



Coedrwym, Cefn Road, Dwrbach (nr Scleddau), Fishguard, Pembrokeshire, SA65 9QT

Price Guide £765,000

*A delightfully situated 18 Acre Residential/Equestrian Holding.

*Well appointed Detached Farmhouse/Cottage with 2/3 Reception, Kitchen/Diner, 3/4 Bedroom and 2 Bath/Shower Room accommodation with delightful Gardens and Grounds as well as uPVC Double Glazing, Oil Central Heating and Loft Insulation.

*Close by is Little Barn Cottage which is the result of a Barn Conversion benefitting from a Sitting Room 20'0" x 15'2", Kitchen/Diner, 2 Bedrooms and 2 Bath/Shower Room accommodation benefitting from Double Glazing, Oil Central Heating and Roof/Loft Insulation.

*Substantial Garage Block 34'6" x 18'0" of cavity concrete block construction with a Boarded Loft and 2 Velux windows.

*Equestrian Buildings including a Multipurpose Shed 57'0" x 23'0" with 4 Boxes, 4 Stables and a Single Garage 18'0" x 9'0".

*18 Acres of mainly clean gently sloping and sloping Pasture Land together with 4.43 Acres of Moorland which is subject to an SSSI.

*Delightful Lawned Gardens with a Seasonal Pond, Flowering Shrubs and Wooded Plantations amounting to an Acre and a Half or thereabouts, together with a Static 4 Berth Caravan with its own Parking, Double Glazing and Central Heating.

*Inspection essential to appreciate the qualities of this exceptional Residential/Equestrian Holding. Realistic Price Guide.

EPC Ratings - Coedrwym Band "F" and Little Barn Band "D".

Council Tax - Coedrwym - Band "D" & Little Barn Band "C".

Situation

Coedrwrm stands in its own good sized gardens and grounds in a delightful rural location and is within three quarters of a mile or so of the village of Scleddau.

Scleddau being close by has the benefit of a Public House, a former Chapel, Trailer Centre and a Community/Young Farmers Hall at Jordanston (within a mile of the village).

The centre of the well known Market Town of Fishguard is within 2 ½ miles or so of the Property and 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, Post Office, a Library, Supermarkets, a Petrol Filling Station/Store, Repair Garages and a Leisure Centre.

The North Pembrokeshire Coastline at The Parrog, Goodwick is within 3 miles or so and also close by are the other well known sandy beaches and coves at Pwllgwaelod, Cwm yr Eglwys, Newport Sands, Pwllcrochan, Abermawr, Aberbach, Abercastle, Aberfelin, Porthgain, Traeth Llyfn, Abereddy and Whitesands Bay.

The County and Market Town of Haverfordwest is some 14 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Comprehensive and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Library, Post Office, Petrol Filling Stations, a Leisure Centre, Supermarkets, a Further Education College, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 from Scleddau to Haverfordwest and Carmarthen and the M4 motorway to Cardiff and London as well as good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Cefn Road is a Council Maintained Road which links Scleddau with Fishguard.

Coedrwrm is accessed over a 50 yard tarmacadamed lane off Cefn Road.

Description

Coedrwrm comprises a Detached 2 storey Farmhouse/Cottage residence of solid stone, brick and cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

uPVC Double Glazed Entrance Door to:-

Garden Room



18'9" x 11'4" (5.72m x 3.45m)

With ceramic tile floor, uPVC double glazed French Doors to Garden, ceiling light and 2 wall lights, double panelled radiator, TV point, Oak glazed door to Inner Hall and Oak doors to Shower Room, Laundry Room and:-

Walk in Cloakroom

5'9" x 3'0" (1.75m x 0.91m)

With ceramic tile floor, uPVC double glazed window, radiator and ceiling light.

Laundry



4'7" x 3'3" (1.40m x 0.99m)

With ceramic tile floor, uPVC double glazed window, plumbing for automatic washing machine and 2 power points.

Shower Room



7'0" x 3'2" (2.13m x 0.97m)

With ceramic tile floor, fully tiled walls, suite of Corner Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a thermostatic shower, chrome heated towel rail/radiator, extractor fan and ceiling light.

Inner Hall



10'9" x 7'0" maximum (3.28m x 2.13m maximum)

With ceramic tile floor, ceiling light, radiator, smoke detector (not tested), 2 power points, door to Sitting Room and a half glazed door to:-

Kitchen/Dining Room



14'6" x 13'0" maximum (4.42m x 3.96m maximum)

With ceramic tile floor, 2 uPVC double glazed windows with roller blinds, range of fitted floor and wall cupboards, inset single drainer one and a half bowl composite sink unit with mixer tap, double panelled designer vertical radiator, Worcester freestanding Oil Combination Boiler (heating domestic hot water and firing central heating), built in Lamona microwave, built in Lamona eye level Double Oven/Grill, Lamona 4 ring Ceramic Hob, Cooker Hood (externally vented), part tile surround, appliance

points, 10 power points, 8 downlighters, 2 ceiling lights, built in dishwasher and a built in fridge freezer.

Sitting Room



14'0" x 13'8" (4.27m x 4.17m)

(plus Hall recess 6'3" x 3'2") With fitted carpet, feature fireplace, coloured natural stone walls, exposed beams, double and single panelled radiators, TV shelf, ceiling light, 8 power points, wall light, smoke detector (not tested), 8 pane Pine door to Inner Lobby and a 15 pane glazed door to:-

Hall



8'3" x 6'6" (2.51m x 1.98m)

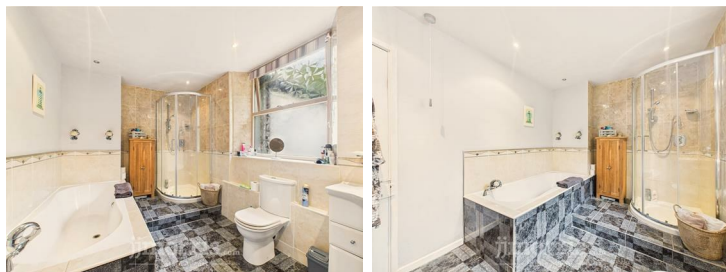
With fitted carpet, uPVC double glazed door to exterior, ceiling light, 2 power points and staircase to First Floor.

Inner Lobby



With fitted carpet, ceiling light, doors to Office/Bedroom 4, Bedroom 1 and:-

Bathroom



11'9" x 8'2" (3.58m x 2.49m)

With a split level ceramic tile floor, single glazed window with roller blind, part tile surround, white suite of tiled panelled Bath, Wash Hand Basin in vanity surround, glazed and tiled Quadrant Shower with thermostatic shower and a WC, 6 downlighters and a chrome heated towel rail/radiator.

Bedroom 1



12'8" x 10'9" (3.86m x 3.28m)

With fitted carpet, uPVC double glazed window, electricity consumer unit, radiator, ceiling light and 6 power points.

Office/Bedroom 4



9'9" x 8'11" (2.97m x 2.72m)

With fitted carpet, double panelled radiator, hardwood double glazed window, ceiling light, telephone point and 2 power points.

First Floor

Landing

With fitted carpet, Velux window, ceiling light, painted tongue and groove clad ceiling, built in storage cupboard and doors to Bedroom 3 and:-

Bedroom 2



16'1" x 12'5" (4.90m x 3.78m)

With fitted carpet, exposed 'A' frames, painted tongue and groove clad ceiling, radiator, 2 built in wardrobes, ceiling light, 6 power points, Velux window with blind, TV aerial cable and access to undereaves storage space.

Bedroom 3



12'5" x 12'2" (3.78m x 3.71m)

With fitted carpet, painted tongue and groove clad ceiling, Velux window with blind, built in wardrobes, radiator, painted tongue and groove clad ceiling and 6 power points.

There is a raised Patio directly to the fore of the Property and to the side is an Indian Sandstone Paved Patio together with an Ornamental Stone Surround to the rear. There is an Oil Tank. Adjacent to the Property at the side and rear is a good sized Lawned Garden with Flowering Shrubs, Mature Trees, a Seasonal Pond and a Bamboo Plantation. Within 40 yards or so of the rear of the Farmhouse is a:-

Static 4 Berth Caravan



Currently utilised as a Holiday Let which provides an income. It has LP Gas Central Heating, Double Glazing, a raised Timber Decked Patio at the fore, its own small Garden and a Vehicle Parking Space.

To the fore of the Farmhouse and Little Barn Cottage is a large Ornamental Stone and Concreted Hardstanding/Yard which gives access to the Garage Block, a Single Garage and

the Equestrian Buildings. Within 20 yards or so of the Farmhouse is:-

Little Barn Cottage



Which Is a 2 storey Barn Conversion of predominately solid stone construction with coloured stone and rendered and coloured elevations under a pitched slate roof. Accommodation is as follows:-

Door to:-

Sitting Room



19'10" x 15'2" (6.05m x 4.62m)

With fitted carpet, exposed beam, double glazed window, 12 downlighters and 3 wall lights on dimmers, stone feature wall with a raised Slate Hearth housing a Propane Gas coal effect living flame fire, double panelled radiator, staircase to First Floor, double glazed French doors to Rear Garden, telephone point, 8 power points, 2 lamp points, mains smoke detector (not tested), 2 slate steps a pine door to:-

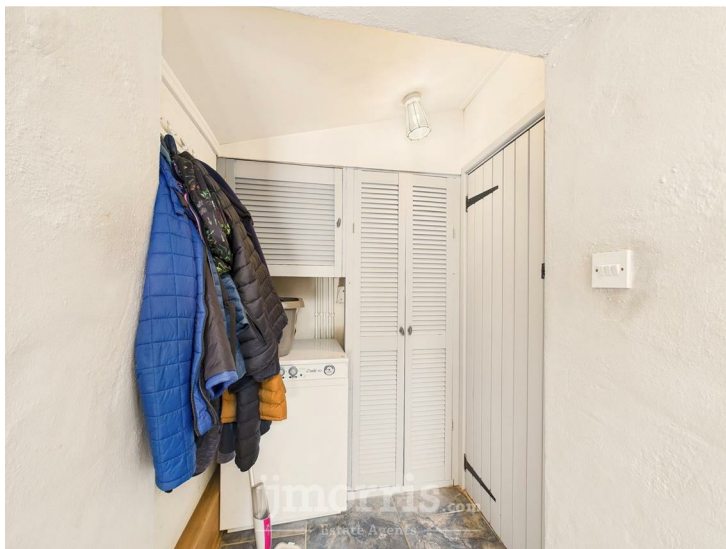
Kitchen/Dining Room



17'3" x 13'9" (5.26m x 4.19m)

With ceramic tile floor, 2 double panelled radiators, Velux window, 2 double glazed windows, range of fitted floor and wall cupboards, part tile surround, plumbing for automatic washing machine, built in Brandt electric Double Oven/Grill, 4 ring Ceramic Hob, Cooker Hood (externally vented), exposed beams, 11 downlighters, cooker box, 11 power points, Danfoss central heating thermostat control, door to rear Patio Garden, door to Bedroom 1 and an opening to:-

Inner Hall



With ceramic tile floor, ceiling light, Firebird Combi 90 freestanding Oil Combination Boiler (heating domestic hot water and firing central heating), coat hooks, linen cupboard with shelves 2 power points and door to:-

Bathroom



9'7" x 6'5" (2.92m x 1.96m)

With white suite of Wash Hand Basin in Vanity Surround, WC and a Sit in (disabled) Bath/Shower with door for easy access, part tile surround, radiator, double glazed window with roller blind, 3 downlighters, extractor fan, towel rail and towel ring.

Bedroom 1



18'7" x 8'7" (5.66m x 2.62m)

With exposed beams, fitted carpet, smoke detector (not tested), ceiling light, robe hooks, double glazed window, double panelled radiator and 6 power points and TV aerial point.

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

First Floor

Bedroom 2



19'11" x 14'1" (6.07m x 4.29m)

With fitted carpet, Velux window, 3 double glazed windows, 8 downlighters, radiator, natural stone wall, TV point, 8 power points and door to:-

En Suite Shower Room



7'1" x 5'10" (2.16m x 1.78m)

With ceramic tile floor, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Redring Expressions 550S electric shower, tile splashback, towel ring, shaver light, 2 downlighters and a radiator.

Directly to the rear of the Cottage is a Paved Patio and a raised Timber Decked Patio together with Ornamental Stone Areas. There is also a Greenhouse 6'0" x 4'0", Outside Electric Lights and an Outside Power Point.

Adjacent to Little Barn Cottage is a:-

Garage Block



34'6" x 18'0" (10.52m x 5.49m)

Of cavity concrete block construction with rendered and coloured elevations under a pitched composition slate roof. It has the benefit of 2 metal roller doors (one electrically operated), a pedestrian doorway, 4 windows, electricity meter and consumer unit, 4 strip lights, 12 power points and a staircase to a:-

First Floor Boarded Loft



34'6" x 10'0" approx (10.52m x 3.05m approx)

With 2 Velux windows, ceiling light, 2 strip lights, under eaves storage space and 4 power points.

On the opposite side of the Yard is a:-

Store Shed



18'0" x 9'0" (5.49m x 2.74m)

Of concrete block construction with a corrugated iron roof.

In addition, there are numerous Outside Electric Lights and Outside Water Taps.

Conveniently situated to the Farmhouse and the Cottage are a range of Outbuildings as follows:-

Stable Block

57'0" x 23'0" (17.37m x 7.01m)

Of concrete block, timber and corrugated iron construction with a pitched corrugated iron roof. It has a concreted floor and is currently in 4 Boxes together with a Hay Store. It has electricity and water connected.

To the rear of Little Barn Cottage is a Small Paddock and a:-

Multipurpose Shed

25'0" x 19'0" approx (7.62m x 5.79m approx)

Of corrugated iron and timber construction.

There are also a range of Equestrian Buildings as follows:-

Stable



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

Of concrete block construction with a box profile roof.

Sand School/Exercise Area



Stable 2



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

Of concrete block construction with a box profile roof.

Hay Shed/Stable

21'0" x 18'0" (6.40m x 5.49m)

Of steel stanchion and timber construction with box profile cladding and roof.

Stable/Hay Shed

24'6" x 10'0" (7.47m x 3.05m)

Of steel stanchion and timber construction with box profile cladding and roof.

Paddock/Sheep Shed



Directly to the fore of the Stable Buildings and Hay Sheds is a Concreted Yard and a Half Acre Paddock with a Mature Fir/Coniferous Plantation lying adjacent to the north western boundary and Cefn Road.

The Land in total extends to 18 Acres or thereabouts of which there is approximately 11 Acres of gently sloping Pasture Land and 4.43 Acres of Moor Land which is classified as an SSSI. Each Pasture enclosure has its own mains water trough. There are Woodland Plantations extending to an Acre and a Half or thereabouts and Gardens and Grounds extending to Half an Acre which include extensive Lawned Gardens, Flowering Shrubs and a Fish/Wildlife Pond. The Property enjoys a south east facing location from where delightful rural views can be enjoyed over surrounding countryside towards the Preseli Hills.

The boundaries of the Property are edged in red on the attached Plan to the Scale of 1/2500 and are set out in the:-

Schedule of Areas

Schedule of Areas	
OS No	Acreage
1689	1.01
1387	0.65
0886	1.54
1877	3.26
2776	2.28
2668	1.28
3060	3.55
Pt 0071	4.43
Total 18.00 Acres	

Services

Mains Water (metered supply) and Electricity are connected. Drainage is to two Septic/Effluent Tanks. Telephone, subject to British Telecom Regulations. Broadband Connection. Coedrwrm has Oil fired Central Heating, uPVC Double Glazing and Loft Insulation, whereas Little Barn Cottage has Oil fired Central Heating, Double Glazing and Roof Insulation.

Tenure

Freehold with Vacant Possession upon Completion.

Rights of Ways

A Public Footpath Right of Way bisects the Property (rarely used).

SSSI

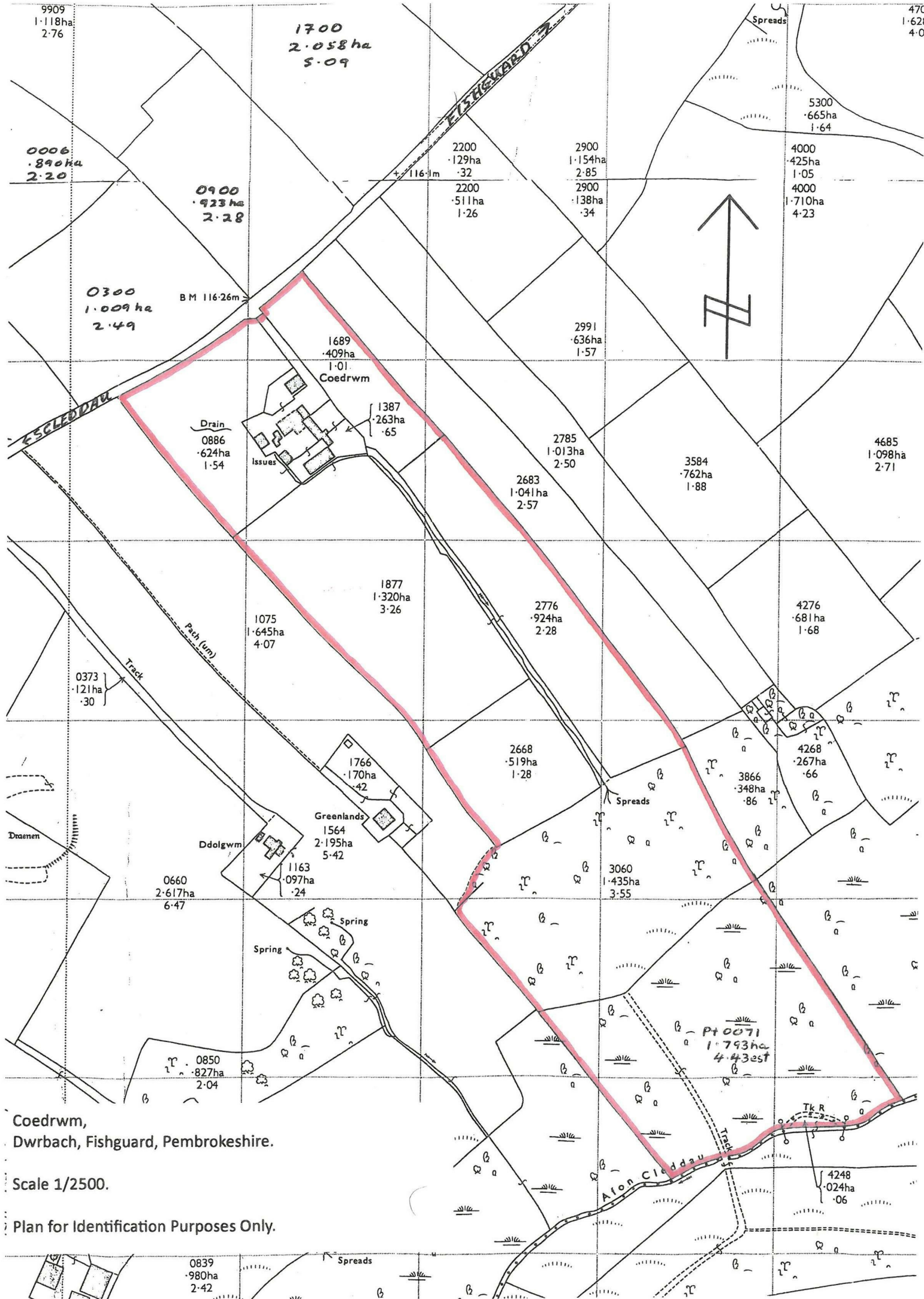
OS No Pt 0071 and amounting to 4.43 Acres of Moorland (adjacent to Esgyrn Bottom) is registered as a Site of Special Scientific Interest (SSSI).

Remarks

Coedrwrm is a delightfully situated 18 Acre Residential/Equestrian Holding which includes a spacious well appointed detached 3/4 bedroom character Farmhouse/Cottage residence benefitting from Oil Central Heating, uPVC Double Glazing and Loft Insulation. Within close proximity is Little Barn Cottage which has full Residential Planning Consent and has a Sitting Room, Kitchen/Diner, 2 Bedrooms and 2 Bath/Shower Room accommodation, which benefits from Oil Central Heating, Double Glazing and Roof Insulation. There is also a substantial cavity concrete block built Garage Block extending to 34'6" x 18'0" which has a Boarded Loft (with conversion potential, Subject to Planning) and also a Single Garage 18'0" x 9'0". There are a good range of Buildings which are currently being utilised for Equestrian purposes including a Multipurpose Shed 57'0" x 13'0" (currently in 4 boxes), a Multipurpose Livestock building 25'0" x 19'0" and 2 Stables and 2 Hay Sheds/Stables. The Land extends to 18 Acres or thereabouts of which there is

approximately 11 Acres of clean, gently sloping and sloping Pasture Land, 4.43 Acres of Moorland and an Acre and a Half or thereabouts of Woodland Plantation and Half Acre of Gardens and Grounds. There is also a 4 Berth Static Caravan which benefits from LP Gas Central Heating and Double Glazing. Residential/Equestrian Holdings of this nature are few and far between and early inspection is strongly advised. Realistic Price Guide.





Coedwrwm,
Dwrbach, Fishguard, Pembrokeshire.

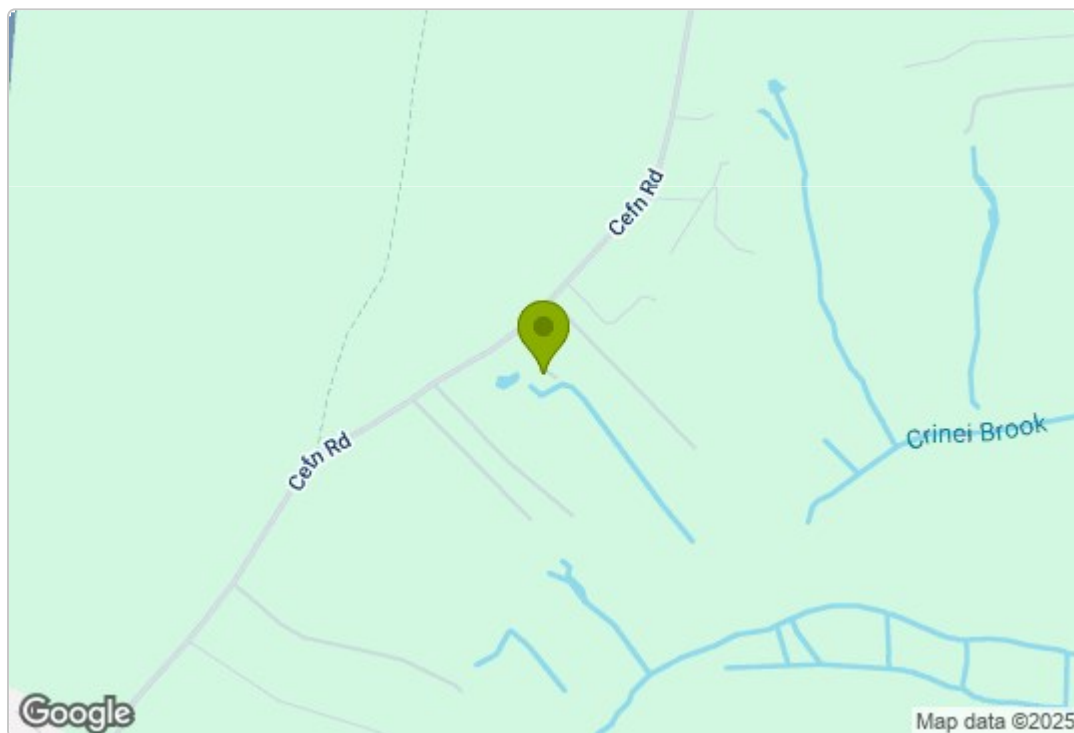
Scale 1/2500.

Plan for Identification Purposes Only.

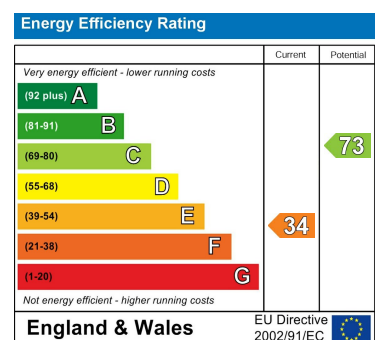
Floor Plan



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 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