

Torbant Farm, Croesgoch, Haverfordwest, Pembrokeshire, SA62 5JN

Price Guide £525,000

- * An attractive Detached 2 storey (predominantly stone faced) Barn Conversion with extensions.
- * Spacious 2/3 Reception, Kitchen/Breakfast Room, Utility, 4/5 Bedrooms and 3 Bathroom accommodation.
- * Oil Central Heating. uPVC Double Glazed Windows and Doors. Cavity Wall, Floor and Roof Insulation.
- * Standing in 1.5 Acres or thereabouts of well fenced Gardens and Grounds including Lawned areas, an Indian Sandstone Paved Patio, 0.75 Acre Pony Paddock and a large Wildlife Area with a Spring Fed Pond and Willow Copse.
- * Private location from where delightful south facing Rural Views can be enjoyed.
- * Convenient location within a few miles or so of the North Pembrokeshire Coastline at Aberfelin.
- * Ideally suited for Family, Early Retirement, Investment or for Letting purposes.
- * Early inspection strongly advised. Realistic Price Guide.

SITUATION

Torbant Farm stands in a semi rural location between the hamlet of Square & Compass and the village of Croesgoch and is accessed over a 350 yard tarmacadamed lane off the Main A487 Fishguard to St Davids road.

Croesgoch village is within a mile or so of the property and has the benefit of a Primary School, Public House, Art Gallery, Repair Garage, a Chapel, Hairdressers/Beauty Salon and an Agricultural Store.

The hamlet of Square & Compass is within a half a mile or so and has the benefit of a Petrol Filling Station/Store/Mini-Market and a Public House.

Within a mile and a half or so is the well known Coastal Village of Trefin which has a Public House/Restaurant, an Art Gallery, a former Chapel and a Youth Hostel.

The well known Market Town of Fishguard is some 8 miles or so north east whilst the Cathedral City of St Davids is some 7 miles or so south west.

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 The County Council Offices and The County Hospital at Withybush .

The North Pembrokeshire Coastline at Aberfelin is within 2 miles or so by road and also within easy reach are the other well known sandy beaches and coves at Whitesands Bay, Abereddy, Traeth Llyfn, Porthgain, Abercastle, Abermawr and Aberbach.

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

Torbant Farm is approached over a 350 yard tarmacadamed private lane in off the Main A487 Fishguard to St Davids Road.

DIRECTIONS

From Fishguard, take the Main A487 Road south west for some 7 miles or so passing through the hamlet of Square & Compass and some 500 yards or so further on, take the turning on the left, signposted for Torbant Farmhouse. A 'For Sale' board direction board is placed at this point. Continue on this road for approximately 200 yards and follow the road to the left. 150 yards or so further on, follow the road to the right and a short distance further on, the double gated access to Torbant Farm is on the right. A 'For Sale' board is erected on site.

DESCRIPTION

Torbant Farm comprises a substantial 2 storey Residence (the result of a Barn Conversion) of solid stone and cavity concrete block construction with mainly stone faced elevations under a pitched slate roof. Accommodation is as follows:-

Storm Porch

With Slate paved floor, wall lantern light, pine tongue and groove clad ceiling and an Oak effect double glazed composite entrance door to:-

Reception Hall



25'2" x 10'5" (7.67m x 3.18m)

(max) With an engineered Oak floor, 2 double panelled radiators, ceiling light, double glazed window, wall light, mains smoke detector, Pine staircase to First Floor, understairs cupboard and 4 power points.

Lounge



19'3" x 18'3" (5.87m x 5.56m)

With an engineered Oak floor, exposed beam, 2 uPVC double glazed windows, Stone feature fireplace with a concealed power point housing an L.P. Gas Log effect Stove on a Slate hearth, 4 wall lights and 2 picture lights on dimmers, 2 double panelled radiators, TV shelf and video

recess, TV point, telephone point, Satellite point, 4 hi-fi speaker points, 2 telephone points, 10 power points and double glazed 6 pane French doors to:-

Garden Room/Conservatory



13'6" x 11'6" (4.11m x 3.51m)
(maximum) (Being Oak effect uPVC double glazed with a slate roof) With a ceramic tile floor, 4 downlighters, 4 power points and uPVC double glazed French doors to a large Indian Sandstone Paved Patio and front garden which affords delightful Countryside views.

Farmhouse Kitchen/Dining Room



19'6" x 17'0" (5.94m x 5.18m)
(approx). With ceramic tiled floor, 2 uPVC double glazed windows, range of quality solid Pine floor and wall cupboards, worktops with tile splashbacks and underlighters, inset 1½ bowl silk quartz sink unit with mixer tap. Inglenook style stone fireplace with spot light and an Aga 4 oven Electric range with an adjoining 2 oven Aga Electric Cooker with 4 ring ceramic hob, Cooker Hood (externally vented), Indesit dishwasher, Indesit Fridge Freezer, exposed "A" frames and beams, ceiling light, 6 spotlights, plumbing for dishwasher, TV point, 12 power points, door to Utility Room and access at First Floor level to a:-

Loft/Store Room

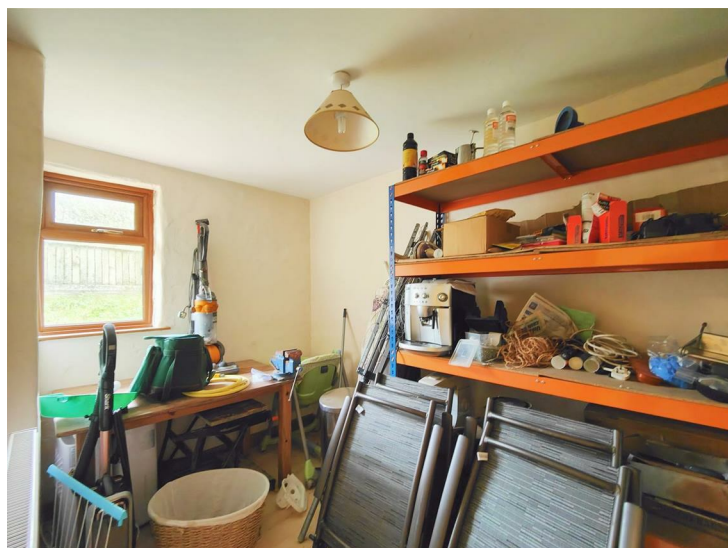
11'0" x 11'0" (3.35m x 3.35m)
(approximate measurement only). With a vaulted ceiling, electric light and 2 power points.

Utility Room



10'6" x 9'10" (3.20m x 3.00m)
With ceramic tiled floor, Pine floor cupboard, worktop with inset stainless steel single drainer sink unit with mixer tap, part tile surround, radiator, uPVC double glazed window, ceiling strip light, coat hooks, tumble drier vent, plumbing for automatic washing machine, Manrose extractor fan, Hoover tumble drier, Bosch washing machine, 6 power points, fitted Pantry/Larder Cupboard with an electricity consumer unit and shelves, extractor fan, Oak effect composite door to rear garden and a Pine door to:-

Store Room/Study



9'6" x 6'6" (2.90m x 1.98m)
With a laminated Beech floor, radiator, uPVC double glazed window, ceiling light, telephone point and 4 power points.

Walk in Airing/Boiler Cupboard



6'0" x 5'11" (1.83m x 1.80m)

With ceramic tiled floor, ceiling light, radiator, hanging rail, shelves and a Worcester freestanding Oil Combination Boiler (heating domestic hot water and firing central heating).

Cloakroom



6'0" x 4'11" (1.83m x 1.50m)

With Oak floorboards, suite of corner Wash Hand Basin and WC, half tiled walls, ceiling light, towel ring, toilet roll holder, double panelled radiator, tiled shelf and an extractor fan.

Bedroom 4



12'6" x 12'2" (3.81m x 3.71m)

With a engineered Oak floorboards, ceiling light, uPVC double glazed window, double panelled radiator, TV point, 6 power points and door to:-

En Suite Shower Room



10'5" x 5'6" (3.18m x 1.68m)

With a white suite of Wash Hand Basin, WC and a glazed and tiled Shower Cubicle with a thermostatic shower, ceramic tiled floor, mainly tiled walls, Manrose extractor fan, wall mirror, ceiling light, toothbrush holder, soap dish, towel rail, toilet roll holder and a built in double wardrobe with shelves.

Bedroom 5



13'6" x 8'0" (4.11m x 2.44m)

With a engineered Oak floorboards, ceiling light, telephone point, uPVC double glazed window, double panelled radiator, TV point and 4 power points.

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

Quarter Landing

With fitted carpet, wall light and staircase to:-

FIRST FLOOR

Landing



17'4" x 8'8" (5.28m x 2.64m)

(maximum) With Oak floorboards, sloping ceiling, Velux window with blind, wall light, mains smoke detector and 2 power points.

Bedroom 3



15'3" x 9'0" (4.65m x 2.74m)

With a laminated Beech floor, sloping ceiling, Velux window with blind, 2 ceiling spot light, double panelled radiator, built in wardrobe with shelf over, built in storage cupboard, TV point, telephone point and 4 power points.

Bathroom



With Soft Cream suite of painted panelled Bath with gold coloured mixer taps and shower attachment, Wash Hand Basin with matching taps and WC, Velux window with blinds, ceramic tiled floor, fully tiled walls, double panelled radiator, extractor fan, 2 downlighters, wall mirror, towel rail and toilet roll holder.

Bedroom 2



12'9" x 12'5" (3.89m x 3.78m)
(maximum). With laminated Beech floor, Velux window with blind, sloping ceiling, ceiling light, uPVC double glazed window, double panelled radiator built in wardrobe, TV point and 6 power points.

Bedroom 1



20'0" x 16'6" (6.10m x 5.03m)
With Oak floorboards, coat hooks, 2 Velux windows with blinds, uPVC double glazed window (affording delightful rural views), built in wardrobe, exposed beams, built in cupboard, access to undereaves storage space, double panelled radiator, 4 downlighters, telephone point, 6 power points and door to:-

En Suite Shower Room



8'9" x 8'3" (2.67m x 2.51m)
(maximum). With white suite of Wash Hand Basin, WC and Showerlux glazed and tiled Shower Cubicle with a drying area and a thermostatic shower, extractor fan, 2 downlighters, ceramic tiled floor, mainly half tiled walls, towel rail, wall mirror with 2 electric lights, toilet roll holder, Velux window with blind, undereaves storage cupboard, toothbrush holder and soap dish.

EXTERNALLY

The Property in all stands in approximately 1 ½ Acres or thereabouts and is approached off the Main A487 road via a 400 yard mainly tarmacadamed and hardsurfaced lane.

Directly to the fore of the Property is a large raised Grey Natural Stone (Indian Sandstone) Paved Patio from where delightful rural views can be enjoyed as well as a chipping/gravelled driveway which allows for ample Vehicle Parking and Turning Space. Beyond the parking area is a large Lawned Garden with Flowering Shrubs, Scots Pine and Fir Trees, a Yucca Tree and Flowering Shrubs, etc., etc. In addition, there is a:-

Garden Store Shed

12'0" x 8'0" (3.66m x 2.44m)

A double gated access leads into the property off the yard opposite Torbant Farmhouse.

Beyond the Lawned Garden is a well fenced three quarter Acre Pony Paddock within additional holding Paddock and gated access from the Lane and a Wildlife Pond, further grassed area and a native Willow Copse.

Directly to the rear of the property is an enclosed predominantly stone Patio with a sloping Grassed Bank and Camellia Bushes. The rear Patio/Garden is bounded by a high wooden fence with a Privet hedge and a pedestrian gate which leads onto the Tarmacadamed Access Lane. There is also a Storage Bunker and an 1365 Litre Oil Tank.

2 Outside Water Tap and Outside Lantern Light.

SERVICES

Mains Water (metered supply) and Electricity are connected. Septic Tank Drainage. Oil fired Central Heating. uPVC Double Glazed Windows and Composite Double Glazed Entrance Doors. Cavity Wall, Floor and Roof Insulation. Telephone, subject to British Telecom regulations. Broadband Connection. Car Charging Point.

TENURE

Freehold with Vacant Possession upon Completion.

RIGHTS OF WAYS

The Property enjoys both a Vehicular and Pedestrian Rights of Access over the 400 yard tarmacadamed and hardsurfaced lane which leads to the Property in off the Main A487 Fishguard to St Davids Road.

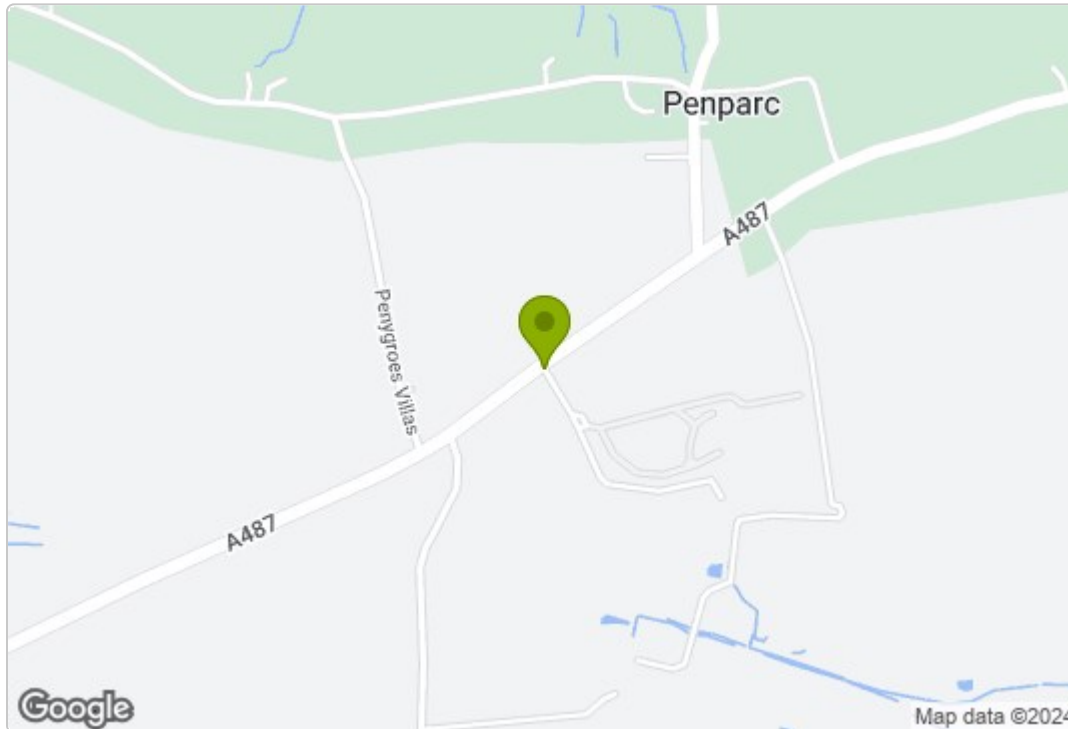
REMARKS

Torbant Farm is a delightfully situated South facing traditional Barn Conversion (with extension) with all the benefits of a new build which has spacious 2/3 Reception, Kitchen/Breakfast Room, Utility, 5 Bedrooms and 3 Bathroom accommodation. The property is in good decorative order throughout benefiting from Oil fired Central Heating, uPVC Double Glazed Windows, Composite Double Glazed Doors and Cavity Wall, Floor and Roof/Loft Insulation. In addition, the property enjoys panoramic south facing rural views and has good sized Lawned Gardens as well as a three quarter Acre Pony Paddock and a spring fed Wildlife Pond and Willow Copse. The property is ideally suited for family or retirement purposes and has excellent Air BnB, Guest House or B & B potential. It is offered "For Sale" with a realistic Price Guide and and early inspection is strongly advised.

Floor Plan



Area Map



Energy Efficiency Graph

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

Council Tax Band - G

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.

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