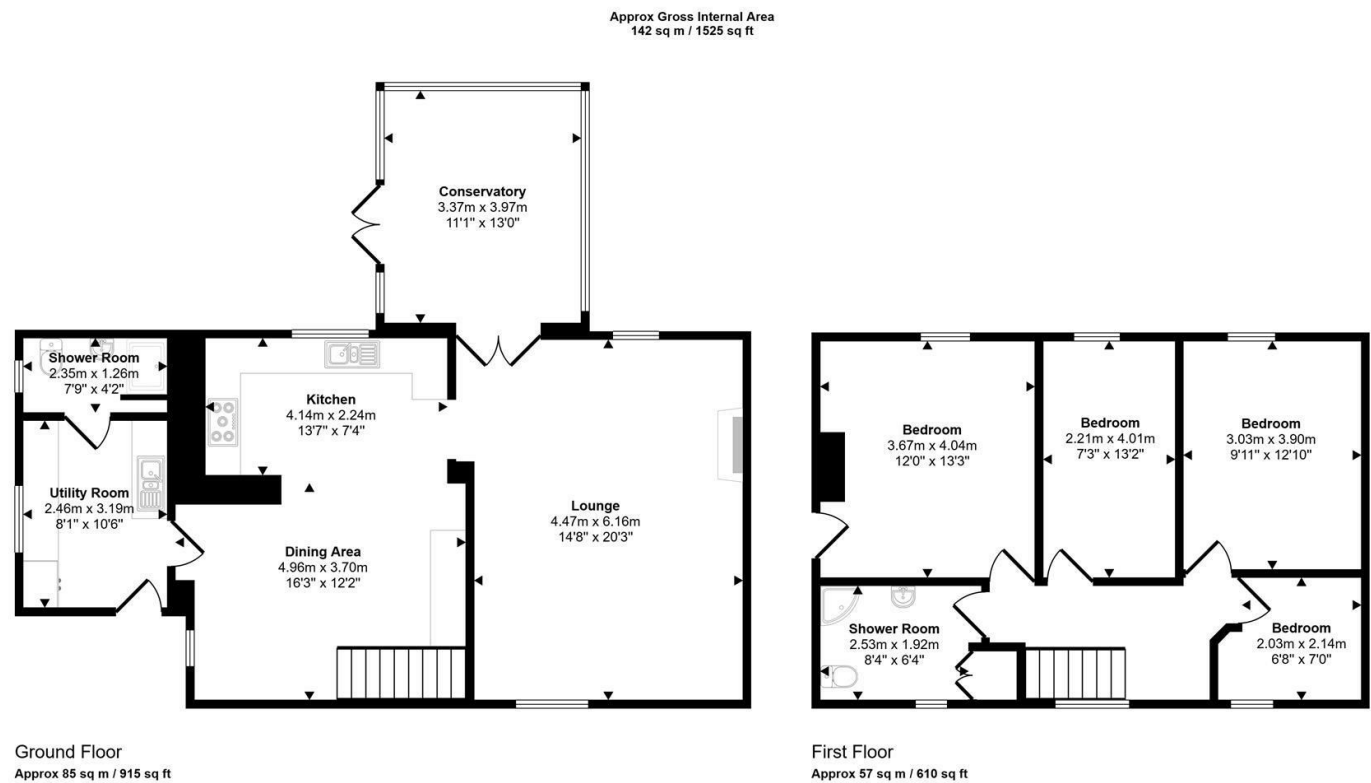




VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold.
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band E Penclippen
TAX: Band B Willow Cottage
TAX: Band B Oak Cottage
Oil fired central heating.
Private Drainage
Private Water & Mains Water

We would respectfully ask you to call our office before you view this property internally or external.

MPQ/MPQ/OK/11/24

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT
EMAIL: carmarthen@westwalesproperties.co.uk

TELEPHONE: 01267 236655

01267 236655
www.westwalesproperties.co.uk

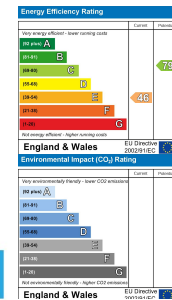


Penclippen Blaenwaun, Whitland, Carmarthenshire, SA34 0JB

- 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 £750,000

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





Penclippen offers an exceptional opportunity to enjoy the best of rural living — a beautifully presented four-bedroom farmhouse and two detached cottages, all set within around 6.5 acres of gardens and pastureland in peaceful Carmarthenshire countryside. This much-loved family home has been carefully maintained and continually improved by its current owners, offering a wonderful mix of comfort, charm, and flexibility.

The main farmhouse is full of character and warmth. The attractive kitchen/diner forms a welcoming heart to the home, ideal for family gatherings, while the inviting lounge and conservatory provide perfect spaces to enjoy the garden views. There is also a utility room and a ground-floor shower room. Upstairs are four bedrooms and a shower room.

Alongside the house sit two delightful cottages, each with its own style and potential. Oak Cottage, a detached three-bedroom property, features an open-plan kitchen/diner/lounge and three en-suite bedrooms, making it ideal for holiday letting or independent family living. Willow Cottage offers two bedrooms (one en-suite), a lounge/diner, kitchen, and a further shower room – a perfect option for guests, relatives, or income generation. Both cottages have excellent year-round letting potential.

The properties are surrounded by about 6.5 acres of attractive grounds divided into four main enclosures of flat to gently sloping land. The land includes gardens, a vegetable patch, a productive polytunnel, and a detached outbuilding suitable for storage, workshops, or other uses. The setting is tranquil and private, with no immediate neighbours, creating a true countryside haven.

This property offers outstanding flexibility. It is perfectly suited for multi-generational living, as a home-and-income lifestyle business, or simply as a private country retreat. There is also the option, subject to necessary consents, to separate and sell the cottages and main house individually, offering future versatility for buyers.



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.