



## West Dairy, Fishguard Road, Newport, Pembrokeshire, SA42 0UF

**Price Guide £750,000**

- \*An exceptional Detached 2 storey Barn Conversion which stands in approximately 2 Acres of Gardens and Grounds from where uninterrupted views can be enjoyed over Newport Bay to Morfa Head and beyond as well as Carningli Mountain Views.
- \*Deceptively spacious accommodation benefiting from 2/3 Reception, Kitchen/Diner, 3/4 Bedrooms and 3 Bath/Shower Rooms.
  - \*Oil Central Heating (Underfloor Heating), Double Glazing and Roof/Loft Insulation.
- \*Adjoining "L" shaped Garage/Workroom with a Shower Room which could provide additional Bedroom accommodation.
- \*Delightful established Gardens and Grounds together with Paved Patio areas, raised Beds, Flowering Shrubs, Hydrangeas, Rhododendrons as well as large Lawned Gardens extending to an Acre and a Half or thereabouts.
- \*Concrete Garage/Shed Base together with Stone/Chipping Hardstanding areas for Vehicle Parking and Turning Space.
- \*Ideally suited for Family or early Retirement purposes. Inspection essential to appreciate the location, the full extent of accommodation and indeed the views over Newport Bay to Morfa Head as well as delightful Rural views to Carningli Mountain.

## SITUATION

West Dairy is situated one mile west of the Coastal and Market Town of Newport and is accessed over a 200 yard hardsurfaced track off the Main A487 Fishguard to Cardigan Road.

Newport being close by, has the benefit of a good range of Shops, a Primary School, Church, Chapels, a Post Office, Public Houses, Restaurants, Hotels, Cafes, Take-Away's, Art Galleries, a Library, Tourist Information Centre, a Memorial/Community Hall, Repair Garage, a Dental Surgery and a Health Centre.

The North Pembrokeshire Coastline at Aber Rhigian and Cwm are within a half a mile or so of the Property and also close by are the other well known sandy beaches and coves at Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod, Aberbach, The Parrog, Newport Sands, Ceibwr and Poppit Sands.

The well known Market Town of Fishguard is some 7 miles or so west, whilst the other well known Market Town of Cardigan is some 14 miles or so north east.

Cardigan being close by, has the benefit of a good Shopping Centre together with a wide 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 Cinema/Theatre, Supermarkets, Petrol Filling Stations, a Further Education College and a newly built Hospital.

Fishguard being within a short drive 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 20 miles or so south 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.

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.

West Dairy is accessed over a 200 yard hardsurfaced lane off the Main A487 Road and is a mile or so west of the Coastal and Market Town of Newport and some 2 miles or so east of the popular village of Dinas Cross.

## DIRECTIONS

From Fishguard, take the Main A487 Road east for some 4.5 miles passing through the village of Dinas Cross and some 2 miles or so further on, the turning to West Dairy is on the

left hand side of the road, a few hundred yards or so prior to Feidr Brenin. A 150 yard hardsurfaced lane leads down to the Property.

Alternatively from Cardigan, take the Main A487 Road south west for some 13 miles passing through the Town of Newport and proceed out of the town and up the hill passing the turning on the right for Feidr Brenin and a few hundred yards or so further on, take the turning on the right, signposted to West Dairy. A 150 yard hardsurfaced lane leads down to the Property.

## DESCRIPTION

West Dairy comprises a Detached 2 storey Barn Conversion of solid stone construction and cavity concrete block construction with natural stone faced elevations and part rendered and whitened elevations under a pitched slate roof. Accommodation is as follows:-

### Hall



With a Welsh Terracotta tile floor with underfloor heating, ceiling spotlight, Mains Smoke Detector, 5 wall uplighters (one over stairwell), double glazed window, staircase to First Floor and doors to Bedrooms 2 and 3, Shower Room, Utility Room and:-

## Kitchen/Dining Room



19'6" x 14'8" (5.94m x 4.47m) (maximum). With a Welsh Terracotta tile floor with underfloor heating, 10 downlighters, range of fitted Oak floor and wall cupboards, single drainer one and a half bowl Porcelain sink unit with mixer tap, 3 double glazed windows (two of which afford Sea views to Newport Bay and Morfa Head), built in Hotpoint dishwasher, part tile surround, appliance points, cooker box, 20 power points, TV point, Honeywell Central Heating Thermostat Control, Hotpoint built in electric Single Oven/Grill, Saga 5 Ring L.P. Gas Hob, Cooker Hood (externally vented) and an opening to:-

## Sitting Room

21'6" x 12'10" (6.55m x 3.91m)  
With a Welsh Terracotta tile floor with underfloor heating, 3 downlighters, vaulted ceiling with ceiling light, 4 double glazed windows (one affording superb Coastal Sea views over Newport Bay to Morfa Head), Honeywell Heating Thermostat Control, La Nordica Multifuel Stove on a raised Slate hearth, 4 lamp points, 14 power points, TV point, telephone point and an Understairs Cupboard with a Welsh Terracotta Tile floor, Pine shelf and a strip light.

## Utility Room



13'3" x 4'10" (4.04m x 1.47m)  
With a Welsh Terracotta tile floor with underfloor heating, Worcester Greenstar Heatslave 18/25 freestanding Oil Combination Boiler (heating Domestic Hot Water and firing Central Heating), appliance points, 6 power points, stainless steel bowl with mixer tap, range of floor and wall cupboards, part tile surround, 5 downlighters, Chrome

hanging rail, wall shelf, concealed worktop lighting, double glazed window and coat hooks.

## Shower Room



9'0" x 4'3" (2.74m x 1.30m)  
With a Welsh Terracotta Tile floor, white suite of WC, Wash Hand Basin and a glazed and tiled Shower Cubicle with a Thermostatic Shower, 3 downlighters, extractor fan, chrome heated towel rail/radiator, tiled splashback, glass shelf, shaver light/point, mirror fronted bathroom cabinet and a toilet roll holder.

## Bedroom 2



13'4" x 13'1" (4.06m x 3.99m)  
With fitted carpet with underfloor heating, 2 wall uplighters, 2 double glazed windows, ceiling light point, Honeywell central heating thermostat control, 2 lamp points, TV point, 6 power points, fitted wardrobes, doors to En Suite Shower Room and:-

### Dressing Room/Study/Cot Room



7'10" x 6'6" (2.39m x 1.98m)

With fitted carpet with underfloor heating, wall uplighter, wall spotlight, double glazed window, telephone point and 4 power points.

### En Suite Shower Room



7'10" x 6'5" (2.39m x 1.96m)

With fitted carpet, white suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Shower with a Thermostatic Shower, 5 downlighters, fully tiled walls, wall mirror with 3 downlighters over, glass shelf, towel ring, toilet roll holder, extractor fan, tiled shelf and a dual fuel heated towel rail/radiator.

### Bedroom 3



11'6" x 9'7" (3.51m x 2.92m)

With fitted carpet with underfloor heating, double glazed window, ceiling light point, 2 wall uplighters, 2 lamp points, 6 power points, TV point and 2 Oak corner shelves.

A staircase from the Hall gives access to the:-

### FIRST FLOOR

### Glass Galleried Landing/Reading Room/Bedroom 4



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

With fitted carpet, Velux window with blind (affording views to Nevern Estuary) access to undereaves storage space, 4 downlighters,(access to an Insulated loft), Mains Smoke Detector, TV point, telephone point, 6 power points and door to:-

## Master Bedroom 1



21'9" x 12'7" (6.63m x 3.84m)  
("L shaped maximum). With fitted carpet, 2 Velux windows with blinds (one affording Sea and Estuary views), Conservation skylight, south facing double glazed window affording delightful Rural views to Carningli Mountain, Honeywell central heating thermostat control, TV point, telephone point, 10 power points, 8 downlighters, fitted range of wardrobes along one wall, corner desk/work table, Oak display shelf and door to:-

## En Suite Bathroom



9'11" x 7'7" (3.02m x 2.31m)  
With fitted carpet, white suite of panelled Bath, Wash Hand Basin in a vanity surround, Bidet, WC and a glazed and tiled Quadrant Shower with a Thermostatic Shower, dual fuel heated towel rail/radiator, towel rail, 5 downlighters, part tiled surround, tiled shelf and a wall mirror with a small cupboard, shelves and downlighters over.

Adjoining the Property with a pedestrian door from the Rear Courtyard is a Garage/Annexe which has accommodation as follows:-

## Garage/Annexe



15'8" x 14'3" (4.78m x 4.34m)  
("L" shaped maximum). With a ceramic tile floor, 3 double glazed windows, double wooden garage doors to rear Garden, 6 downlighters, smoke detector (not tested), Honeywell central heating thermostat control, radiator, 10 power points, TV point, and access to a Boarded Loft with 2 spotlights and door from Garage/Annexe to a:-

## Shower Room



7'6" x 6'3" (2.29m x 1.91m)  
With ceramic tile floor, radiator, half glazed door to rear Garden, 3 downlighters, suite of WC, Wash Hand Basin in a vanity surround and a glazed and tiled Quadrant Shower with a Thermostatic Shower, extractor fan, wall mirror, towel rail, extractor fan and a wall light.

## EXTERNALLY

West Dairy is accessed off the Main A487 Road via a 150 yard hardsurfaced lane. The Property stands in approximately 2 Acres or thereabouts of established Gardens and Grounds which are laid mainly to Lawns from where superb Coastal Sea views can be enjoyed over Newport Bay to Morfa Head and beyond, as well as Rural views to Carningli and Newport Mountains. To the fore of

the Property is a sheltered, south facing Paved Courtyard Garden with raised Flower and Shrub Borders with an abundance of Flowering Shrubs and Flowers. There is a Paved Path surround to the Property and to the rear is a good sized Paved Patio from where uninterrupted Coastal Sea views can be enjoyed over Newport Bay to Morfa Head and beyond Adjacent to the southern boundary of the Property is a concrete hardstanding which would be suitable for a Shed or Garage base together with a concealed Storage Container. A stone/chipping drive leads to the rear of the Property and gives access to the Garage. There is also Vehicle Parking and Turning Space at the Property. In addition, there is a:-

### Timber Garden Shed

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

and a:-

### Log Store

(adjacent to the rear elevation of the Dwelling House).

2 Oil Tanks. Outside Water Tap. 6 Outside Electric Lights and 1 Floodlight.

The boundaries of the entire Property are edged in red on the attached copy of the Land Registry Plan which has been reduced and is NOT to Scale.

### SERVICES

Mains Water (metered supply) and Electricity are connected. Septic Tank Drainage. Oil Central Heating. Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

### TENURE

Freehold with Vacant Possession upon Completion.

### REMARKS

West Dairy is a delightfully situated Barn Conversion which stands in approximately 2 Acres of established Gardens and Grounds from where superb uninterrupted Coastal Sea views can be enjoyed over Newport Bay to Morfa Head and beyond, as well as delightful Rural views to Carningli Mountain. The Property is the result of a Barn Conversion and has the benefit of 2/3 Reception, a Kitchen/Diner, 3/4 Bedrooms and 3 Bath/Shower Room accommodation as well as an adjoining Garage/Annexe with potential for further accommodation (Subject to any necessary Consents). In all, the Property stands in approximately 2 Acres or thereabouts of Gardens and Grounds which are laid mainly to Lawns. In addition, there are Paved Patio areas, Flowering Shrubs, Hydrangeas, Rhododendrons etc as well as raised Flower and Shrub Borders. There is ample space to extend the Property or to build a Detached Garage/Workshop (Subject to any necessary Planning Consents). It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.



# H.M. LAND REGISTRY

TITLE NUMBER

# WA 93 1663

ORDNANCE SURVEY  
PLAN REFERENCE

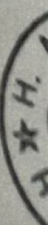
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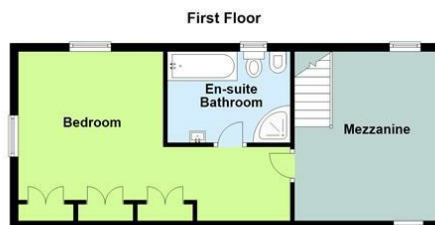
ADMINISTRATIVE AREA

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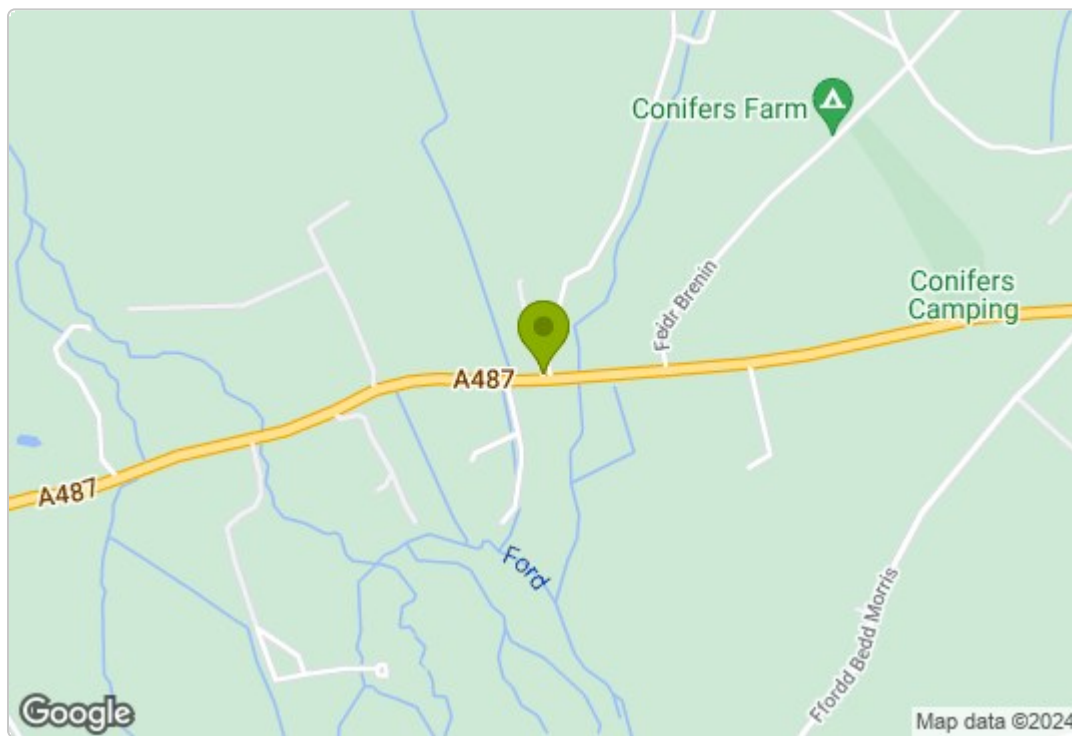


# Floor Plan

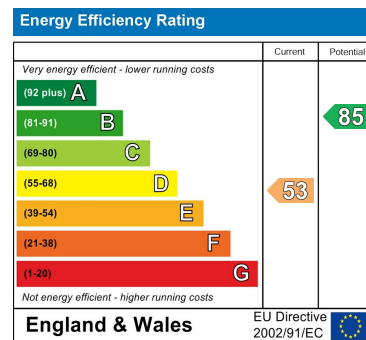


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced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

# 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.

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