

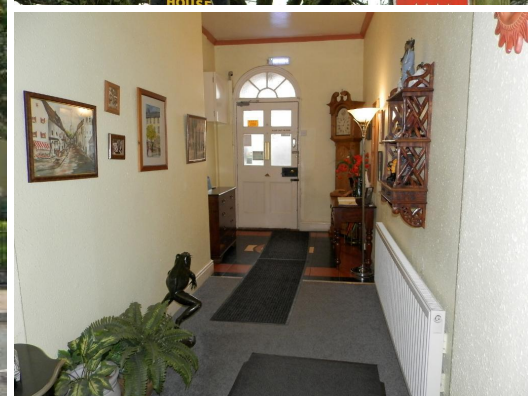


The Smallholding Centre

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SA38 9AS

10 Bed Guest House

£435,000



College Guest House, Hill Street Haverfordwest, SA61 1QL

A superb large 10 bedroom Grade II Listed Georgian 4* Guest House situated in the centre of Haverfordwest town with latest turnover figures showing in excess of £80,000 per annum with a very healthy net profit. Great opportunity for a new owner to live in a spacious, character house whilst earning a very good living from letting out the rooms. 9 of the bedrooms (all ensuite) are on the first and second floors. There is separate owners living accommodation to the rear of the house with off street parking to the front (very useful in the centre of town) and a courtyard garden to the rear. Space....Character.....Income.....Central Location....this property has them all !

Key Features

Large 10 Bedroom 4* Guest House

T/o £80,000+ per annum + Healthy Profit

Centrally Located With OffStreet Parking

Georgian Grade II Listed House

Owners Accommodation & Courtyard Gardens

Some Lovely Internal Features

Recent Fire Regulation Approval

Energy Rating: C

Ground Floor

Description - College Guest House was built in 1837, it is a 3 storey Grade II listed Georgian town house still retaining many of its original features, such as ornate coving and wooden shutters to first floor, with strip pine doors and impressive staircase.

Accommodation - Entrance via front door into:

Entrance Hall - 27' 0" x 25' 5" (8.25m x 7.75m) L-shaped max. With staircase to upper levels, 2-phase fire alarm board, two radiators, emergency lighting, door to:

Guest Breakfast Room - 23' 9" x 15' 5" (7.26m x 4.72m) Lovely high ceilings with 3 Victorian pendant lights, parquet flooring, TV point, doors to front with glazed panels over and to either side, smoke alarm, fire alarm and emergency lighting, access to cellar which houses the gas fired boiler, service meters, a spring well and general storage, door to:

Commercial Kitchen - 11' 3" x 8' 5" (3.43m x 2.57m) With 5 ring gas cooker with electric oven and extractor hood over, stainless steel sink/drainers and work surfaces, 2 fridges, dishwasher, door to rear, extractor fan, door from hall to:

Guest Lounge / Bedroom 6 - 18' 9" x 15' 10" (5.74m x 4.85m) With 2 sash windows to the front, TV point, telephone point, radiator, ceiling light and fan.

Bathroom - With shower cubicle, WC, wash hand basin, extractor fan, light/shaver socket.

Inner Hallway - Giving access to:

Owners' Accommodation - Briefly comprising:

Office - 9' 10" x 8' 2" (3.02m x 2.51m) With slate flooring, 2 windows to side, 2 telephone points, ample power points, door to:

Dining Room - 18' 8" x 15' 5" (5.69m x 4.71m) With slate flagstone flooring, 2 windows to side, CCTV system control unit, smoke alarm, door to:

Lounge - 19' 3" x 18' 2" (5.87m x 5.54m) With 2 sash windows to side, TV point, door to hallway, gas fire, radiator, door to:

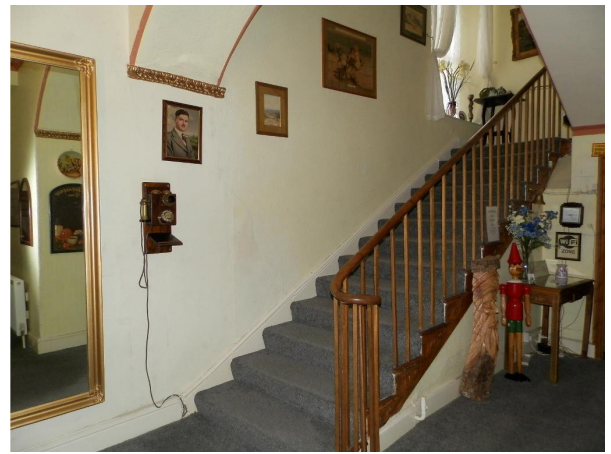
Kitchen - 21' 5" x 9' 6" (6.55m x 2.92m) With a range of wall and base units, ceramic 1.5 bowl sink/drainers unit, TV and telephone points, space for range cooker, heat detector, spot-lighting, multi-fuel burner, oak flooring, doors to rear garden.

Utility Room - 14' 2" x 5' 8" (4.32m x 1.73m) With commercial washing machine and tumble dryer, space for chest freezer, tiled flooring, door into:

Cloakroom - 6' 3" x 5' 10" (1.91m x 1.78m) With obscured glazed window to side, wash hand basin, WC.

First Floor

First Floor - Accessed via staircase in hallway and giving access to landing area with doors to:



Lovely Staircase



Breakfast Room



Breakfast Room - Another View



Commercial Kitchen

Bedroom 5 - 13' 8" x 11' 10" (4.19m x 3.63m) With sash window to rear, TV point, radiator, ceiling light/fan, door to:

En-Suite Shower Room - 13' 8" x 6' 0" (4.17m x 1.83m) Fully tiled with shower cubicle, WC, wash hand basin, heated towel rail

The Letting Rooms - All the letting rooms have been renovated to a high standard and have successfully combined character with comfort. Rooms comprising:

Bedroom - With sash window to the front, TV point, radiator, smoke alarm, door to:

En-Suite Shower Room - With shower cubicle, WC, wash hand basin, shaver socket, extractor fan.

Bedroom 7 - 27' 3" x 8' 7" (8.33m x 2.62m) With kingsize bed, window shutters.

Bedroom 7 En-Suite - With shower cubicle, wash hand basin, low level flush WC.

Bedroom 8 - 25' 7" x 7' 6" (7.8m x 2.29m) With window shutters.

Bedroom 9 - 22' 6" x 11' 3" (6.88m x 3.45m) incl. en-suite. With window shutters.

Bedroom 10 - 27' 3" x 11' 10" (8.31m x 3.61m) Incl. en-suite. A family room with double bed, single bed, bunk beds and fridge, windows to both front and rear.

Second Floor

Staircase to 2nd Floor - Accessed from 1st floor landing via half-landing with window to side, radiator and on to 2nd floor landing with 2 Velux roof windows, fire alarm, emergency lighting, radiator, fire escape to rear, doors to 2nd floor letting rooms including:

Bedroom 4 - With sash window to the front, door to:

Bedroom 4 En-Suite - With low level flush WC, shower cubicle, pedestal wash hand basin.

Bedroom 3 - With sash window to the front, door into:

Bedroom 3 En-Suite - With low level flush WC pedestal wash hand basin, shower cubicle.

Bedroom 2 - With sash window to the front, door to:

Bedroom 2 En-Suite - With low level flush WC, pedestal wash hand basin, shower cubicle.

Bedroom 1 - With sash window to the front, door into:

Bedroom 1 En-Suite - With low level flush WC, corner shower cubicle, pedestal wash hand basin.

Exterior

Externally - The property is approached via a tarmacadam driveway



Inner Hallway



Guest Lounge / Bedroom 6



Owners' Lounge



Owners' Lounge - Another View

which has parking for 2 cars. There is additional free parking on St Thomas Green opposite. On-street parking is also available. The gardens to the front are mainly laid to lawn with mature trees and shrubs. To the rear there is an enclosed, private garden which is paved with pergola, decking and pond. There is also a shed which has power and lighting connected. There is also a hayloft annexed to the main house. To the side of the house there is a path with a pretty flower border which leads to a utility storage area and the fire escape staircase. There is access around the adjoining property for fire escape purposes.

General Information - Viewings: Strictly by appointment via the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.

Tenure: Freehold

Services: Mains water, drainage & electricity

Council Tax Band: (owners accommodation) - A, Pembrokeshire County Council.

Business Rates: Rateable Value: £7,300.00

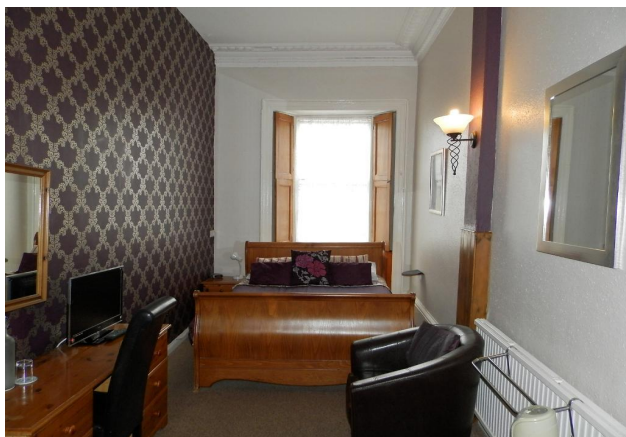
Directions - From Castle Square in Haverfordwest, turn left onto Quay Street. Follow the road up Union Hill, along Winch Lane and down Upper Market Street. Turn left by the Palace Cinema, continue along Hill Street and College Guest House is on the right-hand side, just before the junction onto St Thomas Green.



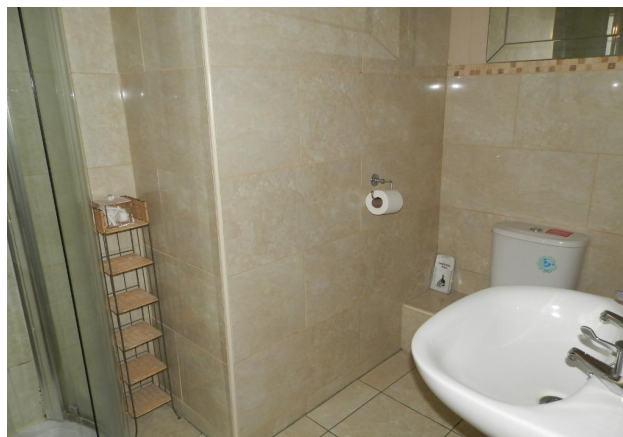
Owners' Kitchen



Feature Staircase



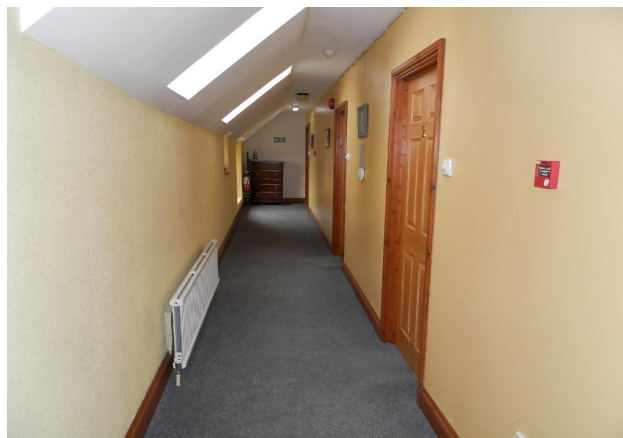
Bedroom 7



Bedroom 7 En Suite



Second Floor Landing



Second Floor Hallway



Bedroom 4



Bedroom 4 En-Suite



Bedroom 3



Bedroom 3 En-Suite



Bedroom 2



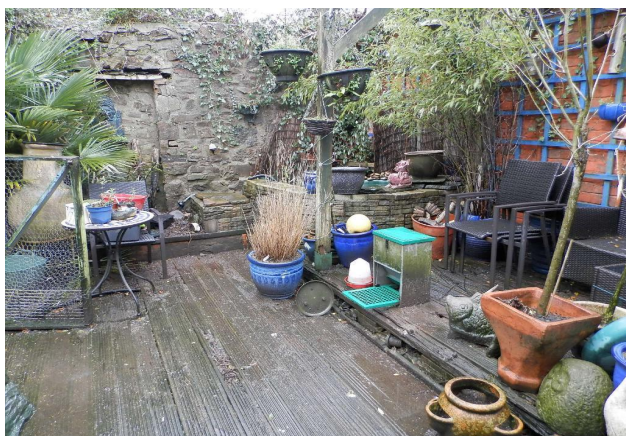
Bedroom 2 En-Suite



Bedroom 1



Bedroom 1 En-Suite



Courtyard Gardens