

Ref: 0old05

The Old Vicarage, Star, Near Boncath, Pembrokeshire, SA35 0AR

**Beautifully Presented 7 Bed Country House Exuding Period Charm & Character,
 Detached Outbuilding (with former planning permission for conversion),
 Lawned Grounds – approaching c.1 Acre – Privately Situated – Rural Views**

Boncath 4 miles, Crymych 5 miles, Cardigan 10 miles, Pembrokeshire Coast 14 miles, Carmarthen 20 miles



This handsome Victorian period country house is believed to date back to c.1870 and has been refurbished to provide a beautiful family home retaining many original features. The elegant accommodation is light, spacious, and well proportioned, with high ceilings and the benefit of oil-fired central heating and predominantly wood-framed double glazing, and comprises in brief:-

Lounge, Dining Room, Study, Sitting Room, Cloakroom, Kitchen/Breakfast Room, Utility Room, 7 Bedrooms, Master En Suite, 2 Bathrooms; Basement (full height, same footprint as ground floor) with 6 rooms & boiler room.

There is an attractive Detached Outbuilding (with former planning permission for conversion), being a Stone Built Former Coach House/Stables, and also two stone pig sties. The residence is set in delightful, predominantly lawned gardens and grounds approaching 1 Acre (to be confirmed).

The property is privately situated in an elevated position at the edge of the rural hamlet of Star in northern Pembrokeshire, beyond the deep set wooded valley of the little River Cneifa, a tributary of the River Cych, surrounded by picturesque countryside with plenty of walking and bird-watching opportunities. Boncath is 4 miles distant with a general store/post office and a village inn with restaurant, whilst Crymych is 5 miles distant with small town amenities including primary and secondary schools, and the quaint old market town of Newcastle Emlyn is 8½ miles distant with schools and a good variety of shops. There are many places of beauty and interest to visit within easy travelling distance, in the Preseli Hills, the Teifi Valley, and along the spectacular Pembrokeshire and Ceredigion coastlines. Fishguard's ferry service to Ireland is 22½ miles away.

Price Guide: £695,000



THE ACCOMMODATION COMPRISES:

With predominantly wood-framed double glazing (excluding some coloured glass feature windows) and oil-fired central heating. We understand that the fireplaces are all open fireplaces but they are not presently in use.

Ground Floor –

- ENTRANCE PORCH:** Half glazed front door with feature church-style arched window panel above, leading into the Porch, with flagstone floor, two feature coloured glass windows on either side, and double solid wood doors opening into the Reception Hall.
- RECEPTION HALL:** 27'6" x 4'10" increasing to 16'3" (L-shaped). Traditional Victorian tessellated flooring, decorative ceiling rose and cornicing, church-style arched window panel above door and matching church-style archway. Doors off to the Lounge, Dining Room, Study, Sitting Room, and Cloakroom. Turning Staircase from the end section of the Hall leads up to the first floor. Door leading through to the Side Hallway.
- LOUNGE:** 13' x 12'7". Dual aspect with window to the front and window to the side, having the original wooden shutters and wood panelling around. Built-in cupboards.
- DINING ROOM:** 15'6" x 13'7". Dual aspect with window to the front and window to the side, the front window having wooden shutters and wood panelling around. Open fireplace (presently unused) with timber mantel and surround and a slate hearth.
- STUDY:** 12'4" x 6'6". Window to the side aspect with window shutters. Former fireplace (presently unused) with timber mantel and surround.
- SITTING ROOM:** 17' x 14'7". Dual aspect with two windows to the side and one window to the rear, which has window shutters and wood panelling around. Fireplace (presently unused) with timber mantel and surround and a slate hearth.
- CLOAKROOM:** 6'8" x 3'10". White suite comprising W.C. and corner wash hand basin. Half tiled walls, wood-effect flooring, small window to the side aspect.
- SIDE ENTRANCE HALLWAY:** 12'4" x 5'9" including stairwell. The original Victorian servants' call bells in situ above the doorway from the Reception Hall, traditional red and black quarry tiled floor, second staircase, external door to the side elevation, door into the Kitchen/Breakfast Room, and door and staircase down to the Basement.
- KITCHEN/ BREAKFAST ROOM:** 16'10" x 11'1". Range of cream Shaker-style wall and base units with granite-effect work surfaces, tiled splashbacks, cooker control point and space for electric cooker, extractor hood above, 1½ bowl composite sink unit with single drainer and mixer tap, original full-height cupboards, plumbing and space for dishwasher, larder cupboard, space for fridge/freezer, ceramic tiled floor, large window to the rear aspect with wooden shutters.
Wide opening and step down into the Dining Area:-
11'4" x 10'10". Window to the front and window to the rear, half glazed external door to the front elevation, flagstone floor, door through to the Utility Room/
- UTILITY ROOM:** 10'5" x 8'. Flagstone floor, Belfast sink, plumbing for washing machine, window to the front and half glazed external door to the front, door leading into Cold Room/Store Room, lower level hatch into the old coal house (accessed from outside)
- COLD/STORE ROOM:** 8' x 6'8". Flagstone floor, original slate work surface, window to the rear.

Reception Hall



Lounge



Dining Room



Sitting Room



Kitchen/Breakfast Room





Basement –

The former servants' quarters, full-height and the same size as the ground floor of the house, accessed from the Side Hallway via a door and staircase leading down to a passageway with partial flagstone flooring, which accesses six individual rooms and also the boiler room. The average ceiling height of the basement rooms is 8'5". Power and lighting connected.

BASEMENT ROOM 1: 12'4" x 11'4". Concrete floor, window to the rear.

BASEMENT ROOM 2: 12'2" x 8'11". Concrete floor.

BOILER ROOM: Housing the oil-fired boiler serving the central heating and hot water system. Flagstone floor, window to the rear.

BASEMENT ROOM 3: 17'2" x 14'9". Original former fireplace, concrete floor, window to the side, external door leading out to a pathway leading around the side of the house, and opening through to an inner passageway with window to the side, that then opens out into Room 4.

BASEMENT ROOM 4: 17'8" x 13'10". Original former fireplace, concrete floor, window to the side aspect.

BASEMENT ROOM 5: 10' x 6'9". Concrete floor.

BASEMENT ROOM 6: 13'10" x 13'6". Concrete floor, window to the side.

Staircase from the Reception Hall to the first floor



First Floor –

- LANDING:** Main staircase from the Reception Hall leads up to a half landing with window to the side aspect with views across the garden and countryside beyond, then continues up to the spacious first floor landing with doors off to the following accommodation:-
- MASTER BEDROOM 1:** 15'8" x 14'. Dual aspect with window to the front enjoying far reaching country views and window to the side. Door into En Suite Shower Room.
- EN SUITE SHOWER ROOM:** 9'2" x 4'8". White suite comprising pedestal wash hand basin and close coupled W.C., large fully tiled shower enclosure, chromium towel rail, half tiled walls, wood-effect flooring, window to the front aspect with lovely scenic views.
- BEDROOM 2:** 13'10" x 13'3". Dual aspect with window to the side and window to the front, fireplace with timber mantel and surround.
- BEDROOM 3:** 17'2" x 14'7". Dual aspect with two windows to the side and one window to the rear.
- FAMILY BATHROOM 1:** 12'4" x 6'6". White suite comprising panelled bath with shower attachment, close coupled W.C. with concealed cistern unit with cupboards, and pedestal wash hand basin, large fully tiled shower enclosure, doors into airing cupboard, half tiled walls, wood-effect flooring, window to the side aspect.
- INNER LANDING:** Door from the main Landing leads into the Inner Landing, which is also accessed via the second staircase from the Side Entrance Hall with window to the side aspect at the half landing. Door off the Inner Landing to Bedroom 4, and door to staircase continuing up to the Second Floor Attic Rooms.
- BEDROOM 4:** 18'2" x 11'5". Window to the rear aspect, fireplace with timber mantel and surround.

Second Floor Attic Rooms –

- Staircase from the Inner Landing leads up to a half landing with window to the side aspect, then continues up to the second floor, leading directly into a Lounge/Landing with Games Area.
- UPPER LOUNGE/ LANDING:** 21'2" x 12'. With partially exposed A-frames and timbers, opening out into the Central Landing with Velux-style roof light to the side aspect and opening into the Games Area. Passageway area with doors off to further bedrooms and bathroom.
- GAMES AREA:** 10'1" x 6'8".
- BEDROOM 5:** 17'6" x 14'9". Window to the rear aspect, partially exposed A-frames, quaint original little door (restricted height) leading through to Bedroom 6.
- BEDROOM 6:** 16'9" x 11'8". Window to the side aspect, partially exposed A-frames and timbers.
- BEDROOM 7/ SITTING ROOM:** 26'1" x 14'1". Presently used as a Sitting Room, with partially exposed A-frames and timbers. Window to the side aspect and feature window to the front with three circles of coloured glass.
- SHOWER ROOM:** 13'2" x 10'. Former fireplace with Victorian-style grate, with timber mantel and surround, partially exposed A-frames and timbers, coloured suite comprising pedestal wash hand basin and W.C., tiled shower cubicle, and window to the side aspect.

First Floor – Master Bedroom 1



En Suite Shower Room to Master Bedroom



First Floor Family Bathroom



First Floor Bedroom 2



First Floor Bedroom 3



First Floor Bedroom 4



Second Floor – Upper Lounge/Landing



Second Floor Bedroom 5



Another aspect of Bedroom 5



Second Floor Bedroom 6



Second Floor Bedroom 7, presently used as a Sitting Room



Second Floor Shower Room



EXTERNALLY:

FORMER COACH HOUSE/STABLES:

58' x 16' overall. Detached stone building (with former planning permission for conversion) with a slate roof and original coach opening to the end elevation, now having double timber doors. The building has two sections with a first floor loft area over half the coach house, with further doorways at the side.

There is an adjoining stone built store and two former pig sties.

GROUNDS:

We understand that the property sits in approaching c.1 Acre (to be confirmed) the gardens and grounds being mainly laid to lawn.

THE APPROACH:

The property is approached along a quiet country lane and has a walled, pillared entrance gateway leading into a sweeping drive leading up to the house, with ample parking and turning space.





The rear of the residence



View to the rear of the residence across neighbouring fields



Looking out across the property's grounds and entrance driveway to the countryside beyond



The Detached Stone Outbuilding





SERVICES:

We understand that the property is connected to mains water and mains electricity and has a private drainage system. The house has oil-fired central heating. Telephone is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

COUNCIL TAX:

We are informed that the property is within Council Tax Band "H" – Pembrokeshire County Council

FIXTURES & FITTINGS:

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.



VIEWING:

Only by prior appointment with the Sole Selling Agents –

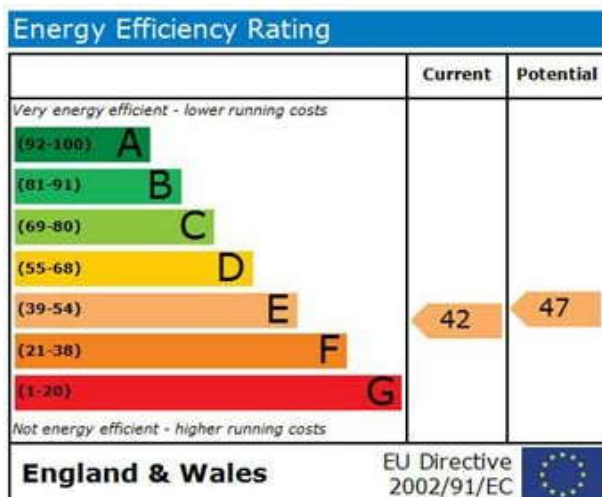
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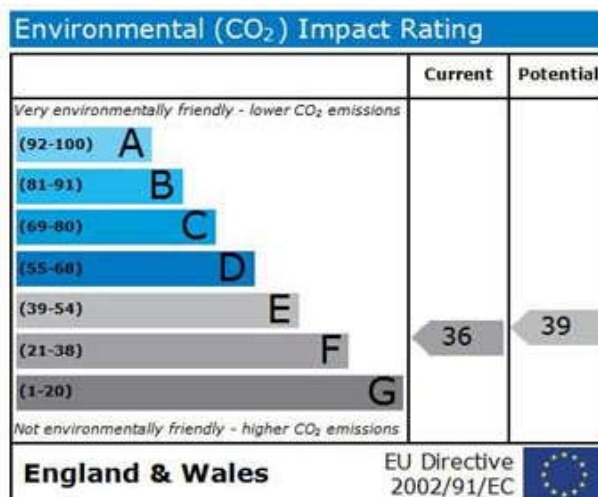
Email: contact@profilehomes.com

Website: www.profilehomes.com

ENERGY PERFORMANCE:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

THE LOCATION:

The property is situated in a quiet rural area of north-eastern Pembrokeshire at the edge of the hamlet of Star, above the deep-set wooded valley of the Cneifa stream, a tributary of the River Cych, which forms part of the border between Carmarthenshire and Pembrokeshire and is a tributary of the larger River Teifi which it joins at Abercych, 4 miles or so north of the property with a riverside pub. Historically, there were numerous mills around the Cych and its tributaries and a few still remain or have been converted. These secluded valleys are rich in folklore and legend – the Cych is mentioned in the Mabinogion as being an entrance to the land of the fairies, the 'otherworld' (border streams were often considered to be magical places). There are opportunities in the region for walking, cycling, riding, fishing, canoeing, bird-watching, and visiting attractions in Pembrokeshire Coast National Park and the Preseli Hills, the Teifi Valley and Cardigan Bay – all within easy driving distance.

Boncath is about 4 miles north-westerly with a general store/sub-post office and a village inn with restaurant.

Crymych is 5 miles south-westerly, known as "capital of the Preselis", a large village with shops, pubs, restaurant, cafe, garage, doctor's surgery, banking and post office facilities, library and the Theatre-y-Gromlech, together with a Leisure Centre with badminton, squash and tennis courts, swimming pool and fitness facilities. The village also has **Primary And Secondary Schools** (Ysgol y Preseli is a bilingual Comprehensive with sixth form). Crymych stands at the crossroads of two ancient tracks over the hills, but it really developed in the late 19th Century when the (now obsolete) Whitland to Cardigan railway reached the area. Nowadays it is a busy agricultural centre and a good base for tourists.

The Pembrokeshire Coast National Park came into being in 1952 and includes the majority of Pembrokeshire's beautiful coastline, as well as the Daugleddau Estuary and the Preseli Hills. It covers approximately 240 square miles, taking in dramatic scenery, sandy beaches, secluded coves, estuaries, picturesque towns and villages, lovely countryside, and many attractions, including **St. David's**, the smallest city in Wales (36½ miles south-west of the property), home to the famous medieval Bishop's Palace with its beautiful architecture, lavishly encrusted with fine, ornate carvings. There are Nature Reserves, Conservation and Protection areas, and many sites of special scientific interest. Pre-Cambrian rocks (about 600 million years old) have been found along the coast. Several offshore islands are also included – renowned for their varieties of birds, grey seals and flora. Visits can be made by boat to some of the islands, including the monastic Caldey Island, some 30 miles south near Tenby.

The Preseli Hills are within easy reach of the property, the highest range of hills in Pembrokeshire lying south of Cardigan town, with several hill forts. They are famous for being the source of the Bluestones of Stonehenge, for magical legends of Merlin and King Arthur, and for beauty spots such as the oak-clad Gwaun Valley. Within the Preselis is the ancient monument of **Castell Henllys** (9½ miles north-west of the property) with a reconstructed Fort, thatched roundhouses and ancient livestock breeds, as well as the megalithic Burial Chamber of **Pentre Ifan** (12 miles west), said to date back to c.3,500 B.C.

Newport is 14 miles west, in the National Park, a charming seaside town in a lovely bay at the estuary of the Afon Nyfer (River Nevern). There is a little harbour here, golf links, and two beaches– Newport Parrog by the town and the expansive Newport Sands about a mile further on. The ruins of a 12th Century Norman castle overlook the town from a hillside (some of the old walls have been converted to form part of a private residence). To the south of town, Carn Ingli (Mount of Angels) rises to about 1100 feet above sea level, offering spectacular views from its summit.

The Teifi Valley is rich in beauty and wildlife and offers delightful and interesting places to visit along its length. **The National Coracle Centre** is about 5½ miles north on the Teifi. Cenarth was the centre of coracle fishing for centuries, and there is a workshop and museum showing the history and ancient art of coracle-making together with a fine collection. The beautiful **Cenarth Falls & Salmon Leaps** are nearby. **Cilgerran** is 7½ miles north-westerly, an ancient village with a selection of shops, post office, restaurant, pubs, primary school, and the ruinous **Cilgerran Castle** on the outskirts, standing on a rocky outcrop overlooking the Teifi, with walks down to the riverside. Cilgerran hosts annual coracle races in the summertime, an event which began in 1950. It was once renowned for the high quality slate that was mined in the area and exported via Cardigan. **The Teifi Marshes Nature Reserve** is a couple of miles north-west of Cilgerran, near Cardigan – a superb, 264 acre wildlife site providing habitats for a variety of flora and fauna among the meadows, woodland, reed beds and marshes, including water buffalo, otters, water voles, kingfishers, waders, geese, ducks, red kites and buzzards. There is a visitor centre near the river, offering superb, panoramic views. The Teifi Valley Steam Railway is 10½ miles north-east at Henllan – a narrow gauge steam railway travelling for about 2 miles through lovely countryside, with superb views of the valley.

Newcastle Emlyn is 8½ miles north-east on the River Teifi, officially in Carmarthenshire, but joined to Adpar in Ceredigion by a bridge across the river. This quaint old market town has a good variety of individual shops including antique, craft and book shops, as well as supermarkets, chemists, banks, post office, town hall, library, schools, theatre and art gallery, leisure centre and swimming pool, tennis courts and bowling green, football and rugby facilities, doctor's, dentist's and optician's services, restaurants and cafes, hotels and plenty of pubs. Thursday is market day. The town grew up around a crossing point over the Teifi, which was favoured as a good defensive site because of the loop in the river here. The ruins of an ancient castle stand in a picturesque, grassland setting overlooking the river on three sides. The castle was probably founded around 1240, and is the only native Welsh castle built of stone in this region. Pleasant walks can be enjoyed by the river and around the castle grounds.

Cardigan is 10 miles north-westerly, an ancient and attractive market town at the north of the Pembrokeshire Peninsula on the Teifi estuary, having a rich cultural heritage, Georgian and Victorian architecture, and a friendly air. Once a very busy port before railway transport came to Wales, the town offers good shopping amenities including a Tesco store, indoor market, schools, college, library, leisure centre, swimming pool, doctors' surgeries, dentists, small community hospital, cinema/theatre, galleries and craft shops, food festivals, Guildhall, Heritage Centre on the wharf, and the remains of a 12th Century Norman castle overlooking the river.

Cardigan's **18-hole Golf Course** to the north of town offers stunning views over the sea and the estuary, whilst St. Dogmael's to the west marks the end of the famous **Pembrokeshire Coastal Trail**, which runs up from Amroth in the south covering a distance of about 186 miles along the dramatic and beautiful coastline.

Poppit Sands is beyond St. Dogmael's, a glorious, sand-duned beach about 13 miles north-west the property, ideal for water sports and bird watching, and there are many other superb beaches within easy travelling distance. **The Cardigan Coastal Farm Park** is north of Cardigan town, an island Nature Reserve, where seals, dolphins and sea birds can be seen. The secluded cove of **Mwnt** is near here, with an ancient little church above the beach, once a resting place for pilgrims en route to Bardsey Island at the northern tip of Cardigan Bay. The Heritage Coast of Cardigan Bay is famous for its marine life, boasting porpoises, grey seals, bottlenose dolphins, and an abundance of sea birds, as well as exhilarating coastal walks, stunning views, golden beaches, and delightful resorts.

Fishguard is 21 miles west, with a good selection of shops, cafes, restaurants and pubs as well as several galleries. The harbour of Lower Fishguard on the Estuary of the River Gwaun was once an important trading and fishing centre, though is now used by numerous leisure craft. The defensive Fishguard Fort was built in the late 18th Century. The ferry terminal is a couple of miles past the town, offering services to Rosslare in Southern Ireland.

Narberth is 18½ miles south-westerly, a charming town with a busy shopping centre, galleries, arts and crafts workshops, antique shops, museum, pubs, restaurants, and sports centre, as well as the ruins of a 13th Century Norman castle. The town is renowned for its food and literature festivals and good entertainment at the Queen's Hall.

Oakwood Leisure Park, one of the UK's top theme parks, isn't far from Narberth, with the CC2000 Crystal Maze and Bowling Alley nearby.

Carmarthen is 20 miles south-easterly, with traditional shops and bustling markets as well as modern shopping amenities including well known high street stores, university college, heritage centre, and general hospital at the edge of town. Carmarthen is served by good rail links through Swansea to Cardiff/London, and main roads radiate out to all regions, including the A40, **A48-M4 Link**, A484 and A485. The **National Botanic Garden of Wales** is about 7 miles from Carmarthen, featuring the Great Glass House designed by Norman Foster.

Haverfordwest is 26 miles south-westerly, on the Western Cleddau river, a delightful old market town with good shopping facilities, supermarkets, an outlying retail park, restaurants, cafes, pubs, cinema, sports centre, swimming pool, general hospital, museum, schools and college, railway and bus station, and the remains of a 12th century Norman castle. Pembrokeshire County Council is based here.

NOTES: **PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

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