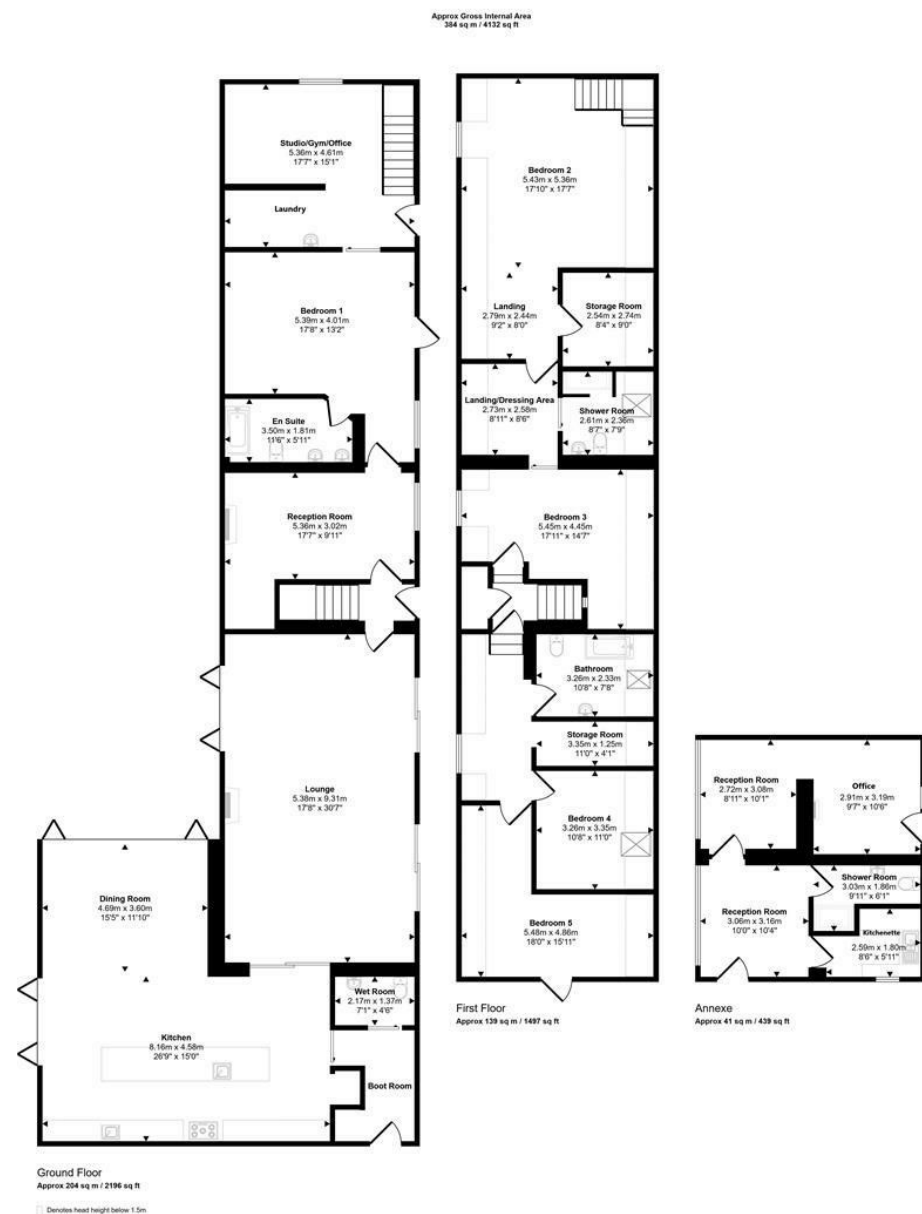




WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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 Coach House Clarbeston Road, Pembrokeshire, SA63 4QL

- Detached Barn Conversion
- Spectacular Original Features
- Pond And Woodland In Garden
- Home Office and Double Garage
- Beautifully Presented
- Five Double Bedrooms And Three Reception Rooms
- Set in 2 Acres And A 10 Acre Field (Separate Negotiation)
- Countryside Location
- Oil Fired Heating
- EPC Rating: D

£850,000



12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
Email: haverfordwest@westwalesproperties.co.uk
Telephone: 01437 762626



Summary

Stunning 19th-Century Coach House Conversion.

Nestled in a picturesque rural setting, this beautifully converted 19th-century coach house seamlessly blends historic charm with modern luxury. Set within 2 acres with an additional 10 acre field available by separate negotiation, this five-bedroom family home offers an idyllic countryside lifestyle while being part of a charming cluster of sensitively renovated period buildings.

This exceptional home has been thoughtfully transformed to the highest standards while retaining its original character, including stunning features from its origins as a coach house and stable block for Penty Parc Manor. Features include full height track doors, flagstone and cobblestone flooring and original iron stable stalls. The interior provides generous accommodation, the layout is currently configured as five double bedrooms (the master with en-suite boasting a sunken bath), three reception rooms, an open plan kitchen/diner with bi-fold doors and glass lanterns, office/gym, utility room, boot room and four bath/shower rooms. It's versatile layout making it perfect for family living and would suit any dynamic. To complement family life further, the property is served by fibre broadband.

Externally, a double garage and ample off-road parking offer plenty of space for vehicles. The property also includes a detached home office/ studio, perfect for home working. The surrounding grounds include an established garden with a feature pond, decked seating area, expansive lawns amongst wooded areas which are rife with seasonal flowers such as snowdrops, bluebells and mature shrubs and roses. The field is accessed a little further down the lane, measuring approximately 10 acres, perfect for housing animals for grazing.

This is a rare opportunity to own a character-filled, move-in-ready home in a stunning countryside location. Viewings are highly recommended

Location

Located near the village of Clarboston Road, 7 miles northeast of Haverfordwest, and 7 miles from Narberth, where doctors, dentists and supermarkets can be found. The village benefits from a railway station providing links to Haverfordwest, Carmarthen, Swansea, and Cardiff and a public house and is in the catchment area for the primary school nearby. The Preseli Hills and beautiful Lllys y Fran Reservoir country park are within easy reach for wonderful country walks. Beaches to the West and North are accessible within a 30 minute drive, as are the picturesque Preseli hills, steeped in history and folklore.



DIRECTIONS

From the Haverfordwest office proceed out of town on the B4329 in the direction of Cardigan. Proceed along through Bethlehem and past Scolton Manor, then take the next right hand turn in the direction of Clarboston. Proceed along this lane and take the 2nd left turn (directly before Penty Parc) and proceed along the lane, bearing round to the right, where the property will be found on the left. What3Words: gushes.charge.fortnight.

GENERAL INFORMATION

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 Electric, Mains Water, private drainage.
HEATING: Oil
TAX: Band F

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

JETH/ESL/01/25/DRAFT

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AERIAL VIEW

