

WOODHOUSE, LANDSHIPPING NEAR NARBERTH SA67 8BE

OFFERS AROUND £750,000

**AN ATTRACTIVE SUBSTANTIAL COUNTRY HOUSE WITH MATURE GROUNDS,
A RIVER FRONTAGE AND DELIGHTFUL RURAL OUTLOOKS INCORPORATING
VARIOUS VIEWS OF THE ADJACENT WATER**



- 2 LIVING ROOMS
- 5 DOUBLE BEDROOMS
- CONSERVATORY HALL & UTILITY ETC
- CIRCA 5.73 ACRES (TBC) GROUNDS – LAWNS, PADDOCKS & WOODLAND
- 24FT KITCHEN/FAMILY ROOM
- 2 BATHROOM/WC'S
- VARIOUS OUTBUILDINGS - CONVERSION POTENTIAL (STC)
- CIRCA 425 FT (TBC) RIVER FRONTAGE INCLUDING LAUNCHING AREA

GENERAL

The small riverside village/hamlet of Landshipping is situated fairly centrally in Pembrokeshire within the inland section of the beautiful Pembrokeshire Coast National Park. Woodhouse stands south of Landshipping itself close to the confluence of the Eastern Cleddau and Western Cleddau Rivers in a stunning rural but not isolated setting. It is about a 13 minute drive from the Canaston Bridge Roundabout on the A40T and around 19 minutes drive from the Carew Cross Roundabout on the A477T.

The former market town of Narberth is about nine miles or so. Pembrokeshire's County Town of Haverfordwest is approx 15 miles. The well known seaside resorts of Saundersfoot and Tenby are both around 17 miles or so.

The House itself is well proportioned and versatile. It has character and charm - beamed ceilings and woodburners etc. It may suit an extended or multi-generational family and also has potential as a Guest House or the like.

Subject to consent, the Outbuildings could be converted into a few Cottages but they also have "work from home" possibilities.

With approximate dimensions, the accommodation comprises...

GROUND FLOOR

Conservatory/Entrance Hall 12'0" x 7'7" (3.66m x 2.31m) sunny and double aspect incorporating glazed front door, slate floor, beautiful oak door to...

Reception Hall 13'5" x 12'3" (4.09m x 3.73m) window, 16'5" (5.00m) high ceiling, oak turning staircase, slate floor, access to Shower/WC, part glazed double doors to...

Kitchen/Family Room 24'0" x 16'0" (7.32m x 4.88m) very well lit, double aspect room with four windows and two sets of French doors - all with countryside views, recessed woodburner, slate floor, Kitchen Area has fitted units having oak doors, built-in electric double oven and hob, integrated fridge, one and half bowl sink, beamed ceiling, opening to...

Dining Room 17'10" x 10'11" (5.44m x 3.33m) rural outlooks, woodburner (same as in Kitchen/Family Room - two doors), beamed ceiling, door to...

Rear Hall Part glazed door from Garden (possibly the original front door), wood block flooring, second staircase, access to Utility Room, door to...

Sitting Room 17'11" x 10'11" (5.46m x 3.33m) countryside outlooks plus two small windows either side of "Minster" fireplace with woodburner, wood block flooring, beamed ceiling.

Utility Room 13'11" x 9'4" (4.24m x 2.84m) window and door to rear, work surfaces and cupboards, sink, plumbing for washing machine, stone featuring, beamed ceiling, access to stone cupboard housing heating equipment, understairs cupboard, access to...

Shower Room/WC 10'5" x 9'11" (3.17m x 3.02m) an Inner Hall and Wet Room with walk-in shower having glazed screen, wash hand basin and W.C., slate tiled floor, beamed ceiling, access to/from Reception Hall.

FIRST FLOOR

Landing 1 Front window.

Bedroom 1 16'11" x 14'9" (5.16m x 4.50m) an impressive triple aspect room with five windows and countryside plus river outlooks.

Bedroom 2 18'8" x 7'0" (5.69m x 2.13m) rural and water views, beamed ceiling, access to Landing 2.

Bathroom/WC	10'2" x 8'11" (3.10m x 2.72m) plus door entrance space incorporating shelved storage, four piece suite comprising bath, "his and hers" glazed wash hand basins with mirrors over plus WC.
Landing 2	River views, door to narrow staircase up to Second Floor, door to...
Bedroom 3	18'7" x 11'2" (5.66m x 3.40m) water outlooks plus two small side windows, beamed ceiling.
Landing 3	Window to rear.
Bedroom 4	9'9" x 9'4" (2.97m x 2.84m) plus 4'4" x 4'4" (1.32m x 1.32m) plus recess, window to rear, small enclosed fire.
Bathroom/WC	11'9" x 6'6" (3.58m x 1.98m) four piece suite comprising bath, corner shower cubicle with rain head, wash hand basin and W.C., matchboard featuring.
SECOND FLOOR	
Landing	Useful Storage Area which may have potential for a Bathroom/WC.
Bedroom 5	13'5" x 12'2" (4.09m x 3.71m) sloping ceiling with dormer window having extensive countryside and water views, exposed A frames.
Bedroom 6	18'6" x 12'6" (5.64m x 3.81m) sloping ceilings with dormer window having countryside and river views plus small side window, exposed/planted timbers.
OUTSIDE	The Grounds extend to approx 5.73 Acres (2.13 Hectares) - tbc. Ample Parking on driveway and plenty of space for a boat and/or a caravan etc.. The Gardens are mainly laid to lawn and incorporate a wealth of established and colourful shrubs plus several mature trees etc.. The Grounds also incorporate a few small Paddocks or the like and there is a water frontage to the River Cleddau of around 425ft (ie 130m) - tbc. Previous owners have launched boats from the foreshore. The Outbuildings include a former Cow Shed (35'8" x 15'11", 10.87m x 4.85m) plus 2 Adjoining Sheds (11'3" x 8'2", 3.43m x 2.49m and 21'1" x 20'11", 6.43m x 6.38m). Attached to this Block is the Double Garage with up and over door. Separately there are 2 Pigs Cots (both around 10'3" x 9'11", 3.12m x 3.02m). All of the aforementioned Outbuildings may have potential for conversion into Cottages, Offices and/or Workshops. Interested parties must make their own enquiries with the Pembrokeshire Coast National Park Authority on 01646 624800. There are also 2 Stables (12'0" x 10'0", 3.66m x 3.05m).
SERVICES ETC (none tested)	Mains water and electricity. Private drainage. Under floor heating from a Kensa ground source heat pump - details tbc. Solar Panels provide a feed-in tariff - details tbc. Upvc framed double glazed windows.
TENURE	We understand this is Freehold. 2 Land Registry Title No's i.e. WA963498 and CYM576846.
ENERGY PERFORMANCE	Energy Rating - tbc

DIRECTIONS

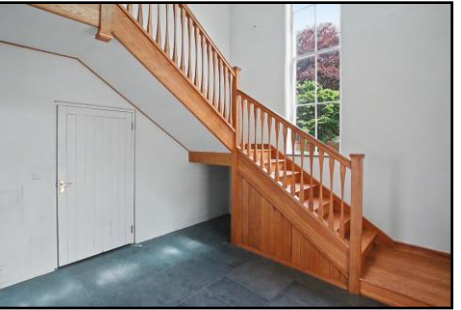
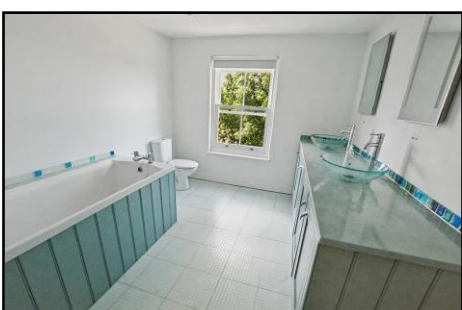
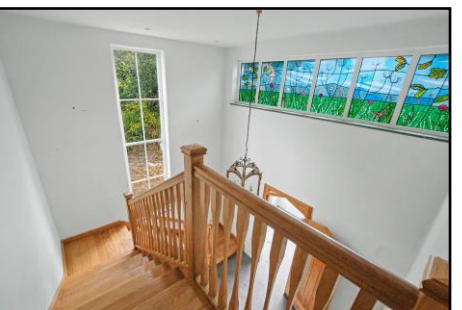
1. From the Carew Cross Roundabout on the A477T. Proceed north on the A4075 for a few miles. On reaching the staggered cross roads at Cross Hands, turn west signposted Landshipping, Martletwy and Lawrenny. Follow the signs for Landshipping. Within the village, turn south. Continue across the waterfront and bear right onto an unsurfaced track which leads to Woodhouse.

2. From the Canaston Bridge Roundabout on the A40T. Proceed south on the A4075 for a few miles. On reaching the staggered crossroads at Cross Hands, turn west signposted Landshipping, Martletwy and Lawrenny. Follow the signs for Landshipping. Within the village, turn south. Continue across the waterfront and bear right onto an unsurfaced track which leads to Woodhouse.

VIEWING

**STRICTLY BY APPOINTMENT WITH THE SOLE AGENT
GUY THOMAS LLP ON 01646 682342.**





Narberth

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Cleddau
River

WOODHOUSE, LANDSHIPPING
For Identification Purposes only -
Not to Scale

