

NEW PRICE



Woodside, Rosebush SA66 7QY

Offers in the region of £399,950

4 Bedroom Barn Conversion
3 Paddocks, Gardens, Woodland & Outdoor Pool
Beautiful Rural Setting
Panoramic Countryside Views
EPC Rating E

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

WK/WJ/30468/170414

DESCRIPTION

A 4 Bedroomed barn conversion set in a stunning location with panoramic rural views over the Preseli Hills and a short distance from the pretty village of Rosebush and the well know Tafarn Sinc Pub and restaurant. The property offers spacious accommodation and has a layout that takes advantage of the beautiful surrounding countryside views. There is an outdoor swimming pool, a large garage, good sized garden, 3 x paddocks, stables, a double garage and woodland. The property has an oil fired central heating system, wood burning stoves, is double glazed, has lots of character and is so unique in many ways, so if you are looking for a family home in a super location this is a must to view.

COVERED ENTRANCE

Door to front leading to;

DINING ROOM

12'4 x 9'9 (3.76m x 2.97m)
Slate tiled floor, French double glazed doors leading to pool area, 2 Velux windows, opening to;

CONSERVATORY

21'3 x 10'4 (6.48m x 3.15m)
Part carpet and part tiled floor, 2 radiators, double glazed windows enjoying panoramic rural views, multi fuel stove on slate hearth, TV point, wall lights, door to inner hall.

KITCHEN

14'4 x 8'7 (4.37m x 2.62m)
Fitted with a range of wall and base units with worktops over, 1½ bowl sink with mixer tap, oil fired Rayburn servicing the domestic hot water, 5 ring gas hob with electric oven under, arched exposed beam, plumbing for dishwasher, telephone point, Velux window, feature arch opening to;

LOUNGE

18'9 x 14' (5.72m x 4.27m)
Spiral staircase to first floor bedroom 4, wood flooring, double glazed window and double glazed French doors to under cover porch, , oil fired stove, exposed beamed ceiling, TV point, 2 x radiators.

BEDROOM 2

12'5 x 11'3 (3.78m x 3.43m)
Laminate flooring, range of wardrobe units, double glazed

window, double glazed door opening onto patio, exposed beam ceiling, radiator.

FIRST FLOOR BEDROOM 4

18' 5 x 9' 3 (5.49m 0.13m x 2.74m 0.08m)

Velux window with panoramic rural views, radiator, under eaves storage cupboard, carpet.

INNER HALL

Ceramic tiled floor, door to conservatory, stairs to first floor, beamed ceiling, part exposed stone wall, radiator, utility cupboard with shelving and plumbing for washing machine.

BATHROOM

Suite comprising corner bath, WC, wash hand basin inset in vanity unit with cupboards, radiator, shower cubicle with mains Mira shower over, exposed beamed ceiling, tiled floor, radiator, double glazed window, wall lights, extractor, door to;

SAUNA

6' x 4'6 (1.83m x 1.37m)
Can seat 6.

BEDROOM 3

14'4 x 8'10 (4.37m x 2.69m)
Carpet, understairs storage cupboard, built-in cupboards, radiator, beamed ceiling, double glazed window with views, door to conservatory, built-in cupboard housing oil fired central heating boiler servicing the domestic hot water and central heating system.

FIRST FLOOR BEDROOM 1

16'2 x 15'2 (4.93m x 4.62m)
Two Velux windows with panoramic rural views, radiator, range of fitted wardrobes, carpet, access to loft, airing cupboard housing hot water cylinder, door to;

EN-SUITE SHOWER ROOM

Shower cubicle with mains Mira shower, WC, wash hand basin set into vanity unit with storage cupboards, Velux window, towel radiator, carpet.

EXTERNALLY

The property is approached via a laneway and through a gate where there is gravelled hard standing and off road parking area which leads to the **GARAGE - 31'11 x 19'5** with up and over door, pedestrian door and to the side are double doors giving access for larger vehicles, electrics connected, 4 windows. A

gate opens onto a paved patio area leading to the front entrance of the property where there are 2 ponds, shrubs around and small gate giving access to the **SWIMMING POOL** which is walled around and has a paved seating area. There is a shed by the pool which has electric connected and houses the pumps for the pool and has a WC and sink unit installed. There is a good sized garden laid mainly to lawn and enjoying rural views around. A gate leads to the 2 paddocks and further woodland area. All the woodland, land and gardens extend to approximately 3 acres. Outside tap, lights and oil tank.

SERVICES

We are advised that mains water and electricity are connected to the property. Private drainage and LPG gas. Oil fired central heating system.

VIEWING

By appointment with the selling Agents on 01348 873070 or e-mail fishguard@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisFGD or on
facebook www.facebook.com/
JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

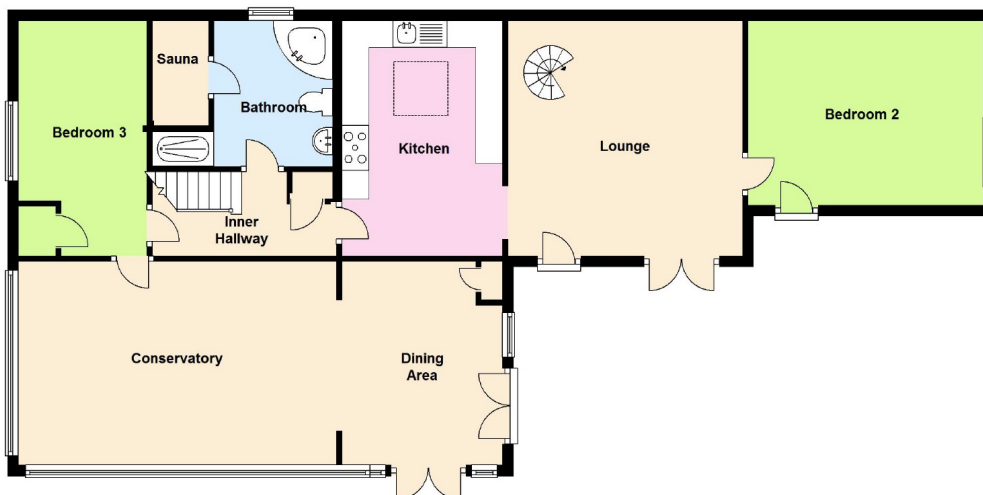
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

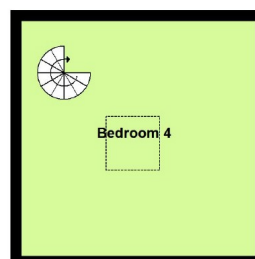
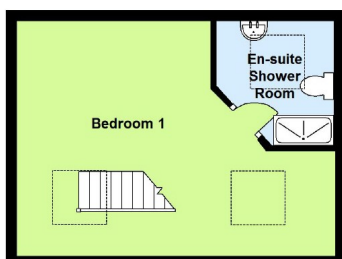
DIRECTIONS

From Fishguard take the B4313 and proceed through Llanychaer and towards Rosebush. On reaching the X roads at the New Inn continue straight ahead and passing the reservoir on the right. A short distance along, and on the right hand side, you will find our for sale sign at the lane leading to Woodside (beside the entrance to Glasfryn). Go along this lane and through a gate to the Property.

Ground Floor



First Floor



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
		81		41	71
	52				

**John.
Francis**