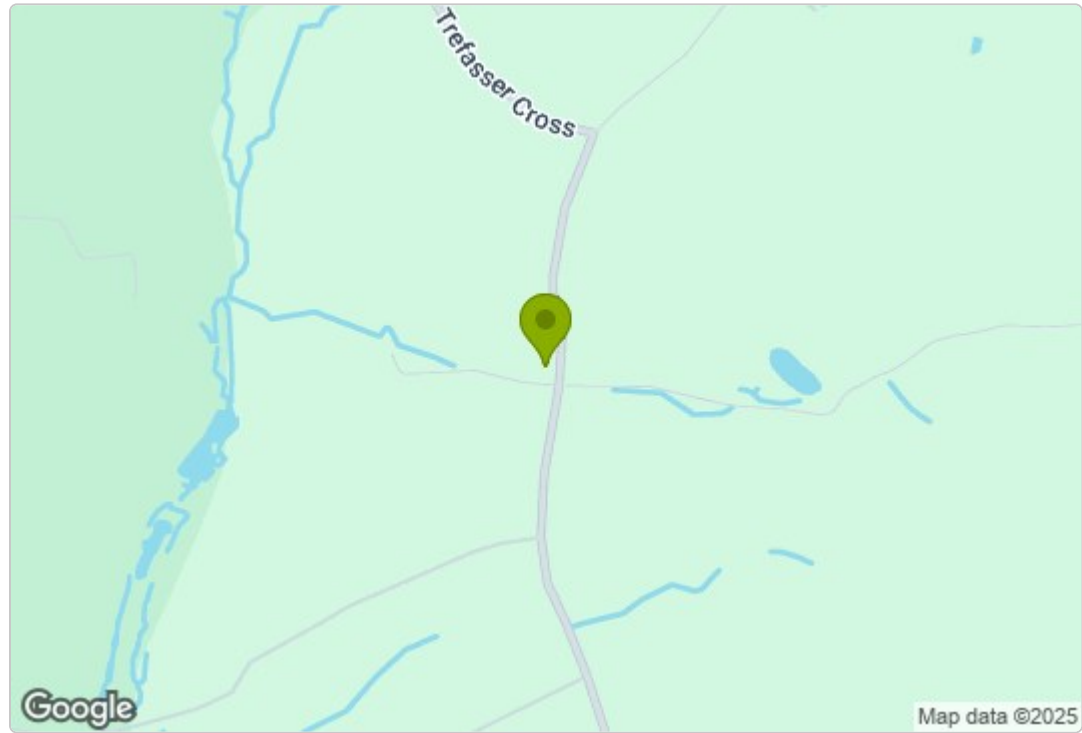




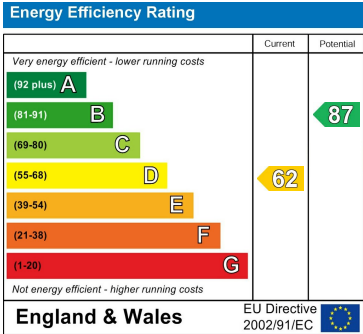
Floor Plan



Area Map



Energy Efficiency Graph



Council Tax Band - H

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