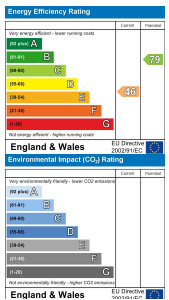


Penclippen Blaenwaun, Whitland, Carmarthenshire, SA34 0JB

- Detached Four Bedroom House
- Detached Two Bedroom Cottage
- Letting Potential
- No Immediate Neighbours
- Oil Fired Central Heating
- Detached Three Bedroom Cottage
- Outbuildings & Polly Tunnel
- Set In 6.5 Acres Approximately
- Beautifully Presented
- EPC Ratings: E, D, D

Price Guide £800,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





Penclippen Farmhouse is an extremely well presented four bedroom detached property that also benefits from two detached cottages which consist of Oak Cottage, a three bedroom detached property with three bedrooms and Willow Cottage, a detached property with two bedrooms. Both have letting potential for 52 weeks per annum. The three-character properties are positioned within approximately 6.5 acres of pasture land, gardens, vegetable garden, polytunnel and outbuildings situated in a tranquil location with no immediate neighbours. In the main house there is an attractive kitchen/diner, lounge, conservatory, utility room, ground floor shower room, four bedrooms and a further shower room situated on the first floor. Oak Cottage consists of a deceptively spacious open plan kitchen/diner/lounge with three bedrooms, all with En-suite. Willow Cottage has a lounge/diner, kitchen, two bedrooms, one with en-suite and a shower room. The land is split into four main enclosures all flat/gently sloping with a useful detached building that has various uses. The property is perfect for multigenerational living or could provide income (subject to any consents required). Penclippen Farm is located approximately 500m from the small rural village of Blaenwaun, which is situated approximately 20 minutes drive from the costal town of Cardigan and approximately 15 minutes drive from the small town of Whitland that provides easy access to the County town of Carmarthen with its easy connection to the M4.



DIRECTIONS

From the Top Roundabout at Whitland by The Roadhouse Restaurant take the 1st turning off the Roundabout signposted for Llanboidy and continue on this road until reaching the crossroads. At the crossroads go straight across. Continue to the end of this road where you will reach a staggered crossroads. At the staggered crossroads turn left for Blaenwaun. Entering the village turn left immediately after passing the Public House on the left. Continue along the lane for approximately one mile until reaching the property on the left hand side. Continue down the track where the property can be found.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.