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Pentower Chapel Tower Hill, Fishguard – SA65 9LA

£550,000 Freehold

- A substantial Detached Listed Grade II Private Residence (formerly a Chapel).
- The Property has been sympathetically Restored and Converted in recent years.
- Deceptively spacious character accommodation with potential for 7 Bedrooms together with Planning Consent to convert the Loft/Attic into a Self Contained Annexe/Studio.
- All Mains Services. Gas Central Heating. Double Glazing.
- Ideally suited for Family, Air BnB, Guest House or for Holiday Letting purposes.
- Early inspection strongly advised. Realistic Price Guide.

Situation

Fishguard is a popular Market Town which stands on the North Pembrokeshire Coastline some 15 miles or so North of the County and Market Town of Haverfordwest. Fishguard 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, Building Societies, Hotels, Restaurants, Public Houses, Cafés, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets and a Leisure Centre. The twin town of Goodwick is a mile or so distant and Fishguard Harbour being close by provides a Ferry Terminal to Southern Ireland. There is also a Railway Station.

Pembrokeshire Coastline

The Pembrokeshire Coastline at The Parrog is within a mile or so of the Property 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 and Porthgain. Lower Fishguard Harbour is within a short walk and provides excellent boating and mooring facilities and is the mouth of the River Gwaun which provides good Salmon, Sewin (Sea Trout) and Trout fishing. Lower Fishguard is also renowned as being the setting for the 1972 film adaptation of Dylan Thomas's Under Milk Wood, the 1957 Hollywood adaptation of Moby Dick and the 1990's TV series Halen yn y Gwaed (Salt in the Blood).

Market Towns

The County and Market 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 which including Comprehensive and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, Supermarkets, Petrol Filling Stations, Repair Garages, a Post Office, Library, a Further Education College, The County Council Offices and a Hospital at Withybush.

Road Links

There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the A48 and M4 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.

Directions

From the offices of Messrs JJ Morris at 21 West Street turn right and bear left and proceed up to Market Square. Turn Left adjacent to the Royal Oak pub in the direction of Cardigan and continue on this road for 200 yards or so and where the road bears left down the hill to Lower Fishguard, turn right into Tower Hill. Continue on this road for 50 yards or so and Pentower Chapel is situated on the right hand side of the road. A 'For Sale' board is erected on site.

What3Words

///locker.newsstand.ruin

Location

Tower Hill is a popular quiet residential area which is situated on the eastern fringes of the town from where views of Lower Fishguard Harbour, Fishguard Bay and rural views to Dinas Mountain can be enjoyed. The Property is situated within 300 yards or so of Fishguard Town Shopping Centre and Market Square.

Description

Pentower Chapel comprises a substantial predominantly Detached 2 storey Residence (with Planning Consent for a Loft Conversion) of solid stone construction with rendered and coloured front elevation and rendered side and rear elevations under a pitched slate roof. Accommodation is as follows:-

Verandah

21'6" x 5'6" With wiring for electric lights and doors to:-

Porch (Western)

9'6" x 5'3" With mosaic tile floor, fitted 'L' shaped pitch pine seating with coat hooks, 2 windows, ceiling light and a half glazed pitched pine door to:-

Hall

12'4" x 4'6" (split level) With staircase (with carpet runner) to First Floor, Utility Cupboard with shelves, power points and plumbing for automatic washing machine, understairs Boiler/Storage Cupboard with a pressurised hot water cylinder and immersion heaters, gas meter and an Ideal wall mounted Gas Boiler (heating domestic hot water and firing central heating), 2 ceiling lights and opening to:-

Open Plan Living/Dining Room

28'10" x 24'6" With underfloor heating, pitch pine panelled walls, feature pitch pine pulpit, 4 floor power points, 8 wall power points, 2 double glazed arched windows with stained glass features, 2 fitted bookshelves, opening to Inner Hall, doors to Bedrooms and Bathroom and openings to:-

Kitchen/Breakfast Room

13'7" x 9'10" (approx.) With a Bespoke (handmade) Kitchen with fitted floor and wall cupboards with laminate worktops, double glazed window, ceiling light, Rangemaster Cooker Range with 5 ring Gas Hob, 2 Electric Ovens and a Grill, stainless steel splashback, Oak wall shelves, double Belfast sink with mixer tap, built in Bottle Fridge, Hisense American Fridge Freezer, ample power points, built in Dishwasher, concealed worktop lighting, underfloor heating and a Peninsular Breakfast Bar with an Oak worktop and cupboards below with electric lights over.

Bathroom

8'10" x 7'10" With white suite of WC, freestanding Bath and Wash Hand Basin in an Oak vanity surround, Shower area with glazed shower screen and a thermostatic shower, ceiling light, wall shelves and an arched double glazed window.

Bedroom 1

14'0" x 11'0" (maximum measurement) With 2 double glazed windows with Venetian blinds, fitted wardrobes with shelves and cupboards above, fitted dressing table, ceiling light, pitched pine panelled wall, Oak shelves, underfloor heating, 6 power points with USB points and an Oak sliding door to an :-

En-suit Shower Room

7'6" x 3'4" (maximum) With suite of WC, Wash Hand Basin in a vanity surround and a micro cement Shower Cubicle with a thermostatic shower with LED lighting, Oak shelf, towel ring, alcove with shelf and a shaver point.

Bedroom 2

14'7" x 11'0" (maximum) With underfloor heating, 2 double glazed windows with Venetian blinds, ceiling light, fitted wardrobe with shelves, pitched pine feature wall, 4 power points with USB points, ceiling light, opening to Snug/Study/Bedroom 3 and an Oak sliding door to an:-

En-suite Shower Room

7'6" x 3'4" With suite of WC and Wash Hand Basin in vanity surround, Shower Cubicle with a thermostatic shower, alcove with shelves and a glazed shower door, LED lighting, Oak shelf, towel ring and a shaver point.

Study/Snug/Bedroom 3

12'10" x 8'0" With a double glazed window with Venetian blinds, 2 wall lights, ceiling light, underfloor heating, 6 power points and a door opening to:-

Hall 2

12'2" x 4'10" (split level) With 2 understairs storage cupboards (one has electric light and 2 power points), 2 ceiling lights, staircase to First Floor and half glazed door to:-

Porch (Eastern)

9'4" x 5'3" With mosaic tile floor, ceiling light, fitted pitch pine 'L' shaped pitch pine seating, 2 windows, ceiling light and door to Verandah. Staircases from the Hall and Inner Hall gives access to the:-

First Floor

'U' Shaped Galleried Loft

Which has a maximum overall measurement of 41'7" x 37'0". Planning Consent has been granted to convert the First Floor Loft into 4 Bedrooms and 2 Bathrooms in accordance with the attached Detailed Plans. The proposed accommodation is as follows:-

Bedroom 5

12'6" x 11'10" ('L' shaped maximum) With 2 double glazed windows.

Bedroom 6

12'6" x 11'10" ('L' shaped maximum) With 2 double glazed windows

Bedroom 7

9'9" x 6'0" (approx) With double glazed window.

Bedroom 8

9'9" x 6'0" With double glazed window.

N.B

The attached Plans which are Not to Scale show the layout both the Ground and First Floor accommodation. Bedroom 4 on the Ground Floor is now a Bathroom and the Shower Room 3 is now the Utility Cupboard and the Boiler Cupboard. Planning Consent has been granted to convert the Attic/Loft into further living accommodation which would include a Living Room, Bedroom with Dressing Area, a Bathroom and an Inverted Balcony with glazed window affording superb views to the North Pembrokeshire Coastline as well as rural views to Dinas Mountain. A copy of the Detailed Plans in relation to Pentower Chapel is attached to the Sale Particulars.

Externally

There is a wall and rail forecourt to the Property from where distant Sea and Rural Views can be enjoyed. Within 20 yards or so of the pedestrian gate leading into Pentower Chapel is a tarmacadamed hardstanding which was formerly part of Pentower Chapel Vestry. The Car Parking area has a frontage of approximately 15'0" which widens at the rear to 20'0" and an average depth of approximately 42'0". It provides parking for at least 4 Vehicles. The boundaries of Pentower Chapel and Parking Area are edged in red on the attached Plan to the Scale of 1/2500.

Services

Mains Water (metered supply), Electricity, Gas and Drainage are connected. Gas Central Heating (the Ground Floor has underfloor heating, whereas the First Floor accommodation will have radiators). Double Glazed Windows throughout.

Tenure

Freehold with Vacant Possession upon Completion.

Listed Building

Pentower Chapel is a Listed Grade II building. A copy of the Listing is attached.

Right of Ways

Vehicular and Pedestrian access rights of ways exist in favour of Pentower Chapel over the tarmacadamed lane between points 'A' and 'B' on the Plan in order to access the tarmacadamed parking area.

Building Materials and Shower Room Sanitary are

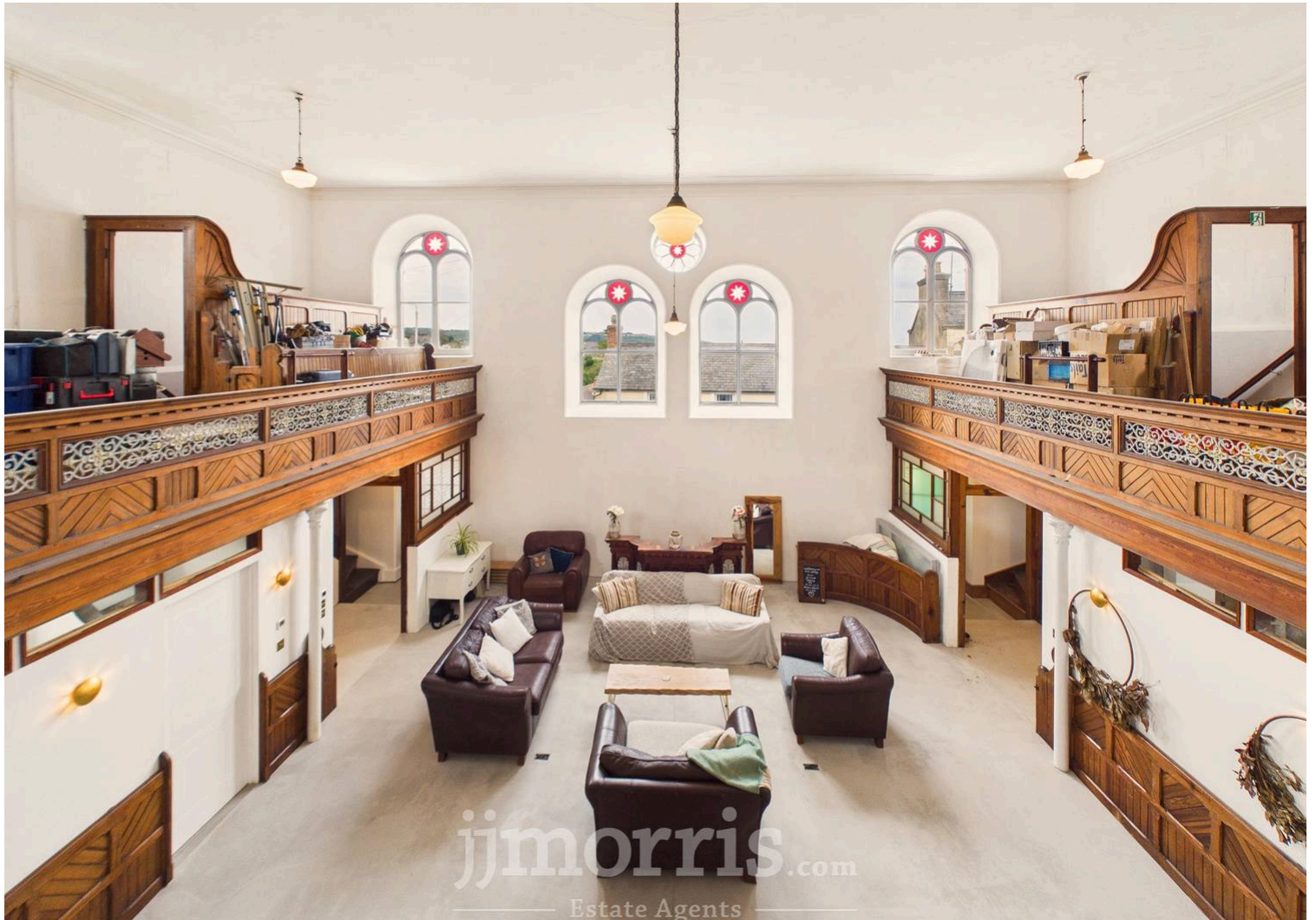
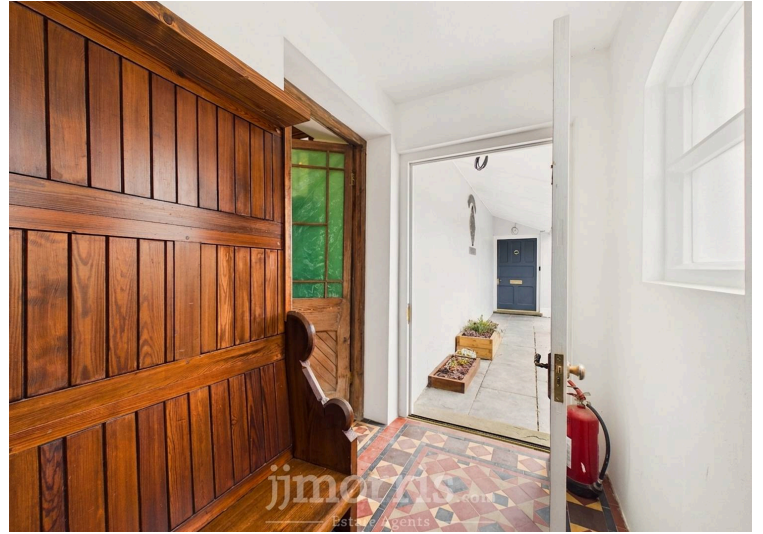
The Building Materials, Radiators, and Shower Room Sanitary Ware that are on Site are included in the Sale.

Remarks

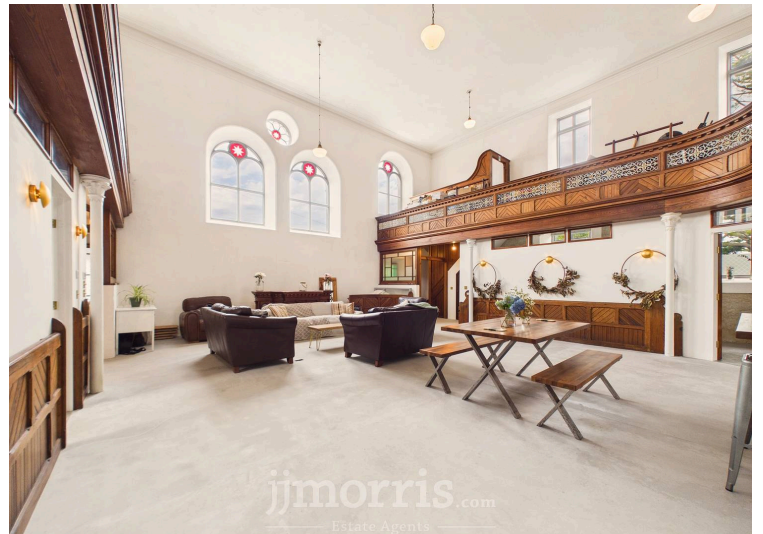
Pentower Chapel is a substantial 2 storey Listed Grade II Building that has been converted to an extremely high standard to a Private Residence, with potential for 7 Bedroom accommodation together with Planning to convert the Attic/Loft into further Bedroom/Living accommodation. The Property has been sympathetically converted and renovated to an extremely high standard, yet retaining a wealth of original Character features including stained glass arched windows, pitch pine woodwork, attractive plasterwork, a pulpit, galleried first floor, mosaic tile floors, etc etc. It stands in a delightful location in one of Fishguard most desirable residential areas and early inspection is strongly advised.

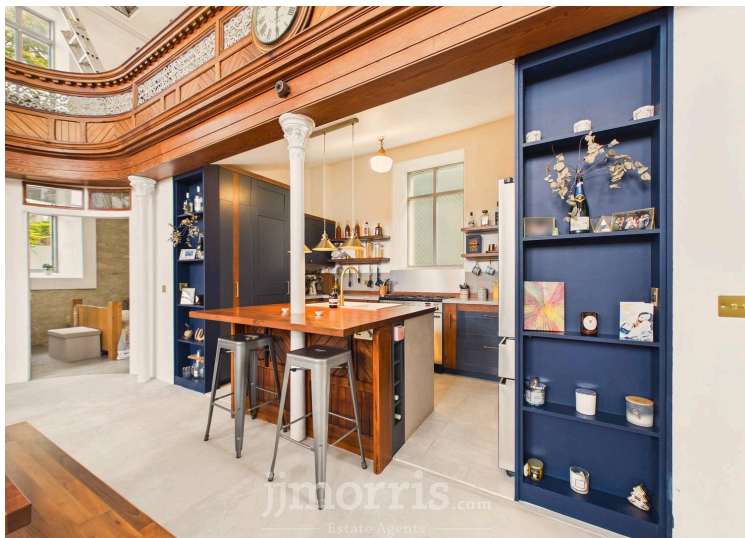
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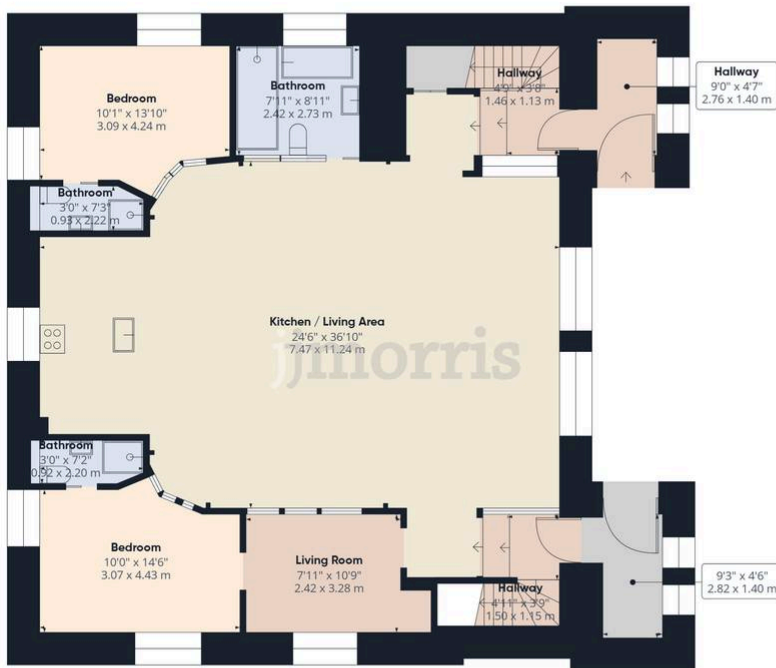
Pentower Chapel is offered 'For Sale' as it stands in its present-day condition with further work required to the First-Floor Accommodation.



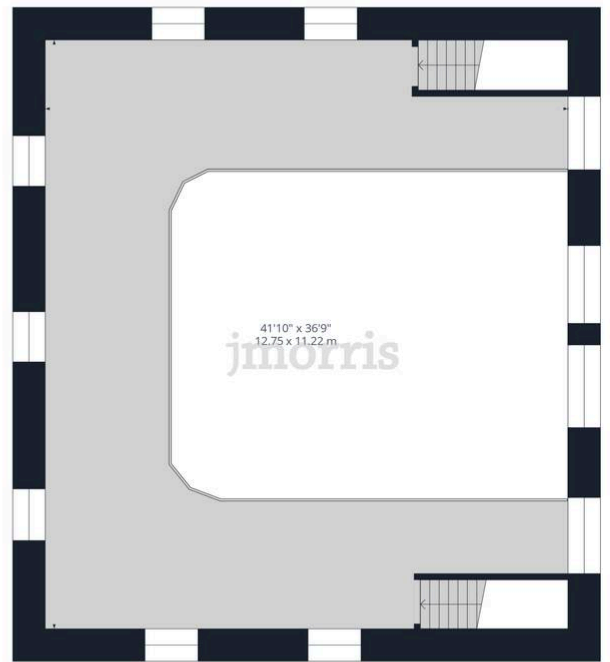
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Floor 0



Floor 1



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Capel Pentowr including Forecourt Railings and Gates

Entry Name: Capel Pentour, including forecourt railings and gates
Listing Date: 24 November 1978
Last Amended: 7 January 2002
Grade: II
Source: Cadw
Source ID: 12365
Building Class: Religious, Ritual and Funerary
Location: Situated towards upper end of Tower Hill, opposite Rock House.
County: Pembrokeshire
Town: Fishguard
Community: Fishguard and Goodwick (Abergwaun ac Wdig)
Community: Fishguard and Goodwick
Locality: Fishguard
Built-Up Area: Fishguard
Traditional County: Pembrokeshire

History

Calvinistic Methodist Chapel of 1824, originally Pentower Chapel, remodelled in 1889 by D E Thomas of Haverfordwest. Thomas retained the shell of the original and altered the facade. Old photographs show the original front as roughcast with 2 large arched centre windows, 2 flat-headed outer doors with overlights and 2 small arched gallery lights. Thomas added porches, altered window forms and reclad the front in stucco. He also refitted the interior entirely. The chapel was first built in 1759, and improved in 1766 and 1806 and 1826 according to a plaque.

A detached schoolroom was added in 1890 by Thomas Harris of Trellan.

Exterior

Chapel, stuccoed front elevation with modillion eaves cornice and slate gabled roof. Long-wall front elevation with 2 arched centre lights close-set and a small roundel window above and between, and 2 equal-sized large gallery lights set higher each side over twin flat-roofed porches entered from inner sides, within a slated veranda.

The 4 main windows have pilasters, moulded arches and keystones, but the 2 centre windows share a panelled pier between them. Florentine type glazing of 2 round-arched transomed lights with a stained glass circle over. The little roundel has radiating tracery and a matching moulded arched hood with keystone. Ground floor centre 3-bay slate-roofed veranda on iron columns with capitals between 2 flat-roofed porches. Each porch has 2 small cambered-headed windows to front and a 6-panel doorway in each inner side wall. Date plaques within veranda.

Forecourt enclosed by a stuccoed wall with coping and ornate iron railings which have standards with ball finials; gates with ironwork of similar design at right hand end and in middle.





Interior

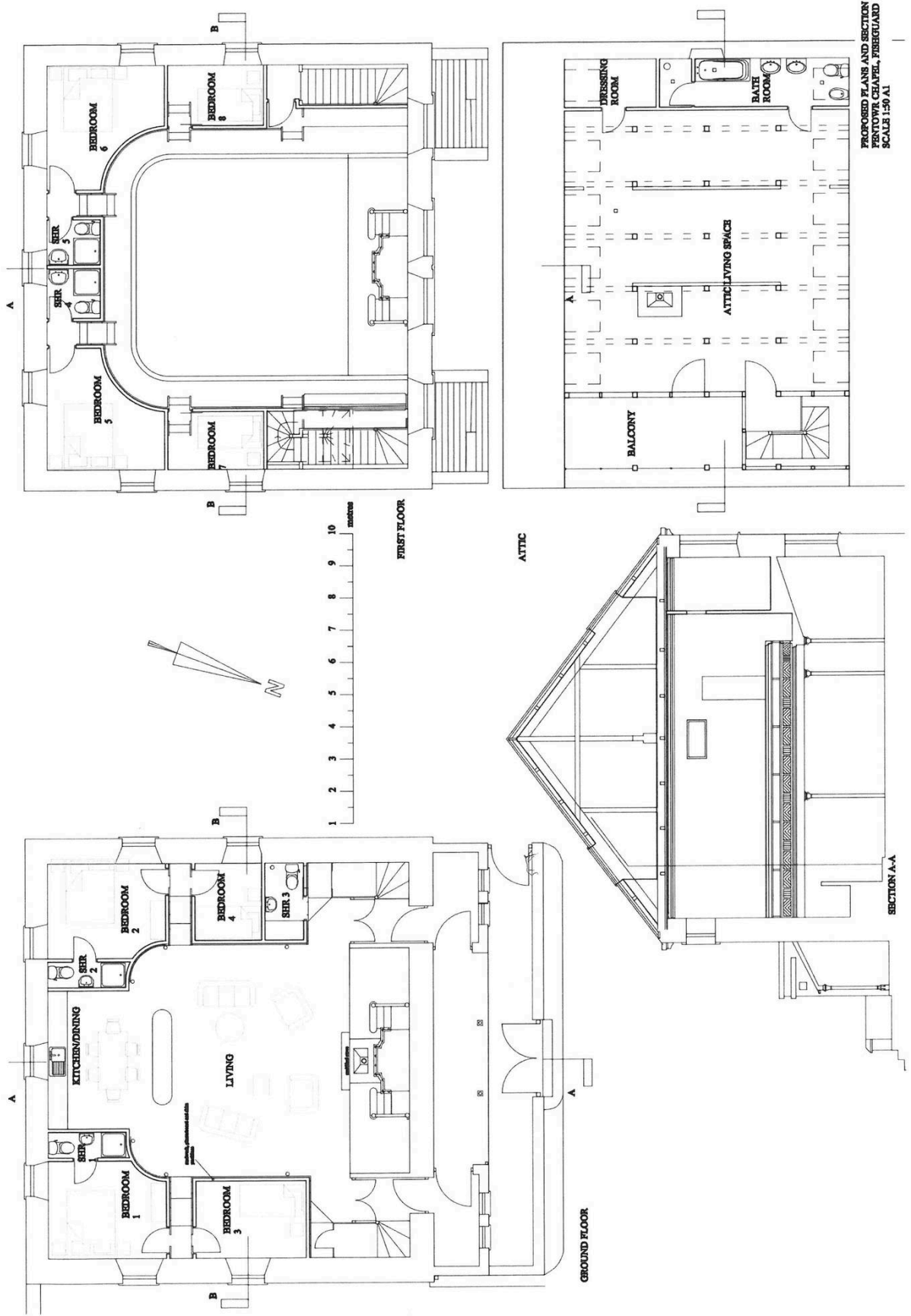
Square plan interior of 1889, with enclosed stairs up to galleries from porches. Pitch pine woodwork, pews in centre block with others under 3-sided gallery on 7 iron columns. Gallery front has panels of herringbone and vertical boarding under long pierced cast-iron panels. Clock dated 1866. No set fawr. Pulpit platform has balusters each side of projecting pulpit front which has arched headed panels and attached columns. Organ behind pulpit of 1960s, by G Osmond & Co of Taunton covers former rear windows. Plain plaster cornice to ceiling.

Reasons for Listing

Included as a prominently placed early C19 chapel distinctively remodelled in 1889

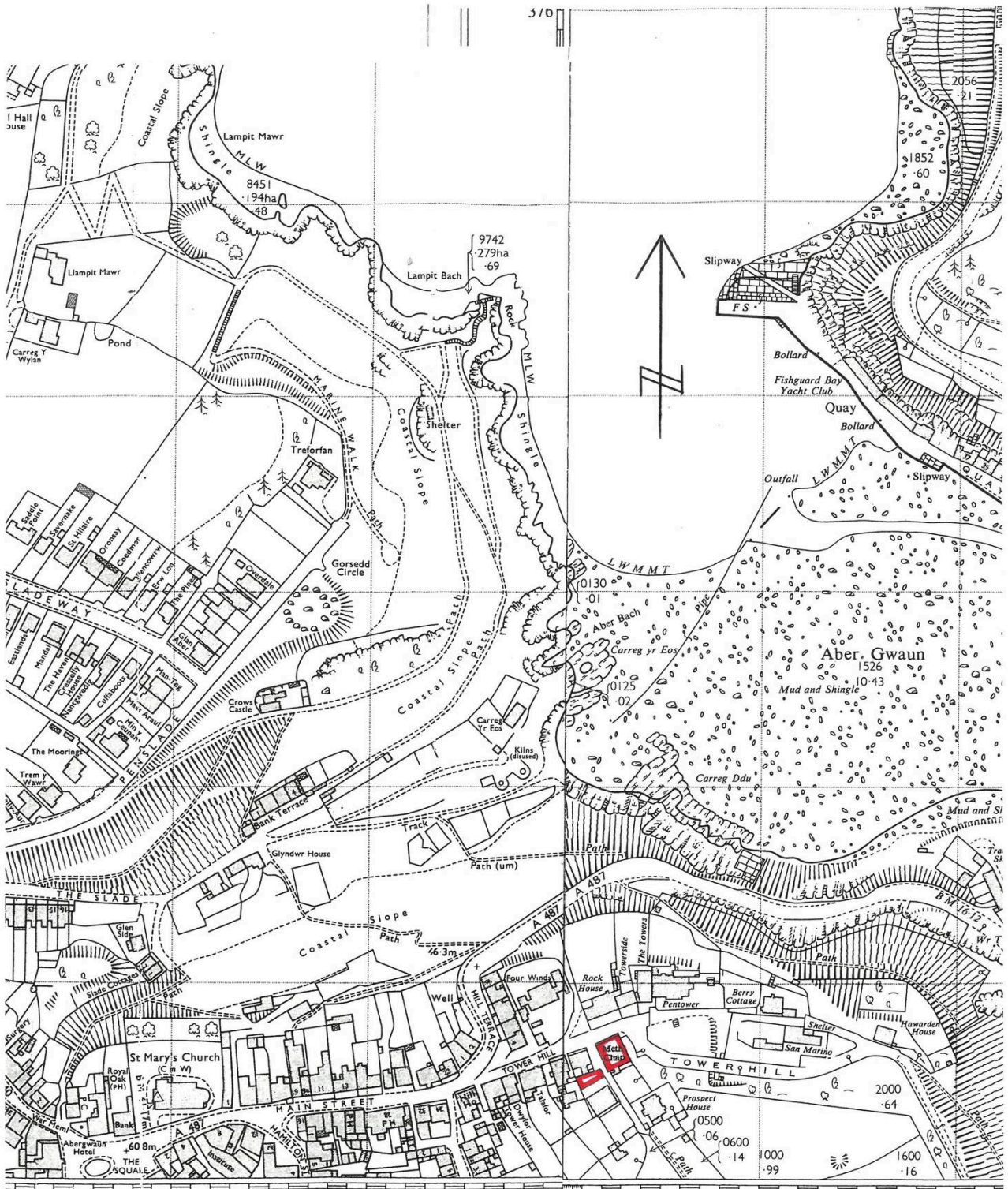
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958 Pentowr Chapel, Tower Hill, Fishguard, Pembrokeshire. 962 FISHGUARD AND GOO





RD Scale 1/2500.

Made and published by the
AREAS
 Area measurement is to plan
 The number and area, in hectares (ha) and acres, is

4267 parcel number
 EXAMPLE: 1.809ha area in hectares
 4.47 area in acres

When identifying a parcel it is important to specify the number of the plan on which it falls.
 Enclosures or features joined for measurement of area
 Limit of area within which individual parcels are not shown

500
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