







01646 698585 www.westwalesproperties.co.uk



The Clock House Marloes, Haverfordwest, Pembrokeshire, SA62 3AZ

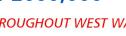
- Detached Property
- Popular Tourist Destination
- Three Bedroom Owners Accommodation
- Car Park With Ample Parking
- Oil Central Heating and Double Glazed

Offers In The Region Of £600,000

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

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89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA EMAIL: milford@westwalesproperties.co.uk TELEPHONE: 01646 698585



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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, Mains Drainage HEATING: Oil Central Heating TAX: Band B

SLS/FJL/12/24/OK

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

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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• Former Guesthouse, Cafe/Bar & Evening **Licenced Restaurant** • Five Bedrooms All En-Suite • Coastal Village Location • Outside Patio Seating Area • EPC Rating D f



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The Clock House is a former successful Guesthouse, Cafe/Bar & Evening licenced Restaurant business situated in the centre of the popular coastal village of Marloes with its blue flag beach and access to Skomer Island Bird Sanctuary a popular tourist destination.

The layout comprises of entrance porch, cafe/bar/restaurant area, cafe lounge, conservatory, office, kitchen, pantry, refridgerator room, five bedrooms all of which are ensuite, linen room and utility/storage room.

The owners accommodation comprises of living room, three bedrooms and a bathroom.

The property benefits from oil central heating and double glazing.

The exterior of the property is well signed and has well maintained grounds with ample private patrons parking and lawned area with a slabbed patio area for outdoor dining. To the rear of the building there is a utility room which has lights, power and plumbing is available for a washing machine and tumble dryer. There is a stockroom with lights and power and a further 32'X16' outbuilding. The owners accommodation have their own private garden area.

The village of Marloes is set in the heart of the Pembrokeshire Coast National Park, close to the departure point for Skomer and Skokholm Island Bird Sanctuaries. The beautiful Marloes Sands beach is approximately 20 minutes' walk away. The village of Dale nearby is perfect for windsurfing, sailing or other water sports, and the coves of West Dale and St Brides Haven are also within easy reach. The picturesque old fishing village of Little Haven and the family-friendly sandy expanse of Broad Haven are 6 miles away. Diving schools, kite surfing, and golf are amongst many other activities available locally.

Porch 5'7" x 7'3" (1.72 x 2.21)

Cafe/Bar/Restaurant 26'9" x 20'8" (8.16 x 6.30)

Cafe Lounge 20'11" x 21'7" (6.38 x 6.58)

Conservatory 22'6" x 5'10" (6.88 x 1.80)

Office/Gift Shop 11'0" x 11'6" (3.36 x 3.52)

Kitchen 16'1" x 11'5" (4.92 x 3.50)

Pantry 11'3" x 5'2" (3.43 x 1.58)

Refrigerator Room 11'0" x 8'4" (3.36 x 2.56)

Bedroom One 10'10" x 8'10" (3.32 x 2.70) **Ensuite One** 5'3" x 8'9" (1.61 x 2.69)

Bedroom Two 10'3" x 9'0" max (3.13 x 2.76 max)

Ensuite Two 9'0" x 5'5" max (2.75 x 1.66 max)

Bedroom Three 9'10" x 8'10" (3.02 x 2.70)

Ensuite Three 6'0" x 7'1" (1.85 x 2.17)

Bedroom Four 9'1" x 9'9" (2.77 x 2.99)

Ensuite Four 5'10" x 5'4" (1.79 x 1.63)

Bedroom Five 15'5" x 8'11" (4.71 x 2.72)

Linen Room 13'10" x 3'3" (4.22 x 1.01)



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Utility Area/Store Room 14'0" x 11'1" (4.29 x 3.40)

OWNERS ACCOMMODATION

Living Room

Bedroom One 11'9" x 11'6" (3.60 x 3.51)

Bedroom Two 9'3" x 10'9" (2.84 x 3.28)

Bedroom Three 10'10" x 7'5" (3.31 x 2.27)

Bathroom 8'7" x 7'3" (2.62 x 2.21)

Garage/Workshop 31'4" x 15'6" (9.56 x 4.74)

Outside Laundry Room/Storage 18'5" x 6'2" (5.63 x 1.89)

DIRECTIONS

From our Milford Haven office take the Dale road turning right towards Marloes where you will find the property situated opposite the Clock Tower. What3Words reference: showcases.craftsmen.buzzing

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