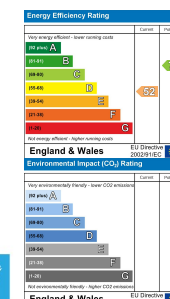


### Honey Hook Farm Maenclochog, Clynderwen, Pembrokeshire, SA66 7RL

- Detached Residence
- Five/Six Bedrooms
- Well Presented
- Steel Outbuilding And Stables
- Beautiful Rural Views
- Three/Four Reception Rooms
- 35ft Conservatory
- Approximately 7 1/2 Acres
- Garage/Workshop
- EPC Rating: E

Offers In The Region Of £650,000

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



View: By appointment with the Agents  
Services: We have not checked or tested any of the Services or Appliances  
Tenure: FREEHOLD  
Registered Smallholding No: 55/473/0074  
Tax: Band D  
Private drainage

MPO/MPO/OK/07/22

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

Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67 7PL  
EMAIL: narberth@westwalesproperties.co.uk

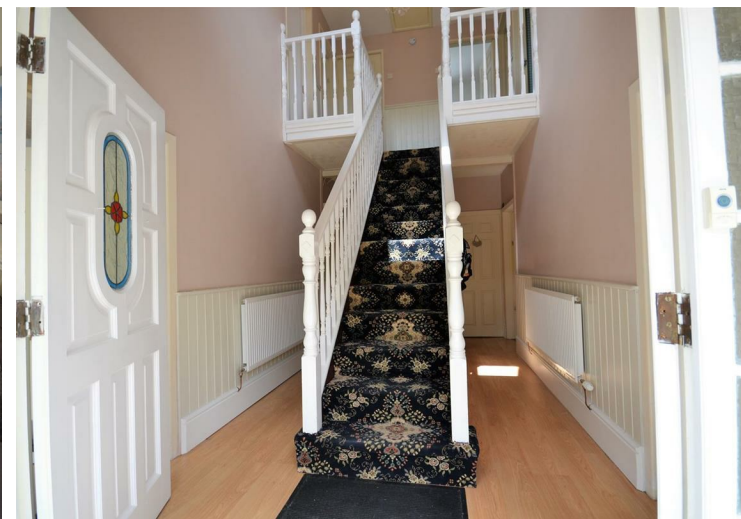
TELEPHONE: 01834 860900



Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67 7PL  
EMAIL: narberth@westwalesproperties.co.uk TELEPHONE: 01834 860900

**The Agent that goes the Extra Mile**

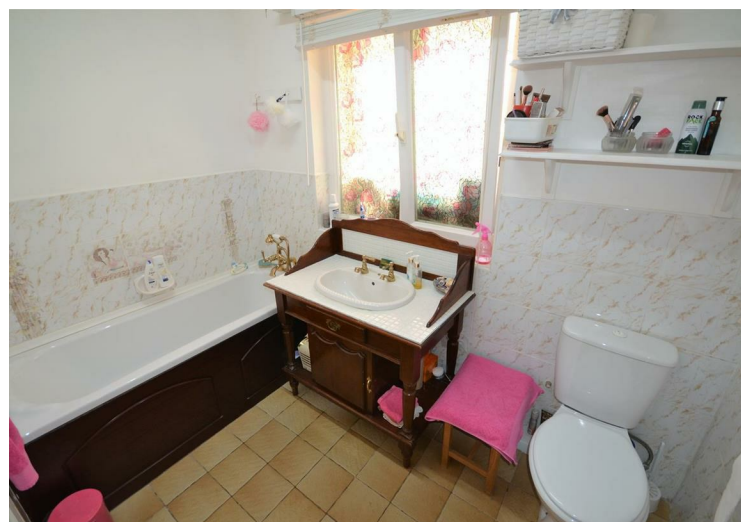




Honey Hook is substantial detached residence positioned within approximately 7 1/2 acres that benefits from stables, a 6 meter x 6 meter steel outbuilding and a garage/workshop situated on the edge of the pleasant village of Maenclochog providing some amenities and short drive to the County town of Haverfordwest, Fishguard and the popular town of Narberth. The property is well appointed offering ample living accommodation that briefly comprises: Entrance hallway, three/four reception rooms, large conservatory, kitchen/breakfast room, utility room, five/six bedrooms and two bathrooms. Early viewing is highly recommended to appreciate the delightful property and what it has to offer.

**LOCATION:**

The origin of the name Maenclochog is unclear. It appears to be made up of two Welsh words, maen ("stone") and clochog ("bells"). A local tale reports that there were stones near Fynnon Fair, ("Mary's Well"), to the south of the village, which rang like bells when struck, but these were blown to bits by treasure-hunters, under the mistaken belief that they concealed a golden treasure. The village has a thriving community and has a local committee that talks about what is important to the village. There is an award-winning general store and two petrol stations with an MOT service. Located in the centre of the village is St.Marys church, the play-park and the green. In the village there are many businesses that include two electrical wholesalers, an art gallery, several catering businesses, a hair salon, dog grooming and dog hydrotherapy . There is a popular primary school and a carpenters situated about 50 metres North-West from the church. A family-run pub and a thriving cafe are on opposite sides of the green. A well-appointed community hall hosts many events throughout the year.



**Entrance Hallway**

**Lounge**

14'3" into bay x 13'0" (4.349 into bay x 3.978)

**Sitting Room**

13'0" x 11'9" (3.972 x 3.593)

**Dining Room**

11'1" x 11'1" (3.397 x 3.395)

**Conservatory**

34'10" max x 14'3" max (10.628 max x 4.367 max)

**Kitchen/Breakfast Room**

16'2" x 9'10" (4.950 x 3.000)

**Utility Room**

10'10" x 9'3" (3.312 x 2.835)

**Bedroom**

14'11" into recess x 10'11" (4.564 into recess x 3.328)

**Bedroom**

15'0" into bay x 10'11" (4.595 into bay x 3.337)

**Bathroom**

8'9" max x 8'0" max (2.689 max x 2.453 max)

**FIRST FLOOR**

**Landing**

**Bedroom**

10'8" x 9'10" (3.262 x 3.018)

**Bedroom**

10'8" x 9'9" (3.263 x 2.986)

**Study/Bedroom**

10'10" x 9'9" max (3.311 x 2.984 max)

**Storage Room/Bedroom**

10'10" x 9'11" max (3.313 x 3.025 max)

**Shower Room**

6'4" approx x 6'4" (1.950 approx x 1.934)

**Garage/Workshop**

17'4" x 14'5" min (5.291 x 4.399 min)

**Farm Building**

19'8" x 19'8" (6.0 x 6.0)



**DIRECTIONS**

Leaving the town of Narberth get onto the A478 heading for Clynderwen. Just after entering Clynderwen turn left, signposted for Maenclochog. Continue along following signs for Maenclochog. At the T junction turn left. Continue along this road and head out of the village until reaching the property on the right hand side.

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