



**Berry Hill, Berry Hill Lane, Stop And Call, Goodwick, SA64 0HG**

**Price Guide £699,500**

- \* Berry Hill is a 2 Acre Residential Holding which stands in an enviable elevated location in Goodwick, from where superb uninterrupted Coastal Sea and Rural views can be enjoyed.
- \* Berry Hill is a 2 storey Dwelling House with an adjoining Wing which has the benefit of 2 Reception Rooms, a Kitchen and 3 First Floor Bedrooms each with En Suite Bathrooms.
- \* The Wing has the benefit of a Living Room/Office, a Store Room/potential Kitchenette and a Shower Room.
  - \* Adjoining The Wing is a Stable Block with 3 Stables and close by is a Double Garage.
  - \* Ample Vehicle Parking Space. Private Enclosed Garden and a large Sandstone Paved Patio.
  - \* 2 Acres or thereabouts of Land in total which includes 3 Pony Paddocks.
- \* To appreciate the qualities of this exceptional Residential Holding, inspection is essential and strongly advised.

## SITUATION

Berry Hill stands in an elevated part of Goodwick from where Panoramic Coastal Sea Views can be enjoyed over Fishguard Bay to Dinas Head and beyond as well as Rural views to Dinas Mountain and The Preseli Hills.

Goodwick is a popular Town which stands on the North Pembrokeshire Coastline some 15 miles or so north of the County and Market Town of Haverfordwest and within a mile or so of the Twin Town of Fishguard.

Goodwick has the benefit of a few Shops, a Post Office/Store, Public Houses, Restaurants, Hotels, Cafes, 2 Fish & Chip Shop Cafes/Takeaway's, a Primary School, Chapel, a Supermarket, Repair Garages and a Petrol Filling Station/Store.

The beach at The Parrog is within a half 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.

The Twin Town of Fishguard is within a mile or so and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, a Building Society, Hotels, Restaurants, Public Houses, Cafés, Takeaways, Art Galleries, a Cinema/Theatre, Supermarkets, a Post Office, Library, Repair Garages, a Petrol Filling Station/Store, Repair Garages and a Leisure Centre.

The County and Market Town of Haverfordwest is within easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range and amenities and facilities including The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 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.

Berry Hill Lane is accessed off Goodwick Hill and is within a third of a mile or so of the centre of Goodwick and the Shops at Main Street. Berry Hill stands at the northern end of Berry Hill Lane and is the last Property at the end of the road at point "B" on the Plan.

## 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. Proceed on this road for 550 yards or so and upon reaching the roundabout adjacent to Tesco Express, take

the second exit (straight on) and proceed up to Goodwick. Upon reaching the Rose and Crown Public House turn left and continue straight on up Goodwick Hill for 400 yards or so and take first sharp right hand turn into Berry Hill Lane. Berry Hill is the last Property at the end of the road.

## DESCRIPTION

Berry Hill House comprises a Detached 2 storey Residence of solid stone and cavity concrete block/brick construction with rendered and whitened roughcast elevations under a pitched Slate roof. Accommodation is as follows:-

### uPVC Double Glazed Entrance Door to:-

#### Hall

6'7" x 3'8" (2.01m x 1.12m)

With fitted carpet, double panelled radiator, staircase to First Floor, electricity meter and consumer unit cupboard, ceiling light, 2 power points and doors to Living Room and:-

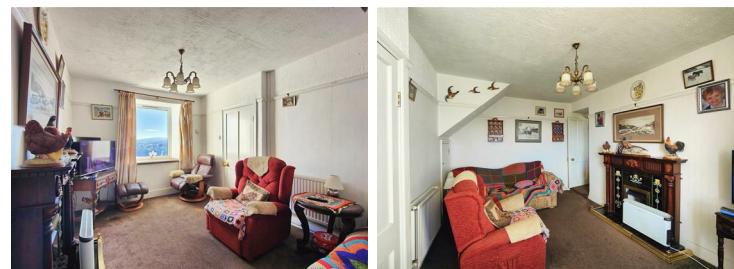
#### Sitting Room



14'3" x 11'5" (4.34m x 3.48m)

(maximum). With fitted carpet, double glazed window (affording Sea and Rural views), Pine tongue and groove clad ceiling, ceiling light, double panelled radiator, picture rail, display alcove, picture rail, TV point and 6 power points.

#### Living Room



14'0" x 9'10" (4.27m x 3.00m)

With fitted carpet, double glazed window (affording Sea and Rural views), tiled fireplace with an attractive hardwood surround housing a coal effect L.P. Gas Fire, picture rail, understairs cupboard, Honeywell Central Heating Thermostat Control, TV point, ceiling light, 4 power points and door to:-

## Kitchen/Breakfast Room



16'0" x 10'6" (4.88m x 3.20m)

With a ceramic tile floor, double glazed window (affording Coastal Sea and Rural views). range of Oak fronted floor and wall cupboards, inset single drainer stainless steel sink unit with mixer tap, Pine tongue and groove clad ceiling, strip light, cooker box, 13 power points, wall shelves, built in Indesit Electric Single Oven/Grill, built in Kenwood Microwave, part tiled surround, plumbing for automatic washing machine, floor cupboard housing a Worcester Greenstar Camray 12/18 Oil Boiler (heating domestic hot water and firing central heating) and a Stable Door to exterior.

A staircase from the Hall gives access to a:-

## Half Landing

With fitted carpet, single glazed window to rear, display shelf, stairs to Rear Landing and:-

## Main Landing

With fitted carpet, ceiling light and access to an Insulated Loft.

## Bedroom 1



15'7" x 10'0" (4.75m x 3.05m)

With fitted carpet, double panelled radiator, ceiling light, wall shelves, double glazed window (affording superb Coastal Sea and Rural views), TV point, 6 power points and door to:-

## En Suite Bathroom



8'5" x 5'0" (2.57m x 1.52m)

With fitted carpet, double panelled radiator, half tiled walls, white suite of panelled Bath, Wash Hand Basin and WC, shaver light/point, ceiling light, toilet roll holder, towel rail, wall mirror, Pine corner shelves, double glazed window (affording Coastal Sea and Rural views), Pine wall shelf/mirror and a wall mounted electric Hairdrier.

## Bedroom 2



13'1" x 10'11" (3.99m x 3.33m)

With fitted carpet, double glazed window (affording superb Coastal Sea and Rural views), ceiling light, double panelled radiator, 6 power points and door to:-

## En Suite Bathroom



7'3" x 6'5" (2.21m x 1.96m)

With fitted carpet, double panelled radiator, white suite of Pine panelled Bath, Wash Hand Basin and WC, ceiling light, shaver light/point, wall mounted electric Hairdrier, half tiled walls, toilet roll holder and a double panelled radiator.

## Rear Landing

With fitted carpet, ceiling light, 2 power points and door to:-

## Inner Landing

With fitted carpet and doors to Bathroom and:-

## Bedroom 3



10'10" x 8'10" (3.30m x 2.69m)

With fitted carpet, double glazed window (affording superb Coastal Sea and Rural views), fitted double wardrobe with cupboard above, double panelled radiator, ceiling light, picture rail and 4 power points.

## Bathroom



7'6" x 6'3" (2.29m x 1.91m)

With fitted carpet, fully tiled walls, pink suite of corner sit in Bath, Wash Hand Basin and WC, glazed and tiled Shower Cubicle with Electric Shower, 3 wall mirrors, double panelled radiator, single glazed window and a towel rail.

Adjoining the Property is a:-

## Single Storey former Cottage/Home Office/Wing

Of solid stone construction with rendered and whitened roughcast elevations under a pitched slate roof. It has the benefit of accommodation as follows:-

## Double Glazed Entrance Door to:-

### Office/Living Room

12'0" x 9'3" (3.66m x 2.82m)

With fitted carpet, uPVC double glazed window (affording superb Coastal Sea and Rural views), wall mounted L.P. Gas Log effect Fire, telephone point, 2 power points, double panelled radiator and door to:-

### Store Room (potential Kitchenette)

8'2" x 7'6" (2.49m x 2.29m)

With fitted carpet, ceiling light, natural stone wall, Pine tongue and groove clad wall, former Inglenook fireplace with recessed shelves, 2 power points and door opening to a:-

### Shower Room

8'0" x 3'0" (2.44m x 0.91m)

(approx). With suite of WC and a Shower Cubicle.

Directly to the fore of the Dwelling House is a large raised Indian Sandstone Paved Patio area and a 1300 Litre Oil Tank. Adjacent to The Wing is a concreted Patio area and a:-

## Timber Stable Block



36'0" x 11'0" (10.97m x 3.35m)  
with 3 Boxes each measuring 12' x 10'6" (3.66m x 3.20m)  
approx.

In addition there is a:-

### Double Garage

17'6" x 15'0" (5.33m x 4.57m)  
(approx). Of concrete block construction with a box profile roof as well as a:-

### Goat/Garden Shed

9'0" x 8'0" (2.74m x 2.44m)  
(overall). Of stone and brick construction with a box profile roof.

### Externally

A gated entrance leads into the Property off Berry Hill Lane where there is an ornamental stone drive and hardstanding area which allows for ample Vehicle Parking and Turning Space and gives access to the Garage. In addition, there are 3 small Pony Paddocks as well a sheltered enclosed Garden which is accessed off a Public Footpath. In all the Property stands in 2 Acres or thereabouts in total.

5 Outside Electric Lights including One Sensor Light and an Outside Water Tap.

The boundaries of the entire Property are edged in red on the attached Plan to the Scale of 1/2500.

### SERVICES

Mains Water and Electricity are connected. Drainage to a Cesspit/Effluent Tank. Oil fired Central Heating. Softwood painted Double Glazed Windows and a uPVC Double Glazed Entrance Door. The Wing has a uPVC Double Glazed Window and a Double Glazed Entrance Door. Loft Insulation. Telephone, subject to British Telecom Regulations.

### RIGHTS OF WAYS

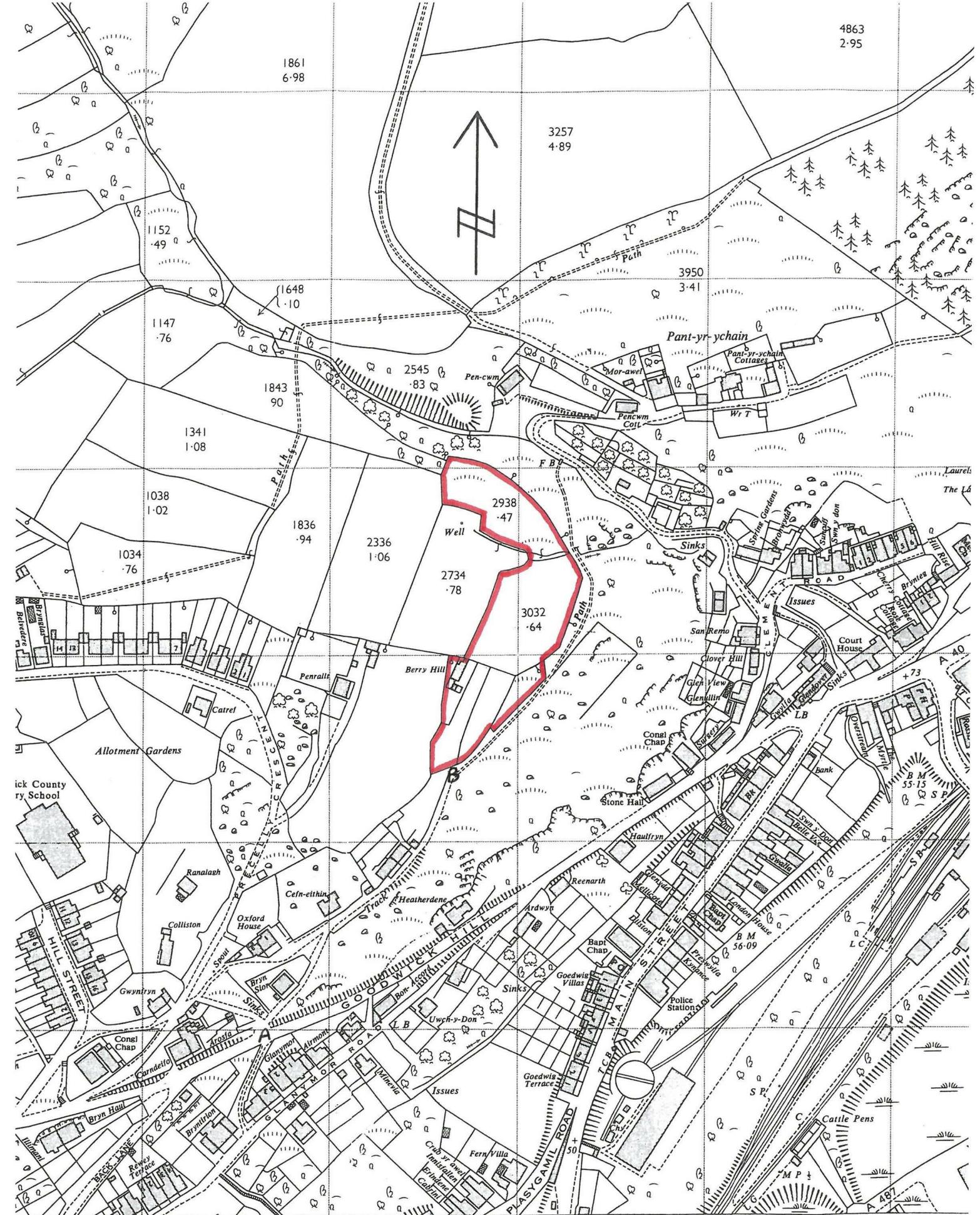
Vehicular and Pedestrian Access Rights of Ways exist in favour of Berry Hill over Berry Hill Lane which leads off Goodwick Hill at point "A" on the Plan and over the tarmacadamed single track road between points "A" and "B" (Berry Hill) on the same Plan.

### REMARKS

Berry Hill is an exceptional 2 Acre Residential Holding which enjoys a private, south east facing location from where uninterrupted Coastal Sea Views can be enjoyed over Fishguard Bay to Dinas Head and beyond as well as Rural Views to Dinas Mountain and The Preseli Hills. The Property benefits a comfortable Detached Dwelling House which has 2 Reception, Kitchen/Breakfast Room, 3 Bedrooms and 3 Bathroom accommodation together with an adjoining Wing with potential for use as a Self Contained Annexe or as a Home Office. In addition, there is a Timber Stable Block with 3 Stables as well as a Goat/Garden Shed, a large Indian Sandstone Paved Patio, a private enclosed former Vegetable Garden together with 3 Pony Paddocks which in all extend to 2 Acres or thereabouts. In addition, it has a Double Garage as well as ample Off Road Vehicle Parking and Turning Space. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised in order to appreciate the location and indeed the superb views that can be enjoyed from the Property.







## Berry Hill, Goodwick, Pembrokeshire.

## Plan Not to Scale.

SM 9437

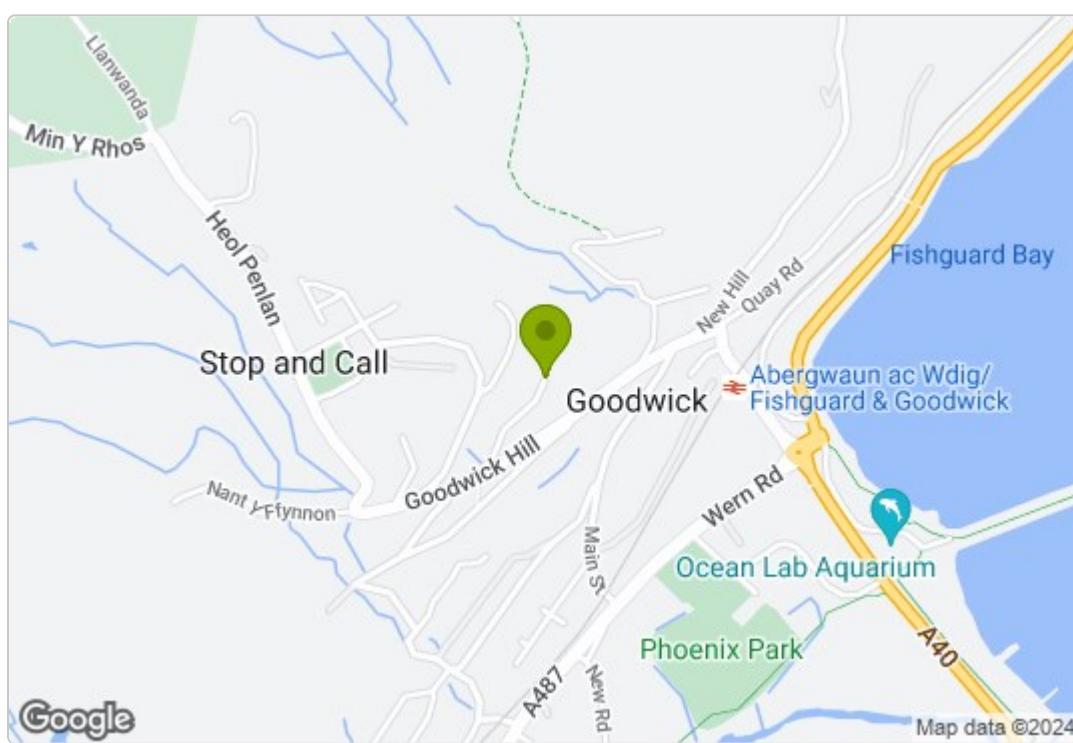
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*d published by the Director General of the Ordnance Survey from former County Series plans and revised 1964.*

### **Plan for Identification Purposes Only**

## Floor Plan

## Area Map



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.

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

## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Council Tax Band - G