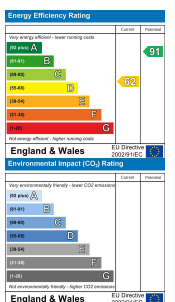


### Pentrose Mill Clarbeston Road, Pembrokeshire, SA63 4SP

- Detached House
- Approx 0.34 Acres
- Village Location
- Ample Driveway Parking
- Log Burner
- Character
- Detached Barn and Garage
- Woodland Views
- Picturesque Location
- EPC Rating: D

Offers In The Region Of **£425,000**

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



The popular village of Clarbeston Road lies some 7 miles northeast of the county town of Haverfordwest. The village benefits from a railway station providing links to Haverfordwest, Carmarthen, Swansea, and Cardiff, a public house, shop, and mobile post office service on certain days and is in the catchment area for the primary school in Wiston. The Preseli Hills and the beautiful Llys y Fran reservoir are within easy reach for wonderful country walks. The market town of Haverfordwest has numerous facilities and amenities on offer that include a good range of shops, retail parks, primary and secondary schools, sixth form college, hospital, mainline train station, leisure center/swimming pool

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water,

HEATING: Oil Central Heating

TAX: Band D

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

SSG/AMA/04/24/OK EJL

FACEBOOK & TWITTER

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<https://www.facebook.com/westwalesproperties/>

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.

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**The Agent that goes the Extra Mile**





Welcome to this charming detached house located near the village of Clarboston Road. Steeped in history, this former mill lends a touch of nostalgia and heritage to its charm. Situated on approximately 1/3 acre, and with access over two floors, the property offers ample opportunity for indoor and outdoor living. A flagstone patio wraps around much of the property, and the leat (which would have once served the mill wheel) babbles in the background, allowing you to sit back and relax or tend to your garden!

On the lower floor, the accommodation comprises a kitchen/diner, two bedrooms, bathroom, separate shower room and utility, complete with an original mill cog. On the upper floor, a reception room (and a crog loft), over two levels, with a log burner, gives a homely and snug feel for relaxing and entertaining, and on the same floor, a master bedroom with an adjacent bathroom. The property benefits from double glazing and oil central heating.

The property is approached via a gated entrance with a sweeping gravel driveway, allowing vehicle access closer to the property if required. Further parking is available under a sizable carport at the roadside. A large Dutch barn, over two floors, with an adjacent garden store, has the potential for various uses, from storage, workshops, or conversion into another creative space (STPP) and has power connected.

The popular village of Clarboston Road lies some 7 miles northeast of the county town of Haverfordwest. The village benefits from a railway station providing links to Haverfordwest, Carmarthen, Swansea, and Cardiff, a public house, shop, and mobile post office service on certain days and is in the catchment area for the primary school in Wiston. The Preseli Hills and the beautiful Llys y Fran reservoir are within easy reach for wonderful country walks.



### DIRECTIONS

From our office in Haverfordwest, proceed to the Morrisons Roundabout, take the Cardigan exit up Prendergast and then fork right. At Cardigan Road roundabout, take the second exit onto B4329, then take a slight right signposted Clarboston Road, continue through Crundale. Once in Clarboston Road, turn left over the railway bridge, and continue on this road, past the turning for Llys-y Fran through the 40 miles per hour zone and the property will be found a short distance along on your left hand side. What3words: unable.brighter.unfocused

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.