



Fontane House

21 High Street, Fishguard, SA65 9AW

Guide Price Of £350,000 | Freehold | EPC: N/A

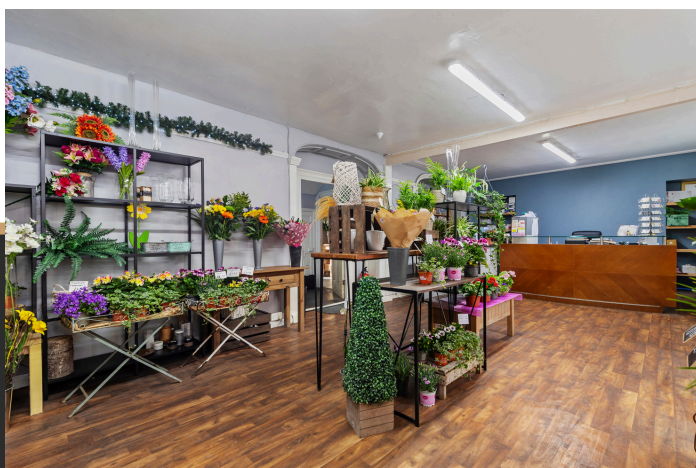


This deceptively spacious end of terrace, two storey Grade II Listed property offers a rare combination of substantial commercial space and well-proportioned residential accommodation. Currently operating as a successful florist, the property enjoys an established trading position, although it is equally suited to a range of alternative commercial uses, subject to the necessary change of use and planning consents. The layout provides a practical separation between the commercial and residential elements while retaining a natural flow throughout.

The residential accommodation is arranged over two floors and provides generous living space, comprising four bedrooms in total, including a principal bedroom with en suite facilities, together with a further shower room. The accommodation is well balanced and retains character features associated with the property's age, complemented by modern fittings and good levels of natural light throughout.

Externally, the property is a particular feature, standing within large, private enclosed gardens and grounds. The gardens are mainly laid to lawn and are well stocked with mature trees, established shrubs and a variety of planting, creating a high level of privacy and seclusion. A selection of patio areas extend from the rear of the property, incorporating ornamental stone, timber decking and Indian sandstone paving, providing well defined seating and outdoor entertaining spaces. The rear boundary is formed by a substantial stone wall, and the overall plot is considered to offer development potential, subject to the necessary planning consents. In addition, the property benefits from a good range of outbuildings including a garage/workshop with vehicular access and parking provision, together with further useful storage accommodation within a stone-built structure and separate utility/store facilities.

Situated within the heart of Fishguard, a well-established coastal market town on the North Pembrokeshire coastline, the property occupies a highly visible High Street position, ideally placed for both established local trade and strong passing footfall generated along one of the town's principal commercial routes. The town benefits from a good range of local amenities including shops, schooling and transport links, together with easy access to the A40 and rail services providing connections further afield. Fishguard continues to evolve as a vibrant coastal hub, supported by its ferry link from Goodwick Harbour, strong community infrastructure, and its close proximity to Newport, St Davids and the wider Pembrokeshire Coast National Park.



Commercial Unit / Shop

9.46m x 4.28m (31'0" x 14'1")

With vinyl flooring, two display windows, two recessed alcoves with shelving, strip lighting, ample power points, telephone point, and picture rail.

Work/Store Room

4.09m x 2.36m (13'5" x 7'9")

With slate floor, secondary double glazed window, ceiling light point, wall shelving, open fireplace recess, and door leading through to:-

Inner Hallway

With woodblock/parquet flooring, under stairs storage cupboard, staircase rising to First Floor, opening to Kitchen/Breakfast Room.

Kitchen

3.71m x 2.46m (12'2" x 8'1")

With terrazzo tiled floor, range of fitted floor and wall units, inset single drainer stainless steel sink unit with mixer tap, uPVC double glazed window to rear, LED strip lighting, painted pine tongue and groove clad ceiling, built-in electric single oven/grill and 4 ring ceramic hob with extractor hood over, breakfast bar, ample power points, cooker box, and uPVC double glazed door giving access to rear garden.

Split Level Side Entrance Hall

With slate floor, pedestrian door onto Hermon Lane, telephone point, power points, uPVC double glazed window, radiator, access to insulated loft via aluminium Slingsby-style ladder, and door to:-

Sitting Room

5.45m x 4.66m (17'11" x 15'3")

With fitted carpet, marble effect feature fireplace with pine surround, uPVC double glazed French doors opening to rear ornamental stone patio and garden, window to side entrance hall, wall lighting, power points, and double and single panel radiators.

Bedroom One

4.28m x 3.71m (14'1" x 12'2")

With fitted carpet, range of fitted wardrobes along one wall, single glazed sash window to front with wooden blinds, coved ceiling, ceiling light point, double panel radiator, power points, and door to:-

En Suite Bathroom

2.41m x 2.29m (7'11" x 7'6")

With vinyl flooring, boiler cupboard housing Vaillant wall mounted gas combination boiler supplying domestic hot water and central heating, white suite comprising panelled bath, wash hand basin in vanity surround, WC, and glazed and tiled shower cubicle with thermostatic shower, half tiled walls, chrome heated towel rail, recessed lighting, uPVC double glazed window, extractor fan, and illuminated wall mirror.



Bedroom Two

4.28m x 3.98m (14'0" x 13'1")

With fitted carpet, coved ceiling, cast iron feature fireplace, ceiling light point, single glazed sash window to front with wooden blinds, double panel radiator, and power points.

Bedroom Three

2.94m x 1.77m (9'8" x 5'10")

With fitted carpet, single glazed sash window to front with wooden blinds, ceiling light point, pull switch, radiator, and power points.

Shower Room

2.51m x 1.47m (8'3" x 4'10")

With vinyl flooring, half tiled walls, white suite comprising WC, wash hand basin, and glazed and tiled shower cubicle with thermostatic shower, recessed lighting, extractor fan, uPVC double glazed window, and glass shelf/mirror.

Bedroom Four / Study

3.98m x 2.29m (13'1" x 7'6")

With secondary double glazed window, coved ceiling, ceiling light point, shelving, and power points.

Garage/Workshop

4.88m x 4.57m (16'0" x 15'0")

Of concrete block construction with box profile roof, metal up and over door onto Hermon Lane, uPVC pedestrian door to rear garden, electric light, and power points. There is a tarmac hardstanding to the front providing additional vehicle parking, together with further pedestrian access onto Hermon Lane.

Externally

The property stands within large, private enclosed gardens and grounds incorporating a range of patio areas including ornamental stone, timber decking, and Indian sandstone paving. The gardens are mainly laid to lawn with established planting including apple trees, flowering shrubs, roses, hydrangeas, conifers, weeping willow, and eucalyptus. Within the grounds is a range of useful outbuildings including a utility shed, accessed externally, fitted with plumbing for an automatic washing machine, electric light, and power points. The gardens are enclosed by a high stone boundary wall, and the rear section is considered to offer development potential, subject to any necessary planning consents.

Additional Information

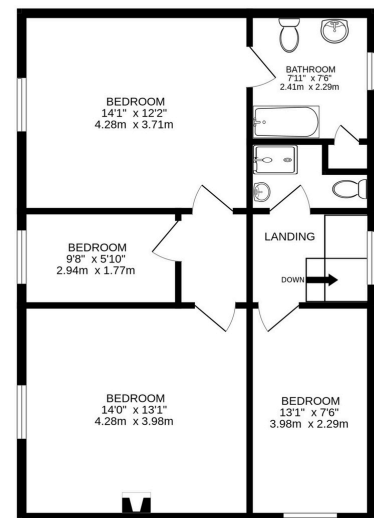
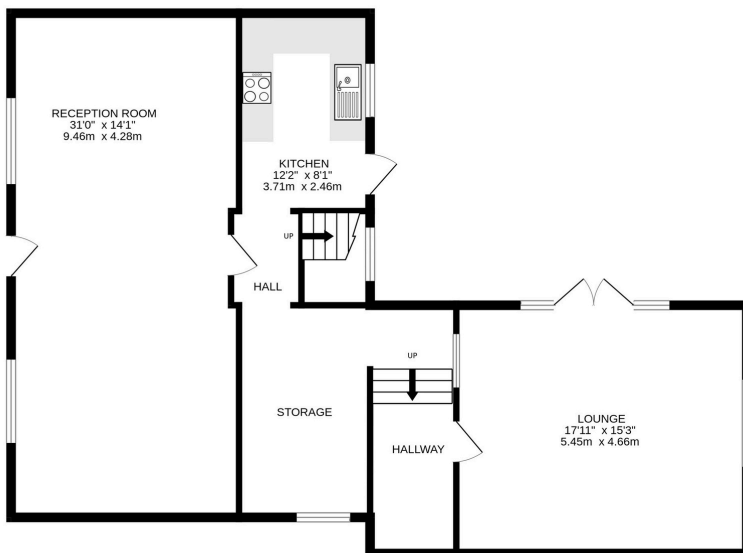
We are advised that all mains services are connected. The property benefits from gas central heating, with windows comprising single glazing to the front elevation, uPVC double glazing to the rear elevation, and secondary glazing to the side elevation. Further features include loft insulation and broadband connection. Fontane House (The Flower Garden) is a Grade II Listed Building. The ground floor premises are currently understood to be eligible for Small Business Rates Relief, with the residential accommodation assessed within Council Tax Band C.





GROUND FLOOR
1040 sq.ft. (96.6 sq.m.) approx.

1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 1706 sq.ft. (158.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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