



## Court House, Tower Hill, Fishguard, Pembrokeshire, SA65 9LA

**Price Guide £600,000**

- \* A substantial Detached 2 storey Georgian Town Residence.
- \* Well maintained 3 Reception, Kitchen/Breakfast Room, Bathroom and 4 Bedroom accommodation.
- \* Rear Wing with Kitchen/Breakfast Room, Sitting/Dining Room, 1/2 Bedrooms and Bathroom accommodation.
- \* Gas fired Central Heating, Single Glazing and Loft Insulation.
- \* Large Gardens and Grounds with Lawned areas, Mature Trees, Apple Trees, Flowering Shrubs, Conifers, Roses etc etc.
- \* Workshop, Store Shed, Lean-to Garden Shed, Summer House and 2 Garages.
- \* Vehicle Parking adjacent to Main Residence as well as a large hardstanding allowing for Off Road Parking for 4/5 Vehicles.
- \* Ideal Family/Early Retirement Home. Inspection essential. 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, a Building Society, Hotels, Restaurants, Public Houses, Cafés, Takeaways, a Post Office, Library, Repair Garages, 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.

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. Lower Fishguard is the mouth of the River Gwaun which provides good Salmon, Sewin (Sea Trout) and Trout fishing.

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 of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Take-Away's, Art Galleries, a Post Office, Library, Supermarkets, Petrol Filling Stations, Repair Garages, a Further Education College, Leisure Centre, 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 Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

Court House stands in a popular, quiet residential area known as Tower Hill and is situated within 250 yards or so of Fishguard Town Shopping Centre and Market Square.

## DIRECTIONS

From the Offices of Messrs J. J. Morris at 21 West Street, turn right and bear left towards Market Square. 80 yards or so further on, take the first turning on the left into Main Street and continue on this road for approximately 200 yards or so and take the third turning on the right (straight on) at the top of the hill into Tower Hill. Continue on this road for 50 yards or so and Court House is situated on the

right hand side of the road. A 'for for sale' is erected on site.

## DESCRIPTION

Court House comprises a Detached 2 storey (Listed Grade II) Period Residence of solid stone construction with mainly rendered and coloured roughcast elevations under a pitched composition slate roof. Accommodation is as follows:-

### Portico

With door to:-

### Reception Hall



21'3" x 7'4" (6.48m x 2.24m)

With fitted carpet, double panelled radiator, attractive cornice, central heating thermostat control, 4 power points, 2 ceiling lights, smoke detector (not tested), staircase to First Floor, opening to Inner Hall and doors to Lower Ground Floor Cellar, Study and:-

### Sitting Room



20'5" x 16'1" (6.22m x 4.90m)

(maximum measurement to include bay). With single glazed bay window with shutters (affording Sea views), fitted carpet, Slate fireplace housing a coal effect Gas Fire, built in cupboard with shelves above, TV point, attractive cornice, double panelled radiator and 7 power points.

## Office



12'2" x 12'1" (3.71m x 3.68m)  
plus bay 4'3" x 1'8" (1.30m x 0.51m). With fitted carpet, single glazed sash window with shutters (affording Sea views), built in cupboard with shelves, double panelled radiator, TV point, telephone point, ceiling light and 4 power points.

## Rear Hall



19'6" x 7'9" (5.94m x 2.36m)  
("T" shaped maximum). With a quarry tile floor, open beam ceiling, ceiling light, 6 pane half glazed door to rear Courtyard, coat hooks, built in cupboard and a half glazed (9 pane) door to:-

## Dining Room



14'2" x 11'8" (4.32m x 3.56m)  
With fitted carpet, single glazed sash window, double panelled radiator, alcove with shelves, coved ceiling, ceiling light, telephone point and 2 power points.

## Cloakroom



7'9" x 6'9" (2.36m x 2.06m)  
(maximum). With quarry tile floor, 2 single glazed windows, suite of Wash Hand Basin and WC, open beam ceiling, ceiling light, built in cupboard, towel ring, toilet roll holder, coat hooks, tiled splashback and 2 power points.

## Kitchen/Breakfast Room



14'6" x 14'0" (4.42m x 4.27m)  
("L" shaped maximum). With an Inglenook feature, double panelled radiator, quarry tile floor, open beam ceiling, range of fitted floor and wall cupboards, single drainer double bowl stainless steel sink unit with mixer tap, strip light, 8 power points, natural stone wall, Stoves 5 ring Gas Cooker Hob, 2 windows (one single glazed sash window and one double glazed window), tiled splashback, plumbing for dishwasher, recess with built in New World Double Oven and a sliding door to:-

## Walk in Larder

6'3" x 4'4" (1.91m x 1.32m)  
With quarry tile floor, 2 single glazed windows, meat hooks, ceiling light, wall cupboard, Slate/Cold Slab and 2 power points.

## LOWER GROUND FLOOR

## Wine Cellar



12'0" x 11'8" (3.66m x 3.56m)

With Slate floor, Gas meter, 2 ceiling lights, cold slabs and 2 power points.

A staircase from the Reception Hall gives access to the:-

## Half Landing

7'4" x 4'6" (2.24m x 1.37m)

With fitted carpet, attractive cornice, single glazed arched sash window with shutters, ceiling light over stairwell and stairs to:-

## FIRST FLOOR

### Main Landing



9'4" x 8'0" (2.84m x 2.44m)

With fitted carpet, attractive cornice, smoke detector (not tested), 2 power points and doors to Bedrooms, Dressing Room and:-

## Bathroom 1



10'3" x 10'1" (3.12m x 3.07m)

With fitted carpet, suite of Bath with Shower attachment and glazed shower screens, Wash Hand Basin, Bidet and WC, single glazed sash window with roller blind, shaver light/point, glass shelf, double panelled radiator, part tiled surround, toilet roll holder, mirror fronted bathroom cabinet, Airing Cupboard with shelves housing a Worcester Bosch Gas Combination Boiler (heating domestic hot water and firing central heating), access to Loft and door to Rear Landing.

## Bedroom 1 (front)



17'11" x 14'6" (5.46m x 4.42m)

(maximum measurement to include bay). With fitted carpet, single glazed bay sash window with shutters, attractive cornice, ceiling light, Slate fireplace, double panelled radiator, TV point, telephone point and 7 power points.

## Bedroom 2 (front)



15'1" x 13'9" (4.60m x 4.19m)

(maximum). With a single glazed sash window with shutters (affording Sea views), attractive cornice, Cast Iron feature fireplace, single panelled radiator, fitted wardrobes along one wall, fitted carpet, TV point and 4 power points.

## Dressing Room



11'9" x 7'11" (3.58m x 2.41m)

With fitted carpet, single glazed sash window with shutters, Myson wall mounted gas heater, ceiling light and 3 power points.

### Bedroom 3

15'9" x 9'10" (4.80m x 3.00m)

With fitted carpet, single glazed sash window with shutters, ceiling light, fireplace, radiator, 3 power points and door to:-

### Rear Landing



With fitted carpet, ceiling light and wall light, single glazed window, built in cupboard, Velux window and doors to Work/Sewing Room, Rear Wing, Bathroom 1 and:-

### Bathroom 2



12'5" x 5'4" (3.78m x 1.63m ) (maximum). With fitted carpet, radiator, single glazed sash window with roller blind, suite of panelled Bath with Shower attachment, Wash Hand Basin and WC, part tile surround, Vent Axia extractor fan, shower curtain and rail, toilet roll holder, ceiling light, towel rail and soap dish.

### Work/Sewing Room



10'10" x 10'8" (3.30m x 3.25m)

With fitted carpet, Velux window, 4 power points, frosted window to Rear Landing, wall shelf, fitted clothes closet/wardrobe, ceiling light and 4 power points.

A door from the Rear Landing gives access to the:-

### REAR WING

Which has accommodation as follows:-

### Kitchen/Breakfast Area

21'2" x 10'9" (6.45m x 3.28m)

With uPVC double glazed door to rear Garden, exposed "A" frames, double drainer stainless steel sink unit with companion unit, single glazed window, cooker box, 5 power points, Santon wall mounted electric water heater, floor cupboards, Breakfast Bar and step leading up to:-

### Sitting/Dining Room



14'2" x 12'8" (4.32m x 3.86m)

With fitted carpet, single glazed window, exposed "A" frames, ceiling spotlight, fireplace opening, 4 power points and door to:-

## Bedroom/Studio



14'2" x 8'0" (4.32m x 2.44m)  
(Plus recess 5'0" x 4'2" -1.52m x 1.27m). With fitted carpet, single glazed window, exposed "A" frames, ceiling spotlight, uPVC double glazed door to rear Garden and 4 power points.

### EXTERNALLY

There is a railed forecourt to the Property with Hydrangea Bushes together with a pillared entrance with double wrought iron gates giving access to a Paved Hardstanding/Patio which allows for Off Road Vehicle Parking Space. Adjacent to the Paved Hardstanding/Patio is a Flower and Shrub Border with Spring Bulbs, Roses and Flowering Shrubs.

Adjacent to the eastern gable end of the Property and accessed off Tower Hill is a pedestrian gated and a cobbled path which leads to a private enclosed Rear Courtyard.

There is also a Courtyard area beyond the Parking area with Flowering Shrubs and a pathway which leads to the Rear Wing and the Rear Garden. There is also a Covered Walkway which leads to a:-

### Lean-to Shed

7'0" x 5'3" (2.13m x 1.60m)

Directly to the rear of the Property is a Walled Courtyard which has a pedestrian doorway giving access to a:-

### Workshop

18'0" x 14'0" (5.49m x 4.27m)

Of stone construction with rendered and coloured elevations under a pitched composition slate roof. Adjoining is a:-

### Store Shed

14'2" x 7'2" (4.32m x 2.18m)

With strip light.

A concrete path leads to a large rear Walled Garden with Lawned Areas, Mature Trees, Apple Trees, Flowering Shrubs, Roses, Conifers, Camellias, Magnolias and an:-

## Octagonal (Timber) Summer House

8'0" x 8'0" (2.44m x 2.44m)  
(maximum).

At the southern end of the Rear Garden is a:-

### Lean-to Garden Shed

11'0" x 7'0" (3.35m x 2.13m)

Of stone construction with a corrugated cement fibre roof. A pedestrian door from the Lean-to Garden Shed gives access to:-

### Garage 1



16'8" x 12'10" (5.08m x 3.91m)

Of stone construction with a pitched corrugated cement fibre roof. Adjacent to the stone built Garage is a separate Detached Garage Building which is:-

### Garage 2

18'0" x 10'0" (5.49m x 3.05m)

Of concrete section construction with a corrugated cement fibre roof.

Both Garages have metal up and over doors with access leading onto a hardstanding area which allows for Off Road Parking for 5/6 Vehicles. The Garages and the rear Garden can be accessed off a Private Lane which leads off Tower Hill to a Property known as Friesland.

3 Outside Electric Lights and an Outside Water Tap.

The boundaries of Court House are edged in red on a copy of the Land Registry Title Plan WA877121 to the Scale of 1/1250.

### SERVICES

Mains Water, Electricity, Gas and Drainage are connected. Gas fired Central Heating in the main House but not in the Rear Wing. Mainly Single Glazed Windows. 3 uPVC Double Glazed Pedestrian Doors. Loft Insulation. Telephone, subject to British Telecom Regulations.

### TENURE

Freehold with Vacant Possession upon Completion.

### LISTED BUILDING

Court House, Tower Hill, Fishguard is a Listed Grade II Building. A copy of the Cadw Listing is attached.

### RIGHTS OF WAYS

Vehicular and Pedestrian Access Rights of Ways exist in

favour of Court House off Tower Hill at or around point "A" on The Land Registry Plan and as far as the gated entrance leading to Friesland at point "B" on the same Plan.

### REMARKS

Court House is an exceptionally fine Georgian Period Listed Grade II Residence which stands in one of Fishguard's most popular residential areas from where Coastal Sea views can be enjoyed over Fishguard Bay towards the Harbour and in the direction of Dinas Head. The Property is in good decorative order and has a wealth of character with many attractive features and is ideally suited for Family or early Retirement purposes. In addition, it has good sized established Gardens and Grounds which extend to a Quarter of an Acre or thereabouts and in addition there is ample Vehicle Parking as well as 2 Garages. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.

# Full Report for Listed Buildings



## Summary Description of a Listed Buildings

Reference Number	Building Number	Grade	Status	Date of Designation	Date of Amendment
12363		II	Designated	24/11/1978	07/01/2002

Name of Property	Address
Court House, front railings and gatepiers to right	

## Location

Unitary Authority	Community	Town	Locality	Easting	Northing
Pembrokeshire	Fishguard and Goodwick	Fishguard	Fishguard	195998	237056

Street Side	Location
S	Situated on the street line, some 50m from the junction with Hill Terrace, between Talarfor and Ardwyn.

## Description

Broad Class	Period
Domestic	

### History

Detached town house, said to date from c1750 but detail generally early C19. Marked on 1844 title map. This was not the Ty Cwrt where the Fenton family lived before Plas Glyn-y-mel was built, as that was described as being 'in the Cwm'.

### Exterior

House, painted roughcast cladding, slate hipped roof with wide eaves and brick stack to right. Near square plan with 2-storey, 2-window facade to road and entrance in right side elevation. Facade has 12-pane hornless sash each floor left, and fine 2-storey canted bay window with a 12-pane sash window in each light to right. Right end wall has 2-window range offset to right, with 3 12-pane sash windows and doorway with porch beneath left-hand window. Semi-elliptical arched doorway with flush-panelled reveals, fanlight with radiating tracery and 6-panelled door, the top 4 fielded. Painted timber porch with slightly bulbous turned columns and slate gabled roof with bargeboards. Porch is not noted in 1978 description and left stack, noted in 1978, is no longer extant. Front iron railings with plain rails alternated with more ornate cast-iron heads, and urn caps to main stanchions. Iron gate to left, painted roughcast piers to right with concave-sided pyramid caps and small ball finials.

### Interior

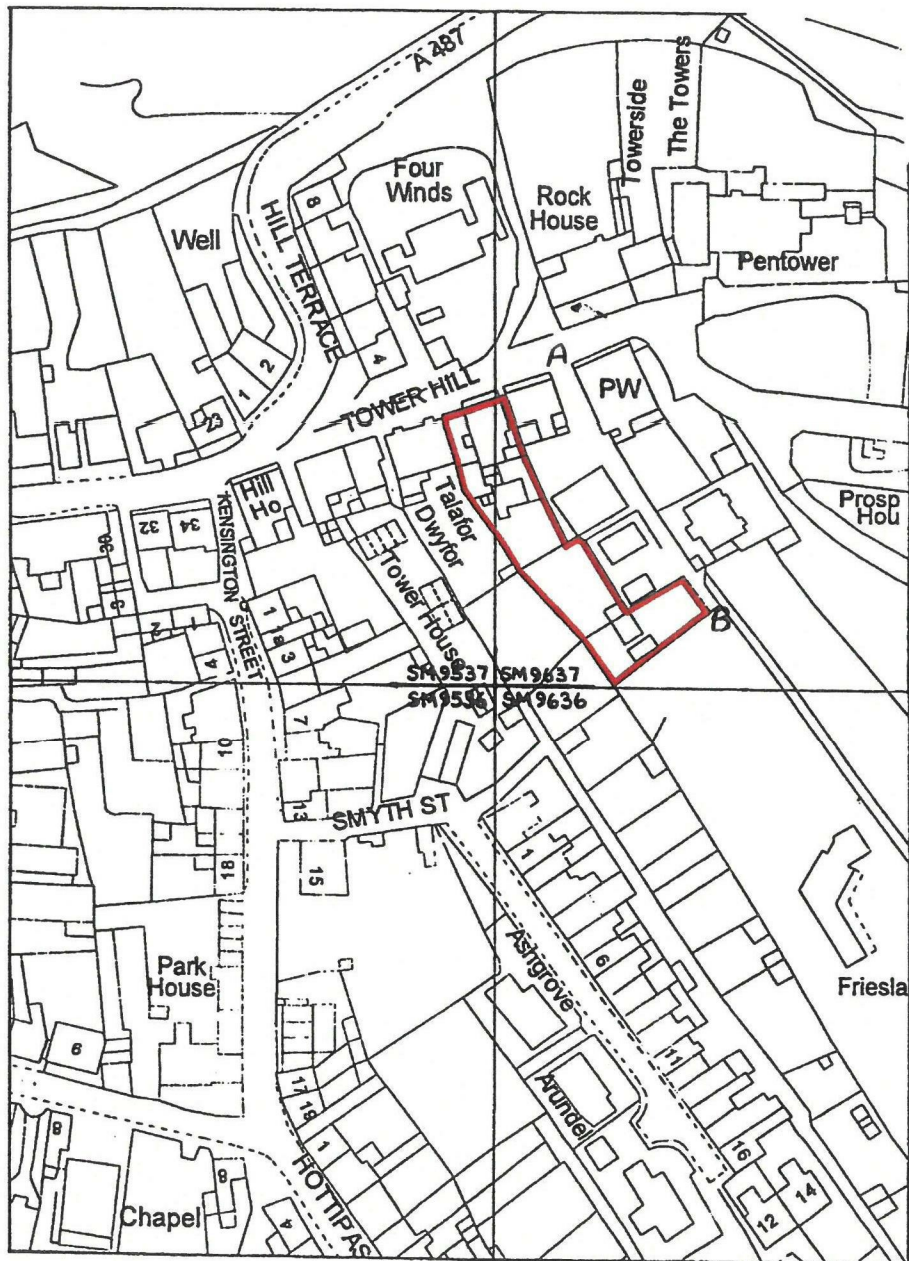
Contemporary stair at east end of hall with straight balusters, mahogany rail and lit by semi-circular headed window.

### Reason for designation

Included as one of the most distinguished Georgian houses of the town, with surviving external and interior detail.



<b>H.M. LAND REGISTRY</b>		TITLE NUMBER
		<b>WA 877121</b>
ORDNANCE SURVEY PLAN REFERENCE	SM9536, SM9537, SM9636, SM9637.	Scale 1/1250
ADMINISTRATIVE AREA PEMBROKESHIRE / SIR BENFRO		© Crown Copyright



**Court House,  
Tower Hill, Fishguard, Pembrokeshire**

PLAN NOT TO SCALE

**Plan for Identification Purposes Only**

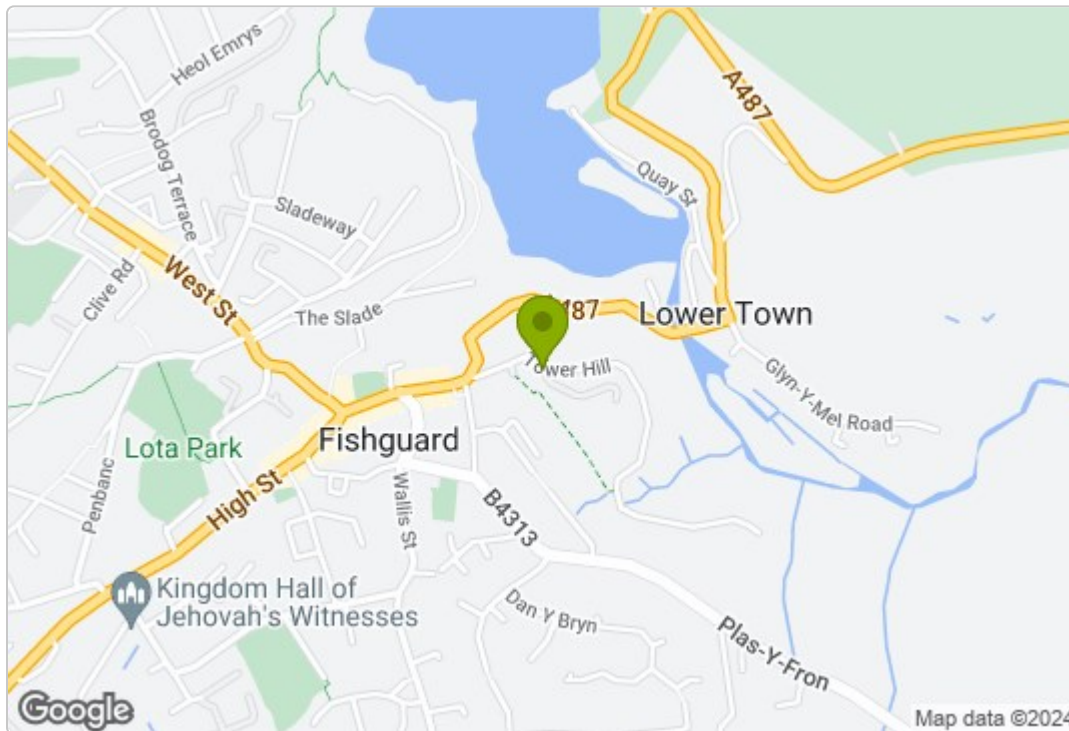


# Floor Plan



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 firm's 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