



Mill House Wolfscastle, Haverfordwest, Pembrokeshire, SA62 5PA

Price Guide £725,000

- * A delightfully situated 6 Acre Residential Smallholding.
- * Substantial, well appointed Detached 3 storey Stone Residence (former Woollen Mill).
- * Well appointed 3 Reception, 5 Bedroom and 3 Bath/Shower Room accommodation.
- * L.P. Gas Central Heating (via Rayburn Range), uPVC Double Glazing and Roof/Loft Insulation.
- * 3 Bed Detached Chalet/Mobile Home with Services connected.
- * Spacious Garage/Workshop Building 32' x 17' overall.
- * Delightful Gardens and Grounds including Lawns, a Vegetable Garden, Polytunnel 50' x 20' and a Trout/Boating Lake.
- * 4 Acres or thereabouts of gently sloping Pasture Land. Delightful Rural views towards The Preseli Hills and to Treffgarne Rocks.
- * Early inspection strongly advised. Realistic Price Guide. EPC Rating G

SITUATION

Mill House is a 6 Acre Residential Smallholding which stands in a quiet Rural location within a mile or so of the village of Wolfscastle.

Wolfscastle is a popular Village which is situated between the County and Market Town of Haverfordwest (7 miles south) and the Market and Coastal Town of Fishguard (7 miles north). Wolfscastle has the benefit of a Primary School, Chapel, Church, a Public House, Country House/Hotel and a Pottery.

The village is bisected by the Western Cleddau which provides good Salmon, Sea Trout (Sewin) and Trout fishing.

The larger village of Letterston is some 2 miles or so north and has the benefit of a few Shops, a Butchers Shop/Post Office, Primary School, Church, a Public House/Restaurant, Fish and Chip Shop Restaurant/Takeaway, a Memorial/Community Hall and a Petrol Filling Station/Store.

The County and Market Town of Haverfordwest is within a short drive and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, Supermarkets, Petrol Filling Stations, a Library, Leisure Centre, The County Council Offices and The County Hospital at Withybush.

The North Pembrokeshire Coastline at Abercastle is within 7.5 miles or so and also close by are the other well known sandy beaches and coves at Aberfelin, Porthgain, Traeth Llyfn, Abereiddy, Whitesands Bay, Caerfai, Solva, Newgale, Abermawr, Aberbach, Pwllcrochan, Parrog, Pwllgwaelod, Cwm-yr-Eglwys and Newport Sands.

There are good road links along the Main A40 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.

DIRECTIONS

From Fishguard, take the Main A40 road south for some 7 miles and in the village of Wolfscastle, take the third turning on the right adjacent to The Wolfe Public House. Continue on this road for one mile and take the turning on the right for Upper Newton Farm. Proceed on this road for a 150 yards or so and follow the road to the right . A hardsurfaced lane of some 200 yards or so leads to the Property.

Alternatively from Haverfordwest, take the Main A40 north for some 7 miles and in the village of Wolfscastle

take the first turning on the left adjacent to The Wolfe Public House. Follow directions as above.

DESCRIPTION

Mill House comprises a Detached 3 storey Residence (former Woollen Mill) of solid stone construction with natural stone faced and coloured stone faced elevations under a pitched slate roof. Accommodation is as follows:-

Oak Entrance Door to:-

Hall



9'7" x 5'0" (2.92m x 1.52m)

With a laminate Oak floor, staircases to First Floor and Lower Ground Floor, double panelled radiator, natural stone wall, 2 downlighters, built in Cloaks Cupboard with a pressurised hot water cylinder, coat hooks and electric light.

Study/Music Room/Library



13'9" x 10'0" (4.19m x 3.05m)

With a laminate Oak floor, 2 uPVC double glazed windows, double panelled radiator, natural stone wall with a fireplace housing a Dual Sided L.P. Gas Stove on a Slate Hearth, fitted Pine bookshelves and desk unit along one wall, telephone point, ample power points and a short flight of stairs leading to a:-

Lounge



28'6" x 12'0" (8.69m x 3.66m)
(maximum measurement). With an Oak laminated floor, 2 double panelled radiators, 3 uPVC double glazed windows, 3 Velux windows, 2 alcoves with shelves and downlighters over, 3 wall lights, natural stone wall with fireplace housing a Dual Sided L.P. Gas Stove on a Slate Hearth, ample power points and uPVC double glazed French Doors to a:-

Galvanised Steel Balcony

12'0" x 8'0" (3.66m x 2.44m)
(approx) from where delightful Rural views can be enjoyed towards The Preseli Hills and Treffgarne Rocks.

Dining Room



15'0" x 12'0" (4.57m x 3.66m)
(maximum). With a ceramic tile floor, uPVC double glazed window, ceiling light, double panelled radiator, 4 power points, wiring for 2 wall lights, 2 downlighters, Central Heating Thermostat Control and opening to:-

Kitchen/Breakfast Room



15'3" x 13'8" (4.65m x 4.17m)
With a ceramic tile floor, range of fitted floor and wall cupboards with a Sinara worktop, inset single drainer one and a half bowl Porcelain sink with mixer tap, 5 ceiling spotlight, 2 uPVC double glazed windows, Oak Stable Door (half glazed) to rear Garden, part tile surround, L.P. Gas Cooking/Heating Rayburn Range (heating domestic hot water, cooking and firing central heating), Haier freestanding American style Fridge/Freezer, ample power points, appliance points, built in Miele dishwasher, double panelled radiator and a Breakfast Bar with cupboards below and a Sinara worktop.

Staircases from the Hall gives access to the Lower Ground Floor and a:-

Half Landing

With uPVC double glazed window and stair to:-

FIRST FLOOR

Landing

With fitted carpet, ceiling light, Velux window with blind, 2 power points, doors to Bedroom 2 and a short flight of stairs and door to:-

Bedroom 1



16'0" x 10'0" (4.88m x 3.05m)
(maximum). With fitted carpet, double panelled radiator, uPVC double glazed window, Velux window with blind, 3 downlighters, double panelled radiator, 10 power points and door to:-

En Suite Bathroom



16'0" x 12'6" (4.88m x 3.81m)
(maximum measurement). With a ceramic tile floor, fully tiled walls, white suite of Wash Hand Basin in a vanity surround, Bidet, WC, Bath and a glazed and tiled Shower Cubicle with a Mira Excel Thermostatic Shower, Manrose extractor fan, shaving mirror, ceiling light and wall light, illuminated mirror fronted bathroom cabinet, chrome heated towel rail/radiator, chrome wall mounted towel shelves, Velux window with blind, double panelled radiator, tiled shelf and a soap dispenser.

Bedroom 2



16'3" x 12'2" (4.95m x 3.71m)
("L" shaped maximum). With fitted carpet, double panelled radiator, 2 Velux windows, ceiling light and wall light, uPVC double glazed window with roller blind, 10 power points and door to:-

En Suite Shower Room



With a ceramic tile floor, white suite of WC, Wash Hand Basin and a glazed and tiled Quadrant Shower with a Mira Excel Thermostatic Shower, Velux window, mirror fronted bathroom cabinet, chrome heated towel rail/radiator, chrome towel shelves, soap dish, toilet roll holder and fully tiled walls.

A staircase from the Ground Floor Hall leads to the:-

LOWER GROUND FLOOR

Half Landing

With fitted carpet, 2 downlighters, uPVC double glazed window, pine shelf and stairs to:-

GROUND FLOOR

Hall

With ceramic tile floor, ceiling light, understairs storage area, 2 power points, electricity consumer unit and door to:-

Inner Hall

With ceramic tile floor, 4 ceiling lights, built in Airing Cupboard with radiator and shelves, opening to Rear Hall and door to:-

Wet Room



9'4" x 7'9" (2.84m x 2.36m)
(maximum). With fully tiled walls, ceramic tile floor, uPVC double glazed window, white suite of Wash Hand Basin and WC, Thermostatic Shower, glazed shower screen, mirror fronted bathroom cabinet, 2 ceiling lights, extractor fan and a chrome heated towel rail/radiator.

Rear Hall



With double panelled radiator, ceiling light, 2 power points, coloured natural stone wall, recess for a fridge and freezer and a uPVC double glazed door to rear garden.

Inner Hall 2

With fitted carpet, uPVC double glazed windows and doors to Bedrooms 4, 5, and:-

Bedroom 3



10'11" x 10'6" (3.33m x 3.20m)

With fitted carpet, uPVC double glazed French doors to Garden, double panelled radiator, ceiling light and 9 power points.

Bedroom 4



8'10" x 7'11" (2.69m x 2.41m)

With fitted carpet, uPVC double glazed window, ceiling light, double panelled radiator, TV point and 5 power points.

Bedroom 5



8'0" x 7'8" (2.44m x 2.34m)

With fitted carpet, double panelled radiator, uPVC double glazed window, ceiling light, TV point and 7 power points.

EXTERNALLY

To the fore of the Property is a gravelled hardstanding which allows for ample Vehicle Parking and Turning Space. There is also a sheltered Ornamental Stone and Paved Patio area with Flowering Shrubs, Roses, Heathers etc and to the rear is a gently sloping Lawned Garden.

Adjacent to the western gable end of the Property is a:-

Chalet / Mobile Home



With accommodation as follows:-

Hall, 3 Bedrooms (2 Single and 1 Double), Shower Room, Separate WC, Kitchen and an "L" shaped Sitting/Dining Room with uPVC double glazed French Doors to a Covered south facing Timber Decked Patio.

The Chalet/Mobile Home has Electricity, Water and Drainage connected and benefits from Electric Heating as well as being uPVC Double Glazed.

Within close proximity of the House is a:-

Garage/Workshop

32'0" x 17'0" (9.75m x 5.18m)

(approximate). Of Steel construction with box profile cladding and roof. It has an Electric Hormann Roller Door which gives access to the:-

Garage



22'3" x 16'9" (6.78m x 5.11m)

With power points, electric light and a pedestrian door to a:-

Workshop

16'9" x 9'3" (5.11m x 2.82m)

With power points.

Gardens and Grounds

Within close proximity of the House is a Vegetable Garden together with a:-

Polytunnel



50'0" x 20'0" (15.24m x 6.10m)

In addition, there is an Orchard with Apple, Pear, Damson and Cherry Trees as well as Conifers, Pampas Grasses, 3 Monkey Puzzle Trees, a Magnolia and numerous other Fir and Deciduous Trees. There is also a large Freshwater (spring fed) Fishing/Boating Lake.

Adjacent to the Access Lane and adjoining the Garage/Workshop is a 4 Acre gently sloping Pasture Enclosure.

Delightful Rural views to The Preseli Hills as well as views

of Treffgarne Rocks can be enjoyed from the Property.

3 Outside Electric Lights (2 Sensor Lights) and an Outside Water Tap.

The approximate 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. Septic Tank Drainage. L.P. Gas Rayburn Range (heating domestic hot water, cooking and firing 18 radiators). uPVC Double Glazing. Loft/Roof Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

Mill House enjoys Vehicular and Pedestrian Access Rights of Ways over the first part of the Access Lane which leads to Upper Newton Farm.

REMARKS

Mill House is a delightfully situated 6 Acre Residential Holding which benefits a spacious, well appointed Detached 3 storey Stone 3 Reception, 5 Bedroom Private Residence (former Woollen Mill) which also has the benefit of a 3 Bedroom Chalet/Mobile Home with Services connected. In addition, there is a good sized Garage/Workshop as well as delightful Gardens and Grounds including Lawned areas, an abundance of Flowers and Shrubs, a Vegetable Garden, a 50'0" x 20'0" Polytunnel, a Fishing/Boating Lake, Mature Trees, an Orchard area and a 4 Acre Pasture Enclosure. Mill House stands in a quiet and private location from where delightful Rural views can be enjoyed to The Preseli Hills and also Treffgarne Rocks. The Property is in excellent decorative order throughout and is offered "For Sale" with a realistic Price Guide. In order to appreciate the qualities of this exceptional Residential Holding and indeed it's location and outlook, inspection is essential and strongly advised.

Floor Plan

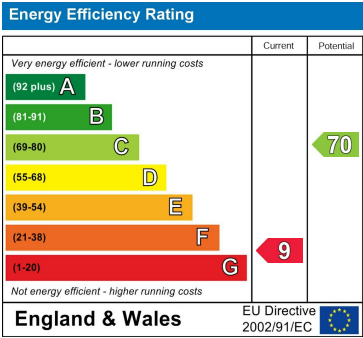


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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.

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