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The Old Vicarage | High Street Fishguard | Pembrokeshire | SA65 9AU

EPC Rating – E

Price: OIEO £700,000
Freehold

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The Old Vicarage, High Street, is an iconic landmark in the town of Fishguard. Formerly a Vicarage this imposing Georgian property has been lovingly nursed back to its original health by its current owner over the last 7 years from its most recent incarnation as a B&B. As with all love stories this chapter has come to an end allowing for the next caretakers of this Grade II Listed property to take possession. Whilst there is some work needed to make the renovation complete the majority has been carried out and to the highest of standards. The main accommodation has been sympathetically carried out retaining and restoring the period features whilst the lower ground floor level has an ultra-modern apartment that could be separated from the main property to provide extra accommodation or an income stream (subject to consent). The accommodation includes ground floor with entrance hall, two imposing reception rooms, ground floor bathroom and two further reception rooms to the rear. The main staircase leads to the first floor which hosts 4 bedrooms and a modern bathroom. A further staircase leads to the second floor which has four further rooms (in need of modernisation). A second staircase gives access to all floors, a reminder of the staff that were not seen nor heard but would have kept a house like this running. On the lower ground floor there is a modern apartment. With the open plan feel there is large lounge, kitchen, separate dining room or office that could be converted into bedroom and a bedroom with an ingenious en-suite pod and a separate wc/boiler room. Externally the property sits in approximately 3/4 acre with former coach house now providing garaging and workshop.

Agents Note : No words or pictures are able to convey the effort that has gone into the restoration of this property and the attention to details that one seldom sees nowadays and as Sole Agent we cannot recommend a viewing highly enough to appreciate the property.

Situated conveniently within walking distance of the town centre of Fishguard which is a busy market town on the Pembrokeshire coastline. Fishguard has a wide variety of shops, restaurants, post office, leisure centre, and is circled by the popular Pembrokeshire coast path. Regular bus services run to the nearby towns of Haverfordwest and Cardigan, and is within two miles of the ferry port and train station.

Stone Portico

Stone portico with pillars.

Entrance Hall

Large and imposing entrance with slate step in, radiator, carpeted, dado rail, deep skirting boards, ceiling cornice, ceiling rose and pendant fitting, picture rail, thermostat control for central heating, doors to all ground floor rooms, main staircase to first floor with magnificent Cathedral style window to rear, staircase to lower ground floor, secondary staircase to first floor, access to inner hallway.

Reception Room

16'2" x 15'1" (4.93m x 4.6m)

Beautifully decorated with wooden sash window to front, wooden 6-panel door with brass door furniture in, deep skirting boards, picture rail, ceiling cornice, ceiling rose and pendant fitting, radiator, shelved recessed alcove, open fire with cast iron, stone hearth and wooden surround and mantle.

Reception Room

16'2" x 15'1" (4.93m x 4.6m)

Beautifully decorated double aspect room with wooden sash window to front and one to side having wooden shutters and wooden window seat under, wooden 6-panel door with brass door furniture in, deep skirting boards, picture rail, ceiling cornice, ceiling rose and pendant fitting, radiator, open fire with cast iron, stone hearth and wooden surround and mantle.

Reception Room

15'1" x 11'2" (4.6m x 3.4m)

Wooden door in, wooden sash window to side, radiator, picture rail, telephone point, ceiling light. This room has yet to be completed but has skirtings etc. ready for installation)

Bathroom

7'9" x 7'5" (2.36m x 2.26m)

In need of updating with wooden 6-panel door, understairs storage cupboard, step down, sash window to side, wc, wash hand basin, corner bath, tiling to walls, ceiling light, original tiled floor beneath current flooring.

Inner Hallway

6-panel wooden door in, glazed door with staircase to lower ground floor, glazed door with secondary staircase to first floor, 4 panel wooden door into reception room.

Reception Room

10'7" x 10'1" (3.23m x 3.07m)

Wooden sash window to side, deep skirtings, picture rail, radiator, ceiling cornice, ceiling rose and pendant fitting,

First Floor

Landing with doors to all bedrooms and bathroom, arched ceiling.

Bedroom 1

15'4" x 15' (4.67m x 4.57m)

Beautifully decorated with wooden sash window to front and side, ceiling rose and pendant fitting, picture rail, ceiling cornice, deep skirting boards.

Bedroom 2

14'7" 14'5" (4.45m 4.4m)

Beautifully decorated with wooden sash window to front, picture rail, radiator, deep skirting boards.

Bedroom 3

10'11" x 8'8" (3.33m x 2.64m)

Beautifully decorated with wooden sash window to front, radiator, ceiling rose and pendant fitting, radiator, ceiling cornice, picture rail, 6-panel wooden door.

Bedroom 4

14'8" x 10' (4.47m x 3.05m)

Wooden sash window to side, picture rail, ceiling light, radiator, 6-panel wooden door.

Inner Hallway

6-panel wooden door, secondary staircase to ground floor, staircase to second floor, Minton style tiled floor, wood effect wall cladding.

Bathroom

11'10" x 9'11" (3.6m x 3.02m)

Recently installed with 4-panel door in, Minton style tiled floor, wooden sash window to side, modern suite with wc, wash hand basin, tiled double person bath with tiled surround and storage alcove having shower over and hand held attachment, wood effect panelling to walls, inset ceiling light, chrome towel radiator, floor to ceiling shelved cupboard, radiator,



Externally

The Old Vicarage is set in approximately 3/4 acre of delightful grounds. Approached via wooden gate onto the tarmac driveway with ample parking and turning space for multiple vehicles. A low stone wall provides mature borders. Opening up to the rear the garden is private and secluded being laid to lawn with many mature shrubs, trees and bushes including apple and lilac trees. To the front the property is approached via a metal pedestrian gate through "the Fuschia hedge" a famous Fishguard landmark onto the paved front terrace. A flight of steps to the side descend on to the driveway. Alongside runs the original service tunnel to the lower ground floor accommodation where a pony and cart would arrive with supplies.

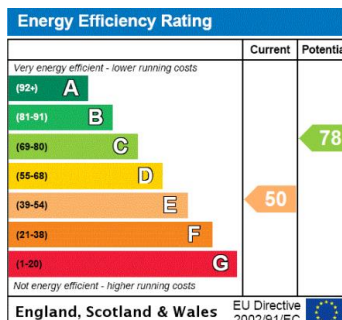
Directions

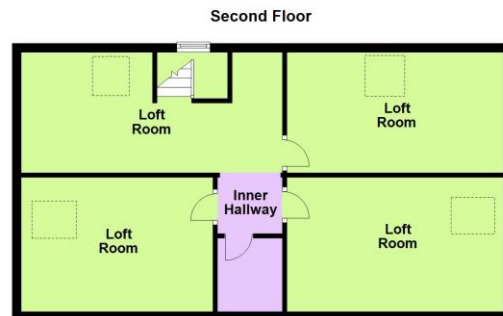
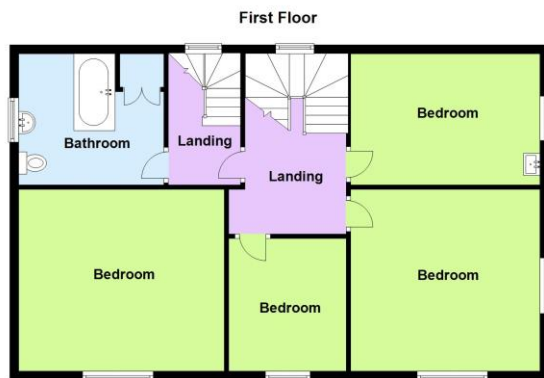
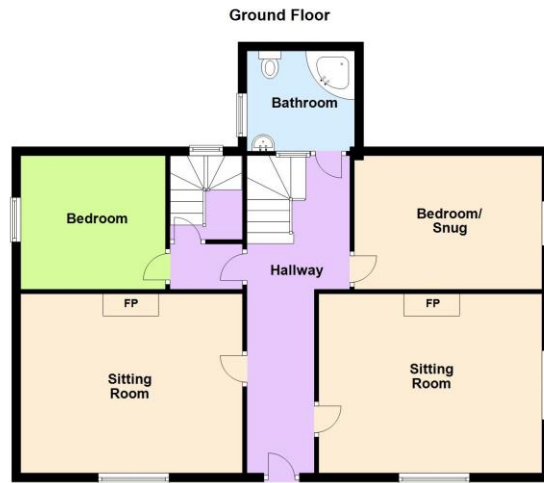
Proceed on the A.40 out of Haverfordwest heading towards Fishguard. On approaching Fishguard take the 2nd exit signposted A.487 and proceed into the town. The property will be found after a short distance on your left hand side - opposite the turning into Y Gongol.

Special Notes

Local Authority - Pembrokeshire County Council.

Council Tax - Band G.





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.



Important Note We endeavour to make our sale particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves as to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact. Floor plans are not to scale and are intended to provide guidance on layout and room sizes. Council tax band information may be subject to revision. Any distances between places are approximate. © FBM Estate Agents Limited September 2010.

