

The Ferry Boat Guest House, Goodwick



Offers In The Region Of £550,000



Discover a rare opportunity to own a well-presented 6-bedroom guest house in the heart of Goodwick, a charming coastal village on the edge of the Pembrokeshire National Park. Ideally located just minutes from the beach, ferry terminal, and scenic coastal paths, this property offers both a hospitality venture and the potential to revert to a spacious residential home if desired.

The guest house features comfortable en-suite bedrooms, inviting communal areas, and a warm, welcoming atmosphere that keeps guests coming back. Its flexible layout means it can continue operating as a thriving guest house or easily be converted back into a stylish family residence.

With trade potential, excellent local amenities, and a prime coastal location, this property represents a unique investment or lifestyle opportunity in West Wales.



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Hallway
Timber flooring, door to the front

WC
WC, hand basin, frosted double glazed uPVC window to the front

Dining area
Fitted carpet, kitchen area with base units, Double glazed uPVC window to the front, uPVC double doors to the front, double glazed uPVC window to the rear

Kitchen
Stainless steel preparation areas, professional hob and oven, windows to the rear

Bedroom 1
Fitted carpet, 2 x double glazed uPVC windows to the front

En-suite
Fully tiled shower room, WC, hand basin

Bedroom 2
Fitted carpet, double glazed uPVC window to the front

En-suite
Fully tiled shower room, WC, hand basin

Laundry Room
Tiled flooring, tiled splash back, base units, uPVC door with glass panel insert

Bedroom 3
Fitted carpet, double glazed uPVC window to the front

En-suite
Fully tiled shower room, WC, hand basin

Bedroom 4
Fitted carpet, 2 x double glazed uPVC windows to the front

En-suite
Fully tiled shower room, WC, hand basin

Bedroom 5
Fitted carpet, double glazed uPVC window to the front

En-suite
Fully tiled shower room, WC, hand basin

Bedroom 6
Fitted carpet, double glazed uPVC window to the front

En-suite
Fully tiled shower room, WC, hand basin

Outside
To the front, there is private parking for multiple vehicles, ideal for residents and Airbnb guests alike

Additional information
Tenure: Freehold
Services: We are advised all mains are connected
Local Authority: Pembrokeshire County Council

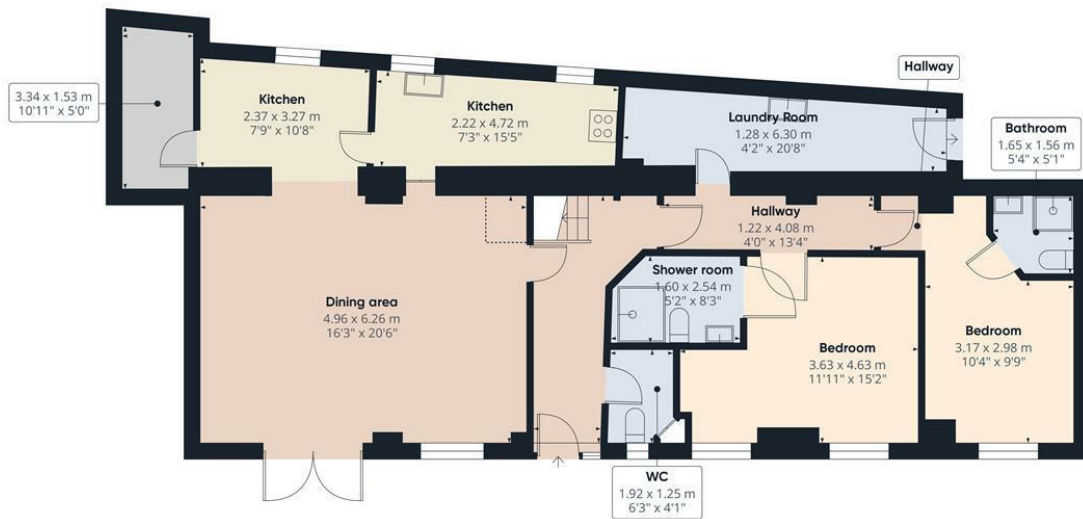
Mobile Phone Reception: Likely/Limited depending on provider
Broadband: Ultrafast available
Buyers should make their own enquiries.





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www.rkluucas.co.uk





Approximate total area¹⁾

184.6 m²

1989 ft²

Reduced headroom

0.7 m²

8 ft²

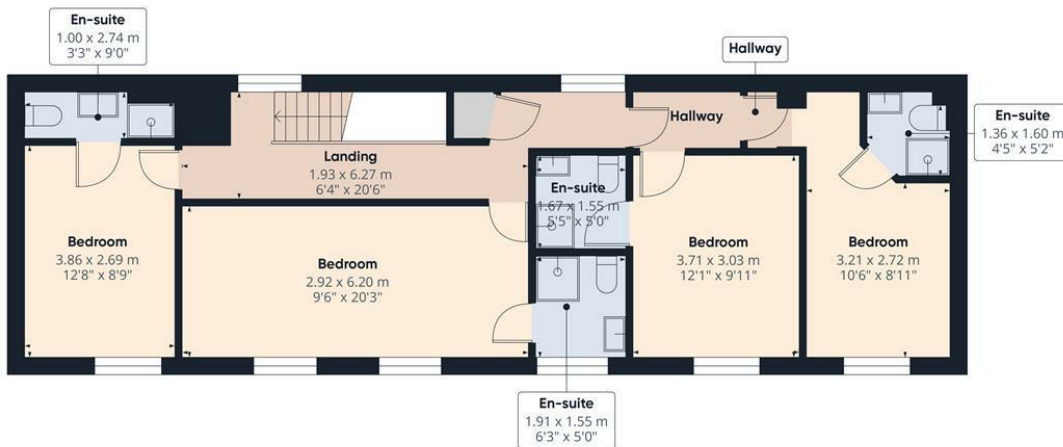
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



At the termination of the A40 in Goodwick take the first exit off the roundabout onto Wern Road and the property will be located further along on your right hand side

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.