



Honey Hook Maenclochog, Pembrokeshire, SA66 7RL

£635,000

- Spectacular 6 Bedroom Detached House
- Enclosed Rear Garden, Integral Garage/Workshop & Off Road Parking
- Approximately 7.5 Acres With Outbuildings
- Breathtaking Countryside Views
- Rural Village Location
- EPC Rating E

Honey Hook , Maenclochog SA66 7RL

Offering the perfect balance of rural charm and modern convenience located on the outskirts of the sought after rural village of Maenclochog, this spectacular detached house offers a unique blend of spacious living and serene countryside views. Built in 1984, this impressive property boasts flexible living space to the ground floor, with potential for attic conversion, and six generously sized bedrooms across both ground and first floor.

With approximately 7.5 acres of land split between fields each with separate gated access from the main road, springs and outbuildings as well as a rewilded area bordered by a stream, Honey Hook also benefits from off-road parking for multiple vehicles, integral garage/workshop together with static caravan as well as enclosed garden and patio area to the rear overlooking the far reaching countryside views of the Preseli Hills.

Offering easy access to Llys y Fran Country Park as well as the market town of Narberth, county town of Haverfordwest and harbour town of Fishguard, we would highly recommend viewing to fully appreciate what Honey Hook has to offer.



Council Tax Band: D



Property

Honey Hook is a spectacular 6 bedroom detached house with approximately 7.5 acres of land situated at the foothills of the Preseli Hills on the outskirts of the rural village of Maenclochog. The accommodation briefly comprises; 2 bedrooms, bathroom, 2 reception rooms, dining room, kitchen/breakfast room, utility room and conservatory to the ground floor with a further 4 bedrooms and shower room to the first floor. Honey Hook benefits from integral garage/work shop, off road parking for several vehicles and an enclosed rear garden and patio. The land is split between both fields, each with their own separate gated access and a re-wilded area bordered by a stream.

Location

Honey Hook is situated on the edge of the charming village of Maenclochog, surrounded by peaceful and un-spoilt countryside views with Foel Cwmcerwyn as its breathtaking backdrop. Maenclochog is a rural village, recently listed in the "UK's best secret villages" offering a close-knit community and local amenities including post office, newsagent, café, garage, community hall, primary school, launderette and public house. Within easy driving distance of the property are the popular market town of Narberth, the harbour town of Fishguard and the historic county town of Haverfordwest. An abundance of nature and sporting activities are available at the nearby Llys y Fran Country Park which also offers spectacular walks around the reservoir.

Directions

From Haverfordwest take the B4329 towards Cardigan. Follow this road past Scolton Manor for approximately 10 miles and at the New Inn crossroads take the right hand turn onto the B4313 towards Maenclochog. Continue on this road and through the village of Maenclochog signposted towards Llys Y Fran Country Park. As you leave the village and take the bend by Dogs Galore, Honey Hook can be found as the first property on your right hand side clearly identified by our Town, Coast & Country Estates For Sale Board. For GPS purposes the post code is SA66 7RL.

Property is approached via wooden double gates and gravelled driveway leading to off road parking and to patio doors into

Entrance Porch

Tiled floor. Partially obscure glazed entrance door with glazed panels to side to

Hallway

Stairs to first floor landing. Partially panelled walls. Storage cupboard and under stairs cupboard. Door to

Bedroom

15'1 (max) x 10'11 (max)
Window to front. Wood flooring. Radiator.

Bedroom

15'0 (max) x 10'11 (max)
Windows and French doors to conservatory. Wood flooring. Radiator.

Bathroom

8'9 (max) x 8'1 (max)
Obscure glazed window to conservatory. Suite comprising bath with handheld shower tap, wash hand basin and w/c. Shower cubicle. Tiled floor & partially tiled walls. Radiator.

Reception Room

15'0 (max) x 13'1 (max)
Windows and French doors to conservatory. Partially panelled walls. Wood flooring. Archway into dining room. Archway and sliding door to

Reception Room

Window to front. Brick fireplace with stone hearth housing multifuel burner. Wood flooring. Radiator.

Dining Room

11'1 (max) x 10'10 (max)
Window to rear. Partially panelled walls. Tiled floor. Radiator. Partially obscure glazed door to passageway. Door to

Kitchen/Breakfast Room

16'2 (max) x 9'9 (max)
Patio doors to front external. Range of wall and base units with wood work surface over. Range cooker with extractor over. Double stainless steel sink and drainer with mixer tap. Tiled floor. Partially tiled walls. Loft access with pull down ladder to boarded loft room with potential for conversion. Radiator.

Conservatory

34'9 (max) x 14'4 (max)
French doors and windows to side and rear external. Wall and base units with work surface over. Obscure glazed window to bathroom. French doors to bedroom and dining room.

Passageway

Partially obscure glazed doors to front and rear external. Partially obscure glazed door to dining room. Tiled floor. Door to

Utility Room

10'10 (max) x 10'4 (max)
Window to rear. Base units with work surface over. Double stainless steel sink with drainer and mixer tap. Space and plumbing for washing machine and tumble dryer. Partially tiled walls.

Garage/Workshop

17'3 (max) x 14'4 (max)

Up and over door to front. Light and electricity. Range of work benches and shelving.

First Floor Landing

Window to front. Loft access. Airing Cupboard. Door to

Bedroom

10'8 x 9'10

Window to front. Built in wardrobe and chest of drawers. Radiator.

Bedroom

9'9" x 10'7"

Window to rear. Built in wardrobe and chest of drawers. Radiator.

Shower Room

6'4 (max) x 6'4 (max)

Window to rear. Shower cubicle with electric shower. Wash hand basin. W/c. Airing cupboard housing boiler. Partially tiled walls. Radiator.

Bedroom/Study

10'10 (max) x 8'11 (max)

Sloping ceiling. Radiator.

Bedroom/Study

10'2 (max) x 9'4 (max)

Sloping ceiling. Radiator.

Externally

To the front of the property is a gravelled driveway offering off road parking for several vehicles, pedestrian gates can be found to either side of the property leading to the rear and two of the fields with outbuildings including stables, sheds, wood store and agricultural shed as well as static caravan. To the rear is an enclosed low maintenance garden laid partially to lawn and gravel with steps up to patio area with French doors to the conservatory overlooking the unspoilt countryside views of the Preseli Hills. Approximately 7.5 acres of land is currently split between fields and re-wilded area with natural spring, outbuildings and separate gated access from the main road.

Tenure

We are advised the property is freehold.

Services

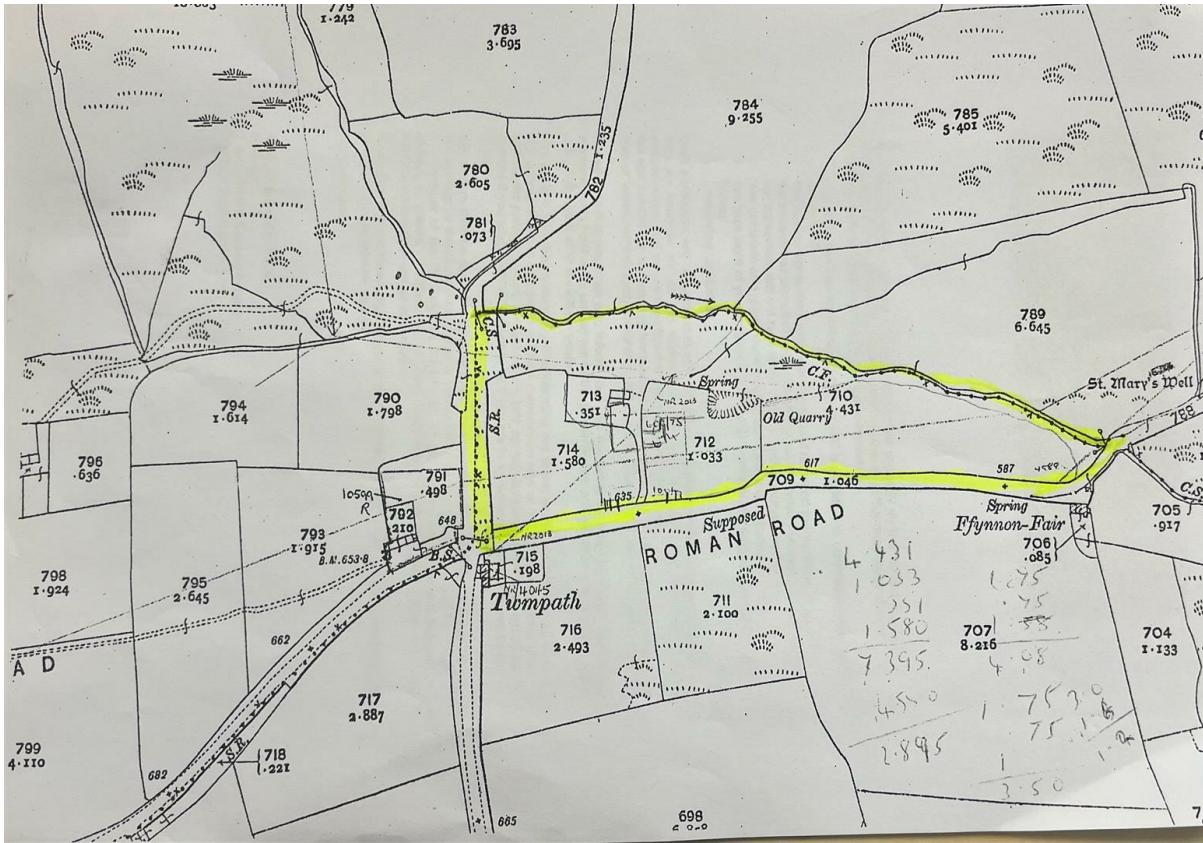
Mains electricity, water and private drainage with LPG Gas central heating.

Viewings

Strictly by appointment through Town, Coast & Country Estates offices please.







General Information
General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE PROPERTY.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 