



Brook Cottage

Maenclochog | Clynderwen | SA66 7LB

OIEO: £299,950 | Freehold | EPC: E



Brook Cottage, nestled in the picturesque village of Maenclochog, stands as a testament to traditional charm and character. This welcoming home marries rustic warmth with timeless comfort, offering a peaceful retreat in the Welsh countryside.

The heart of the home is the kitchen/dining area, featuring a classic Rayburn, which acts as the central hub for culinary activities and communal dining, capturing the essence of cottage life. The living room, highlighted by a striking log burner, provides a welcoming space for relaxation and family gatherings, ensuring a warm ambiance during the cooler evenings. Further enhancing the home's functionality and appeal is a versatile sun room, offering a dedicated space for work or household tasks, and a charming sitting room that overlooks the garden, connecting the indoors with the natural surroundings.

The cottage accommodates three well-appointed bedrooms, designed to be restful retreats for relaxation and tranquility, supported by the convenience of two bathrooms, including a main family bathroom and a separate shower room. These features cater to modern family needs while preserving the property's traditional charm.

Outside, Brook Cottage unveils a scenic setting with a generously sized garden that boasts stunning views over the Preseli Hills, creating a backdrop of captivating natural beauty. The extensive outdoor space features a large private driveway and garage, plus a spacious slate patio, perfect for peaceful outdoor living and enjoying the stunning countryside vistas.



Entrance Porch

Welcoming guests with a robust composite front door, this porch features elegant tiled flooring and beautiful side aspect stained glass windows.

Kitchen / Dining Room

4.91m x 3.21m (16'1" x 10'6")

Equipped with a comprehensive range of eye and base level units set against tiled splash-backs and flooring. It boasts an Indesit cooker with a double oven and four-ring stove, complemented by an extractor hood above. Additional amenities include plumbing for a dishwasher, radiator, a traditional Rayburn, and ample space for a fridge/freezer. A rear aspect window overlooks the garden, with an additional window to the fore. The room is finished with exposed beams, under-stairs storage, and space for a dining table ensuring it's as functional as it is inviting.

Living Room

4.59m x 3.69m (15'1" x 12'1")

This space blends comfort with character, featuring durable laminate flooring, a TV point, radiator and a log burner on a slate hearth with a feature surround. Wooden panelling adorns the walls, above which exposed beams stretch across the ceiling. A window to the front aspect allows a cascade of natural light.

Sitting Room

4.59m x 2.10m (15'1" x 6'11")

An inviting room with tiled flooring that transitions to carpet underfoot, leading to a patio area accessible via a UPVC glass door. A radiator and window to the side aspect offers additional natural light.

Sun Room

3.27m x 2.00m (10'9" x 6'7")

Practicality meets style in this multifunctional room featuring tiled flooring and an exposed beam with brick-effect wall panelling. It's equipped with plumbing for a washing machine and dryer, with external ventilation ensuring functionality and a radiator. A sliding UPVC door opens to the rear patio.

Bathroom

2.00m x 1.77m (6'7" x 5'10")

A compact yet fully equipped bathroom with tiled flooring and walls, complemented by UPVC cladding for a sleek look. It includes a WC, bath with a wooden panel surround, and a sink. A heated towel rail, radiator, glazed window, and extractor fan complete the space.

Shower Room

3.21m x 2.46m (10'6" x 8'1")

Designed for convenience, this room includes vinyl flooring, a window to the rear aspect, and a velux window for additional light. It features a WC, corner shower, sink, and tiled walls. A mirror with downlight above, extractor fan, radiator, integrated storage cupboard, and a shaver plug add to its functionality.

Bedroom One

3.70m x 2.76m (12'2" x 9'1")

Boasting laminate flooring and an exposed stone wall with wooden panelling, this bedroom exudes warmth and character. A window to the fore aspect ensures a bright and airy feel, with a radiator for warmth.

Bedroom Two

4.59m x 2.10m (15'1" x 6'11")

Comfort meets functionality in this room with carpet underfoot and two windows to the fore aspect, ensuring ample natural light. It includes a radiator and a loft hatch for additional storage or access.

Bedroom Three

5.00m x 2.24m (16'5" x 7'4")

A generously sized room with carpet underfoot, featuring a window to the rear aspect offering countryside views and natural light. A radiator ensures the space remains comfortable throughout the seasons.

Garage

4.91m x 4.30m (16'1" x 14'1")

Spacious enough for a vehicle and a workshop area, this garage also offers additional overhead storage. Electricity is installed for convenience and functionality.

Externally

The property boasts a large private driveway, thoughtfully laid with stone, accommodating multiple vehicles with ease. To the rear, an expansive slate patio sets the stage for serene outdoor living, complemented by a log store and shelter. Direct rear access to the garage enhances convenience, while the extensive garden, primarily laid to lawn with a diverse array of shrubs and plants, offers breath-taking countryside vistas overlooking the Preseli Hills. This outdoor space seamlessly blends functionality with the natural beauty of its surroundings, providing a tranquil retreat.

Services

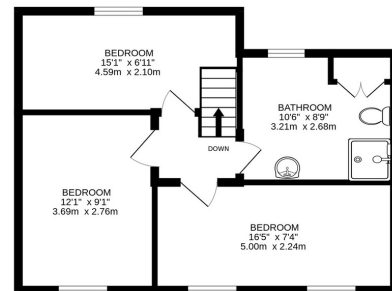
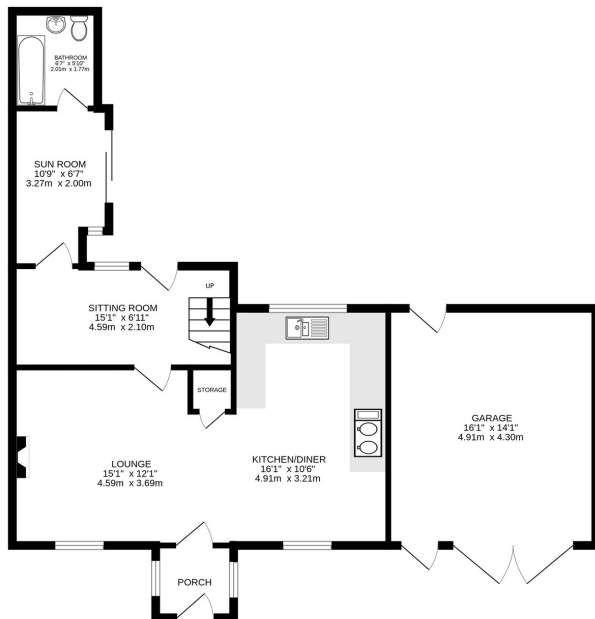
Mains services are connected. Oil central heating.





GROUND FLOOR
811 sq.ft. (75.4 sq.m.) approx.

1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1243 sq.ft. (115.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | | |
| (39-54) | E | 42 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |

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