



## The Farm, Maenclochog, Clynderwen, Pembrokeshire, SA66 7LB

**Price Guide £500,000**

- \* A centrally located Residential Property with a Cottage/Annexe and Stone Barns with conversion potential (STP).
- \* An attractive double fronted Detached 2 storey character Farmhouse Residence which has well appointed 2 Reception, Kitchen, 4 Bedrooms and Shower Room accommodation.
  - \* Adjoining Self-Contained Cottage/Annexe with 1 Reception and 1 Bedroom accommodation.
    - \* Adjoining Stone Outbuilding with Conversion/Extension potential.
    - \* Spacious Detached Stone Barn/Garage with conversion potential (Subject to Planning).
- \* Large Gardens and Grounds including Lawned areas, a Vegetable Garden, Paved Patio, Flowering Shrubs, etc etc.
  - \* Private location with ample Vehicle Parking and Turning Space.
  - \* Ideally suited for Family or Retirement purposes with excellent Commercial potential.
- \* Early inspection strongly advised. Realistic Price Guide. The Farm EPC Rating D. The Annexe EPC Rating E

## SITUATION

The Farm stands in the heart of this popular Rural village and stands in a private location and standing well back from the B4313 Council Road.

Maenclochog is a popular rural village which is situated in the heart of Pembrokeshire within close proximity of The Preseli Hills, which provides excellent Walking, Rambling, Pony Trekking and Hacking facilities. It also has the benefit of a good Primary School, a Church, 2 Chapels, a Public House, 2 Petrol Filling Stations, a General Store/Post Office, Cafe and a Village/Community Hall.

The County and Market Town of Haverfordwest is some 12 miles or so South West and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Take-Aways, Art Galleries, a Library, Petrol Filling Stations, Supermarkets, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

The other well known Market Town of Narberth is some 10 miles or so South and has the benefit of a good range of designer Shops, Restaurants, Cafes, Public Houses, Hotels, Antique Shops, Schools, etc etc.

Within 3 miles or so of the Property is the Llysyfran Country Park and Reservoir which provides excellent Boating and Freshwater Fishing.

Also within easy car driving distance are the visitor attractions at Oakwood, Folly Farm, Bluestone, Heatherton and Manor Farm Wildlife Park/ Zoo.

The North Pembrokeshire Coastline at The Parrog Newport is some 10 miles or so north and also close by are the other well known sandy beaches and coves at Newport Sands, Ceibwr, Poppit Sands, Cwm, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aber Bach.

The other well known Market Towns of Fishguard (10 miles north west), Cardigan (15 miles north east) and Carmarthen (30 miles east) are within easy car driving distance.

There are good Road Links along the Main A40 from Haverfordwest to Carmarthen and the M4 to Cardiff and London as well as good Rail Links from Haverfordwest and Carmarthen to Cardiff, London Paddington and the rest of the UK. The nearest Railway Stations are at Clarbston Road and Clunderwen.

The Farm stands in a private location in the centre of this popular village it it's own established Gardens and Grounds.

## DIRECTIONS

From Fishguard take the B4313 road south east for some 8 miles and upon reaching the crossroads with the B4329 Cardigan to Haverfordwest at New Inn, proceed straight across, signposted to Maenclochog. Continue on this road for approximately a mile or so and proceed through the village of Rosebush and a mile or so further on and in the centre of the village of Maenclochog, the entrance to The Farm is on the left hand side adjacent to Caffi'r Sgwar. A 'For Sale' Board is erected on site.

Alternatively from Haverfordwest take the B4329 Haverfordwest to Cardigan Road for some 11 miles and upon reaching New Inn, turn right at the crossroads, signposted to Maenclochog. Follow directions as above.

## DESCRIPTION

The Farm comprises a Detached (linked by Cottage and Outbuildings) 2 storey Dwelling House of solid stone and cavity concrete block construction with part stone faced and mainly rendered and coloured roughcast elevations under a pitched Slate and flat Fibreglass roof. Accommodation is as follows:-

### Half Glazed Entrance Door to:-

### Hall



7'4" x 4'8" (2.24m x 1.42m)

With ceramic tile floor, ceiling light, electricity meter and consumer unit, understairs cupboard, staircase to First Floor, 1 power point and doors to Living/Dining Room and:-

## Sitting Room



13'5" x 9'2" (4.09m x 2.79m)

With fitted carpet, double glazed sash window, double panelled radiator, ceiling light, telephone point, 4 power points and a half glazed door to Kitchen/Dining Room.

## Living Room



15'8" x 13'6" (4.78m x 4.11m)

With fitted carpet, double panelled radiator, whitened natural stone walls, open beam ceiling, ceiling light, 2 double glazed windows (One uPVC Double Glazed), Stovax enamelled Multifuel Stove on a raised Quarry Tile hearth, Central Heating Thermostat Control, fitted bookshelves, TV aerial cable, 6 power points and a half glazed Pine door to:-

## Kitchen/Dining Room



23'5" x 7'5" (7.14m x 2.26m)

With ceramic tile floor, double panelled radiator, 2 double glazed windows (overlooking rear Garden with roller blinds), open beam ceiling, ceiling light, 6 downlighters, double panelled radiator, double drainer stainless steel sink unit with mixer tap, range of fitted Oak floor and wall cupboards, breakfast bar, part tile surround, Honeywell Central Heating Timeswitch, 13 power points, Montpelier freestanding 4 ring L.P. Gas Cooker, Cooker Hood (externally vented) and a half glazed Pine door:-

## Utility Room



7'0" x 7'0" (2.13m x 2.13m)

With ceramic tile floor, ceiling light, double drainer stainless steel sink unit with hot and cold, worktop, radiator, half glazed door to rear Garden, 6 power points, plumbing for automatic washing machine, part tile surround and a double glazed window.

A staircase from the Hall gives access to a:-

## Half Landing

With fitted carpet, radiator and stair to:-

## FIRST FLOOR

## Landing



16'0" x 8'0" (4.88m x 2.44m)

"L" shaped maximum. With fitted carpet, double glazed window, 1 power point, ceiling light, radiator, built in Airing Cupboard with shelves housing a pre-lagged copper hot water cylinder and immersion heater, opening to Inner Landing and doors to Bedroom 2 and:-

### Bedroom 1



13'8" x 12'6" (4.17m x 3.81m)

With fitted carpet, 2 double glazed windows (One uPVC Double Glazed), double panelled radiator, ceiling light, telephone point and 5 power points.

### Bedroom 2



13'9" x 9'0" (4.19m x 2.74m)

With fitted carpet, double glazed window, fitted wall shelves, double panelled radiator, ceiling light and 4 power points.

### Inner Landing

10'3" x 2'8" (3.12m x 0.81m)

With fitted carpet, ceiling light, smoke detector (not tested) and doors to Bedrooms and:-

### Shower Room



10'0" x 5'0" (3.05m x 1.52m )

With vinyl floor covering, white suite of WC, Wash Hand Basin and a glazed Quadrant Shower with Respatex/ Aquaboard walls and a Mira Sport Electric Shower, part tiled surround, double glazed window, ceiling light, mirror fronted bathroom cabinet, Dimplex wall mounted fan

heater, double glazed window with roller blind, chrome electrically heated towel rail/radiator, illuminated wall mirror over Wash Hand Basin, radiator, towel ring and ceiling light.

### Bedroom 3



12'5" x 7'10" (3.78m x 2.39m)

With fitted carpet, double glazed window, radiator, ceiling light and 3 power points.

### Bedroom 4



9'3" x 8'3" (2.82m x 2.51m)

With fitted carpet, radiator, double glazed window with roller blind, ceiling light, telephone point, radiator, pine wall shelves and 6 power points.

Adjoining the Property is a:-

### COTTAGE/ANNEXE

Of stone construction with a pitched slate and corrugated cement fibre roof. Accommodation is as follows:-

Door to a:-

## Living Room



14'7" x 13'0" (4.45m x 3.96m)

With Pine floorboards, open beam ceiling, double and single panelled radiators, single glazed sash window, whitened natural stone walls, 8 power points, ceiling light, staircase to First Floor, Stovax Multifuel Stove on a Slate Hearth and an archway to:-

## Kitchen



14'9" x 8'6" (4.50m x 2.59m)

("L" shaped maximum). With quarry tile floor, single drainer stainless steel sink unit with hot and cold, floor and wall cupboards, 3 ceiling lights, 4 power points, freestanding 4 ring L.P. Gas Cooker, Bosch Refrigerator, radiator, part tile surround, single glazed window, half glazed door to rear Garden and door to:-

## Bathroom



9'0" x 4'0" (2.74m x 1.22m)

With quarry tile floor, white suite of pine panelled Bath, Wash Hand Basin and WC, Mira Vigour Electric Shower over Bath, shower curtain and rail, part tile surround, radiator, extractor fan, ceiling light, wall mounted fan heater and a toilet roll holder.

A stair from the Living Room gives access to a:-

## Quarter Landing

With stair to:-

## FIRST FLOOR

## Bedroom



14'0 x 13'7" (4.27m x 4.14m)

(maximum measurement). With Pine floorboards, exposed "A" frames, single glazed window, whitened natural stone walls, radiator, ceiling light, Velux window, 4 power points, electricity fusebox cupboard and a stair ladder to a:-

## Crog Loft

10'11" x 5'6" (3.35m x 1.68m)

With a uPVC double glazed window.

Adjoining the Cottage/Annexe is a:-

### Store Shed (former Cowshed)



23'8" x 15'0" (7.21m x 4.57m)

Of stone construction with a pitched corrugated cement fibre roof. It has 2 power points and a door opening to a:-

### Lean-to Store Shed

15'0" x 6'0" (4.57m x 1.83m)

Of stone construction with a corrugated cement fibre roof with electric light and door to rear Garden.

Directly to the fore of the Main House is a:-

### Workshop/Cottage/Home Office



12'0" x 8'0" (3.66m x 2.44m)

Of stone construction with a pitched Slate roof. It has a fireplace with a pot bellied Stove, Velux window, 3 ceiling spotlight, single glazed window, 8 power points and a Crog Loft.

Within close proximity is:-

### The Barn



33'0" x 15'0" (10.06m x 4.57m)

Of stone construction with a pitched slate roof. It has double corrugated iron doors at one end and 6 Velux windows. This building has excellent conversion potential (subject to any necessary Planning Consents).

The Property stands in large established Gardens and Grounds which extend to approximately Half an Acre and are laid mainly to Lawns together with a raised Paved Patio, Flowering Shrubs and an enclosed Lawn and Vegetable Garden with raised beds. There is also a:-

### Tool Shed

8'0" x 7'0" (2.44m x 2.13m)

(approx). Of corrugated iron and timber construction. Adjoining the Property at the rear is a:-

### Lean-to Boiler House

Of concrete block construction with a slate roof. It has a Worcester Oil Boiler (heating Domestic Hot Water and firing Central Heating) together with a Froststat and 2 power points. There is also an Oil Tank.

An ornamental stone/chipping drive leads into the Property and gives access to The Barn and the adjacent hardstanding area which allows for ample vehicle parking and turning space.

The approximate boundaries of the entire Property are coloured red on the attached Plan to the Scale of 1/1250.

### SERVICES

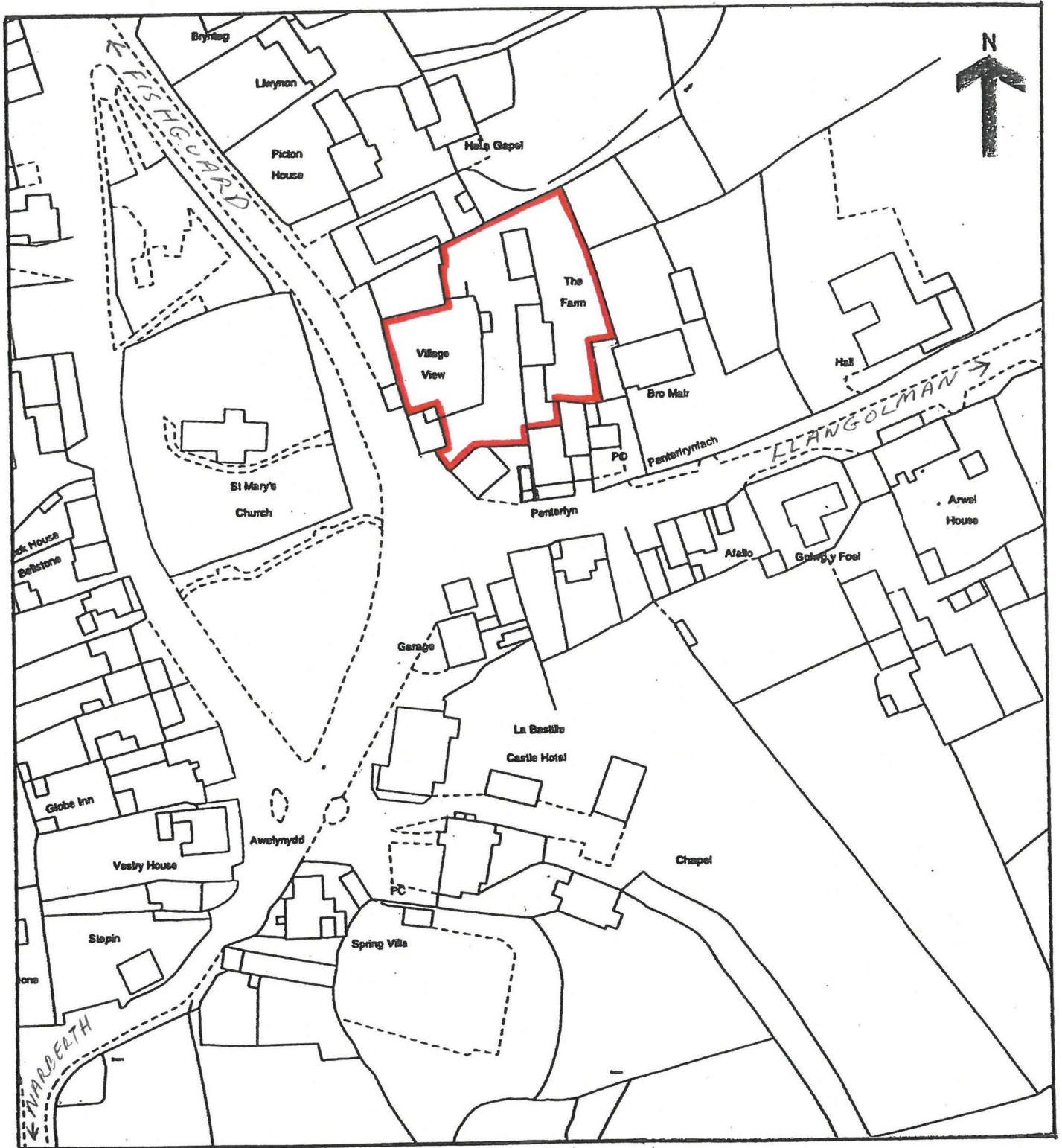
Mains Water, Electricity and Drainage are connected. Oil Central Heating to both the main House and Cottage/Annexe. The Main House is Double Glazed and benefits from Cavity Wall and Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection. The Cottage/Annexe is in the main Single Glazed and has Oil Central Heating and Roof Insulation.

### TENURE

Freehold with Vacant Possession upon Completion.

### REMARKS

The Farm is an attractive Detached former Farmhouse Residence which has spacious 2 Reception/4 Bedroom accommodation benefiting from Oil Central Heating, Double Glazing and both Loft and Cavity Wall Insulation. Adjoining is a Self Contained 1 Reception/1 Bedroom Cottage together with a range of Traditional Stone Outbuildings with conversion potential (Subject to Planning). The Property stands in large Gardens and Grounds which extend to Half an Acre or thereabouts which are laid mainly to Lawns together with a Vegetable Garden, Flowering Shrubs and a Paved Patio. In addition, there is an ornamental stone/chipping drive which leads into the Property to a hardstanding area which allows for ample Vehicle Parking and Turning Space. Delightful Rural views towards The Preseli Hills can be enjoyed from the rear Garden. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.



**The Farm, Maenclochog, Clynderwen,  
Pembrokeshire.**

Plan Not to Scale.

**Plan for Identification Purposes Only**

# Floor Plan

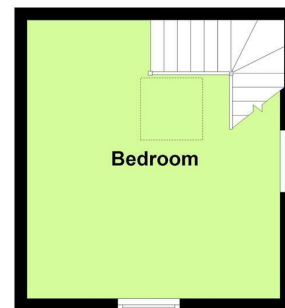
**Ground Floor**



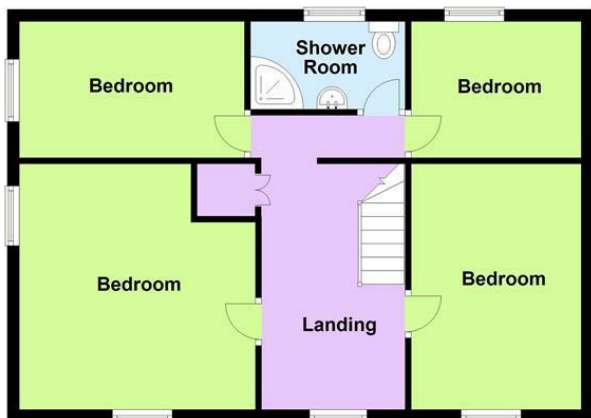
**Annex Ground Floor**



**Annex First Floor**



**First Floor**



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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