



Rhyd-yr-Harding Castlemorris, Haverfordwest, Pembrokeshire, SA62 5EJ

Price Guide £399,950

- * A spacious Detached Character Farmhouse Residence requiring some renovation and modernisation work
 - * Spacious 2/3 Reception, 4 Bedroom and 2 Bathroom Accommodation.
- * Useful Range of Traditional (predominantly stone) Outbuildings with conversion potential (Subject to Planning).
 - * Ample Off Road Vehicle Parking and Turning Space.
- * In all having an Acre or thereabouts in total, including large Gardens and Grounds extending to a Third of an Acre or thereabouts and Two Thirds of an Acre on the opposite side of the Council Road which includes Half an Acre of Pasture Land with the remainder being Scrubland and Trees bisected by a Stream.
- * Ideally suited for Family or early Retirement purposes. Early inspection strongly advised. Realistic Price Guide.

Situation

Rhyd-yr-Harding is a character Farmhouse residence which stands in an Acre or thereabouts in total of Gardens and Grounds in a delightful, quiet rural location and within a mile or so of the hamlet of Castlemorris.

Castlemorris is bisected by the B4331 Letterston to Mathry road and is within 2 ½ miles or so of the centre of the village of Letterston and within a mile and a half or so of the popular hilltop village of Mathry.

Letterston being close by has the benefit of a few Shops, a Primary School, Church, Chapels, a Public House, Fish and Chip Shop Restaurant/Takeaway, a Petrol Filling Station/Store, Memorial/Community Hall, a Butchers Shop/Post Office and a Licensed Restaurant/Public House.

Mathry village is within a short drive and has the benefit of a Church, Public House, former Chapel, a Community/Village Hall and a Café/Antiques Shop.

The north west Pembrokeshire Coastline at Abercastle is within 4 ½ miles or so and also close by are the other well known sandy beaches and coves at Abermawr, Aberbach, Pwllcrochan, The Parrog, Aberfelin, Porthgain, Traeth Llyfn, Abereiddy and Whitesands Bay.

The well known Market Town of Fishguard is some 6 miles or so north and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities.

The County and Market Town of Haverfordwest is some 11 miles or so south 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, Takeaways, Art Galleries, a Library, Petrol Filling Stations, Supermarkets, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A40 road from Letterston 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.

Rhyd-yr-Harding Farmhouse stands on a triangular plot of Land in a delightful rural location and is inset off a quiet Council Maintained District Road which leads from Letterston towards Blaenllyn Chapel, Llandeloy and Penycwm.

Directions

From Fishguard take the Main A40 Road south for some 3.5 miles, passing the turning on the left signposted The Valley Trecwn and a half of a mile or so further on, take the first turning on the right, signposted to Mathry.

Continue on this road for approximately half of a mile and upon reaching the 'T' junction with the B4331 Letterston to Mathry Road, turn right. Continue on this road for three quarters of a mile or so and where the road goes ninety degrees to the right, proceed straight on (at what appears to be a crossroads). Continue on this road for approximately half a mile and take the first turning on the right. Rhyd-yr-Harding is the first Property on the left. A 'For Sale Board' is erected on site.

Description

Rhyd-yr-Harding comprises a Detached 2 storey Farmhouse residence of mainly solid stone construction with whitened stone faced elevations under a pitched slate and composition slate roof. There is a 2 storey extension to the rear of the Property of cavity concrete block/brick construction with rendered elevations under a flat fibreglass roof. Accommodation is as follows:-

Ground Floor

Porch



4'6" x 4'0" (1.37m x 1.22m)

With quarry tiled floor, 2 windows, ceiling light and a uPVC double glazed door to :-

Dining Room



16'0" x 13'0" (4.88m x 3.96m)

With quarry tile floor, staircase to First Floor, double panelled radiator, 2 wall lights, 3 power points, a niche, open beam ceiling, secondary double glazed window, sliding door to western wing and door to:-

Inner Hall

14'0" x 10'7" (4.27m x 3.23m)

('L' shaped maximum). With an Esse Oil Fired Range (heating domestic hot water, cooking and firing central heating), secondary double glazed window, open beam ceiling, 3 power points, Honeywell central heating timeswitch, telephone point, 2 wall shelves, 2 wall lights, door opening to Kitchen and doors to Bathroom and:-

Separate WC

5'6" x 5'6" (1.68m x 1.68m)

With a uPVC double glazed window, wall light, WC, open beam ceiling, quarry tile floor and whitened natural stone walls.

Bathroom



9'0" x 6'0" (2.74m x 1.83m)

With 2 uPVC double glazed windows with roller blinds, suite of panelled Bath and Wash Hand Basin, open beam

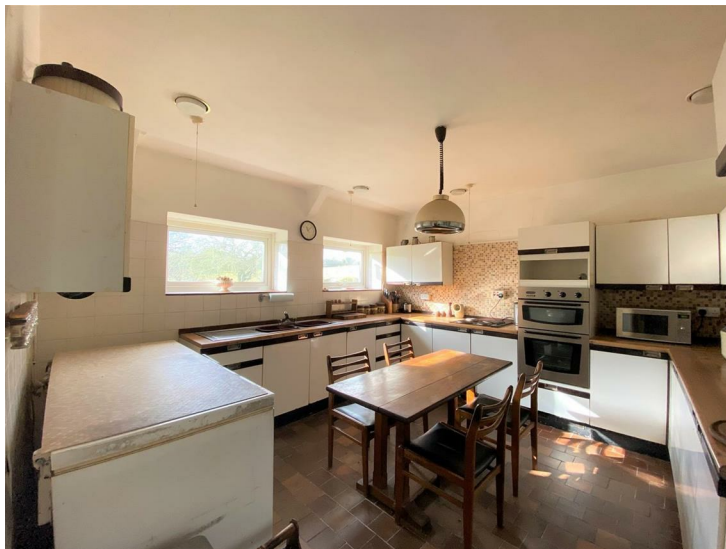
ceiling, quarry tile floor, 2 wall spotlights, mirror fronted bathroom cabinet and sliding door to :-

Utility Room

11'0" x 6'0" (3.35m x 1.83m)

With quarry tile floor, 2 windows (1 uPVC double glazed and 1 secondary double glazed), open beam ceiling, strip light, 2 power points, wall shelves and a multifuel stove.

Kitchen/Breakfast Room



17'2" x 13'0" (5.23m x 3.96m)

('L' shaped maximum). With 3 windows (2 uPVC double glazed and 1 secondary double glazed), range of fitted floor and wall cupboards, single drainer double bowl stainless steel sink unit with mixer tap, part tile surround, cooker box, 11 power points, 6 downlighters, rise and fall dining light and a 15 pane glazed door to :-

Rear Hall

6'8" x 3'10" (2.03m x 1.17m)

With quarry tile floor, uPVC double glazed door to rear Garden, wall shelves, wall light and access to a part boarded Loft.

A pedestrian door from the Dining Room leads to the Eastern Wing which has accommodation as follows:-

Inner Hall 2

5'6" x 3'0" (1.68m x 0.91m)

With carpet tile floor, wall light, stair to First Floor Study/Landing and a short flight of stairs leading down to :-

Sitting Room



28'4" x 14'9" (8.64m x 4.50m)

With 3 windows (1 uPVC double glazed and 2 secondary double glazed windows), open beamed ceiling, quarry tile floor, double panelled radiator, fitted bookshelves along one wall, 3 wall lights, 3 power points, alcove with shelves, freestanding wood burning stove and secondary double glazed 15 pane french doors to :-

Lean-to Aluminium Greenhouse/Conservatory

10'0" x 6'0" (3.05m x 1.83m)

First Floor

Study/Landing



14'0" x 5'0" (4.27m x 1.52m)

With carpet tile floor, ceiling light, double panelled radiator, wall shelves, exposed beams, secondary double glazed window, telephone point, 1 power point and doors to Bedroom 4 and :-

Bedroom 1



15'1" x 14'4" (4.60m x 4.37m)

With exposed 'A' frames, Wash Hand Basin, tile splashback, double panelled radiator, 3 windows (2 uPVC double glazed windows and 1 secondary double glazed window), 2 power points and 2 ceiling lights.

Bedroom 4



10'9" x 10'0" (3.28m x 3.05m)

('L' shaped maximum) With Wash Hand Basin, tile splashback, exposed 'A' frames, uPVC double glazed window, 2 ceiling lights, fitted bunk/single bed and 1 power point.

A staircase from the Ground Floor Dining Room leads to the:-

First Floor

Main Landing

8'6" x 6'3" (2.59m x 1.91m)

With vinyl floor covering, wall light, exposed beams, 1 power point, doors to Bathroom, Separate WC and :-

Bedroom 2



14'2" x 13'7" (4.32m x 4.14m)

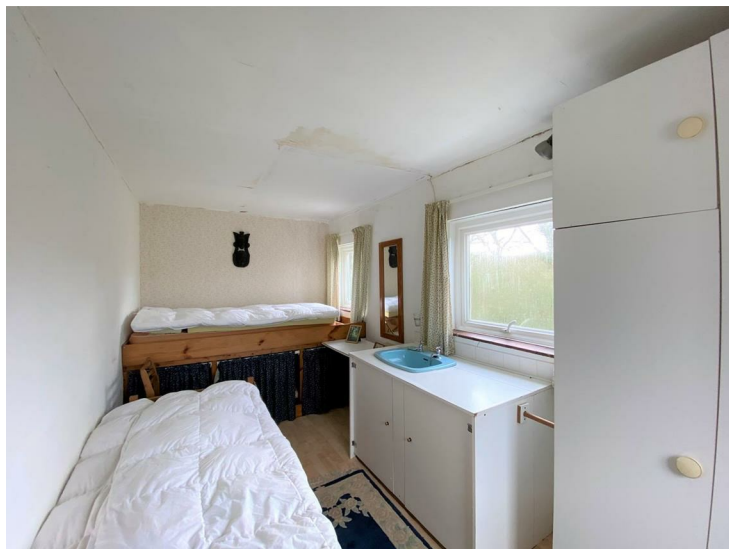
With fitted carpet, secondary double glazed window with roller blind, exposed beams, double panelled radiator, 1 power point and a glazed door to :-

Dressing Room

7'4" x 6'3" (2.24m x 1.91m)

With carpet, uPVC double glazed window, wall light and 2 power points.

Bedroom 3 (rear)



15'9" x 7'4" (4.80m x 2.24m)

With 3 uPVC double glazed windows, double panelled radiator, fitted wardrobe, fitted bunk/single bed, Wash Hand Basin in a vanity surround, tile splashback, wall spotlight and 1 power point.

Bathroom



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

With vinyl floor covering, suite of panelled Bath, Wash Hand Basin and Bidet, double panelled radiator, secondary double glazed window with roller blind, 2 ceiling lights, mirror fronted bathroom cabinet, exposed beams, 1 power point and an Airing Cupboard with electric light, cold water tank and a lagged copped hot water cylinder and immersion heater.

Separate WC



5'2" x 4'11" (1.57m x 1.50m)

With suite of WC, uPVC double glazed window, ceiling light, alcove with bookshelves and access to Loft.

Externally



Directly to the fore of the Farmhouse are a range of predominantly Stone Outbuildings with pitched Slate or Corrugated Cement Fibre Roofs. They are as follows:-

Garage

18'0" x 11'0" (5.49m x 3.35m)

of stone and concrete block construction with a pitched slate and corrugated cement fibre roof with opening to:-

Store Shed

12'6" x 11'6" (3.81m x 3.51m)

of stone construction with a pitched slate and corrugated cement fibre roof.

Former Cowshed

13'6" x 11'0" (4.11m x 3.35m)

of stone construction with a pitched corrugated cement fibre roof.

Log Shed

13'6" x 6'6" (4.11m x 1.98m)

Of stone construction with a pitched corrugated cement fibre roof.

Garage 2/Store Shed

16'6" x 8'0" (5.03m x 2.44m)

of timber and corrugated cement fibre construction with a corrugated cement fibre and corrugated iron roof.

Directly to the fore of the Property is a hardstanding area which allows for Off Road Vehicle Parking and Turning Space. There is also a Lawned Garden with Flowering Shrubs, Camellia Bush, Heathers etc, etc.

Directly to the rear of the Farmhouse is a Slate Patio together with a large Lawn and Former Vegetable Garden with Bay Tree, Apple Trees and an old Garden Store Shed 15'0" x 10'0" of timber and corrugated iron construction. In addition, there is a Lean to Greenhouse 16'0" x 6'0" and a lean to Greenhouse/Conservatory 10'0" x 6'0" with door access to Lounge.

Adjacent to the eastern wing of the Property is a hardstanding area which allows for further Vehicle Parking and beyond is a gently sloping Grassed/Formal Vegetable Garden with Pampas Grass, Flowering Shrubs and Trees. Situated on the Lower Garden is a corrugated Garden Store Shed as well as an old corrugated iron Garden/Tool Shed.

3 Outside Electric Lights (One Sensor Light), Outside Water Tap, Metal Letter/Post Box and an Oil Tank.

On the opposite side of the Council Road is a small Enclosure which extends to Two Thirds of an Acre or thereabouts. Of the total acreage, there is approximately Half an Acre of Pasture Land, whilst the remaining One Sixth of an Acre comprises of an area of Scrubland and Trees which is bisected by a stream.

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

Services

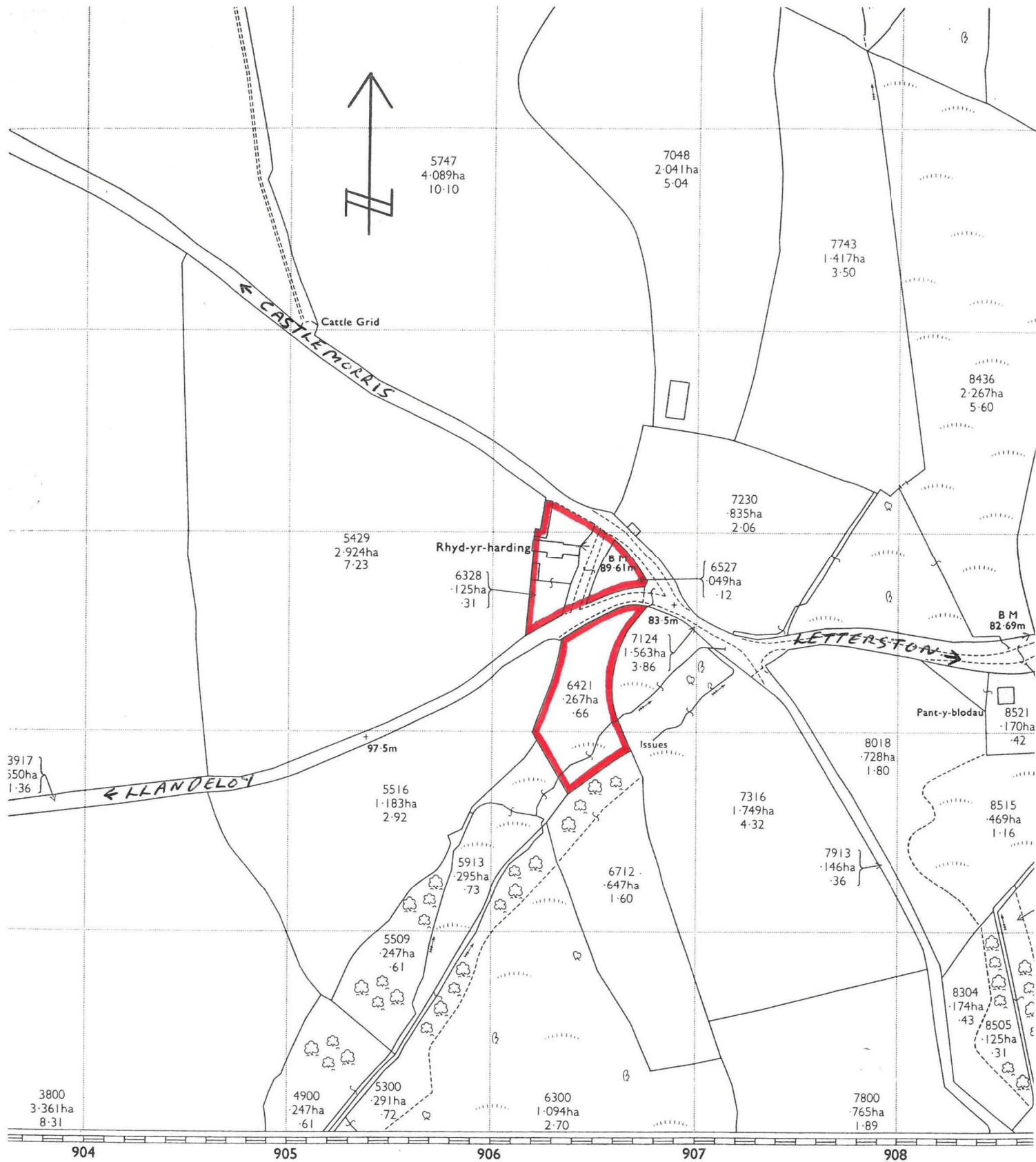
Mains Electricity connected. Private Water Supply from a Borehole. Cesspit/Septic Tank Drainage. Oil fired Central Heating via an Esse Heating/Cooking Range. Partial uPVC Double Glazing and Partial Secondary Double Glazing. 4 Solar Panels on Kitchen/Breakfast Room Roof (heating domestic hot water). Telephone, subject to British Telecom Regulations. Broadband Connection.

Tenure

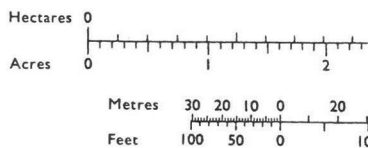
Freehold with vacant possession upon completion.

Remarks

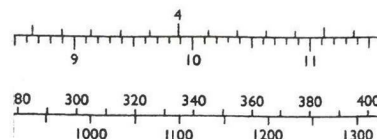
Rhyd-yr-Harding is a spacious Detached Character Farmhouse residence which stands in a delightful rural location within a mile or so of the hamlet of Castlemorris and some 2.5 miles or so south west of the well known village of Letterston. The Property has a wealth of character and has spacious accommodation which is in need of some renovation, modernisation and refurbishment. In addition, there are a range of Outbuildings with potential as well as large Gardens and Grounds which extend to a Third of an Acre or thereabouts. On the opposite side of the Council Road is a Two Thirds of an Acre enclosure which includes a half an acre or thereabouts of Pasture Land, whilst the remainder is scrubland and trees, bisected by a stream. It stands within 4 miles or so of the North Pembrokeshire Coastline at Abercastle and is ideally suited for family or early retirement. To appreciate the full extent of accommodation and indeed its delightful private location, inspection is essential and strongly advised. Realistic Price Guide.



Rhyd-yr-Harding, Castlemorris, Haverfordwest, Pembrokeshire



Plan Not to Scale.



Plan for Identification Purposes Only

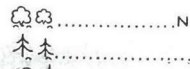
Beer House
Bench Mark
Boundary Post
Crane
Club House
Chimney

LB
LC
LG
LH
LTw
m
MHW

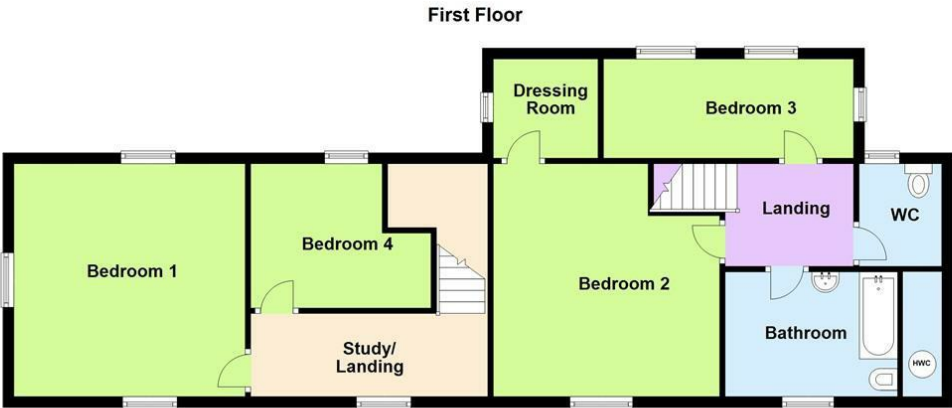
Level Crossing
Loading Gauge
Lighthouse
Lighting Tower
Metres
Mean High Water

RH
rp
S
SB
SBr
SD

Road House
Revision Point
Stone
Signal Box
Signal Bridge
Sundial



Floor Plan

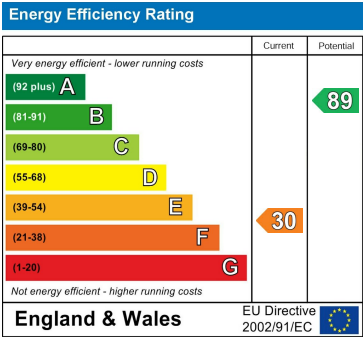


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced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