

WOODSIDE Rosebush, Clynderwen, Pembrokeshire SA66 7QY

Price Guide £475,000



- Characterful Detached Three Bedroom Barn Conversion
 - Large Garden with Swimming Pool
- Superb Stable Block, Pasture Paddocks and Some Woodland ● Approx. 3.5 Acres In All
 - Stunning Location with Access to Many Miles of Hacking Over The Preseli Hills
- Within Easy Reach of The Beautiful Pembrokeshire Coastline

REF: EO8225

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle



GENERAL AND SITUATION

Approximate Distances:

Newport 8 miles • Crymych 9.5 miles • Fishguard 9 miles • Narberth 14 miles • Cardigan 14 miles

A characterful three bedroom detached barn conversion, set in approx. 3.5 acres with superb stables, pasture paddocks and some woodland, within the Pembrokeshire Coast National Park.

The property is in a truly glorious location and will be of particular appeal to those with equestrian interests as it has virtually direct access to many miles of wonderful hacking over the Preseli Hills. The views are breath-taking and it is just a short distance from the beautiful Pembrokeshire Coastline and sandy beaches.

Planning Permission was granted for a Holiday Shepherds Hut on 4th November 2024 to be sited at the top of the drive, alongside the paddock, overlooking the valley with distant views over the Preseli Hills. *Planning Reference Number NP/22/0310/FUL.*

The property is being offered chain free and the vendor can accommodate a quick completion if required.

Woodside is situated on the edge of the village within walking distance of the Tafarn Sinc pub / restaurant. Nearby Maenclochog has a village shop with Post Office, primary school and garage whilst wider ranges of local amenities can be found in Newport, Crymych and Cardigan.



THE RESIDENCE

A characterful detached barn conversion with double glazed windows and wood pellet fired central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The main entrance is through double doors which open into a **Breakfast Room / Boot Room** which has a slate floor, built-in cupboard and a wide opening leading into the **Conservatory** which has a log burner.

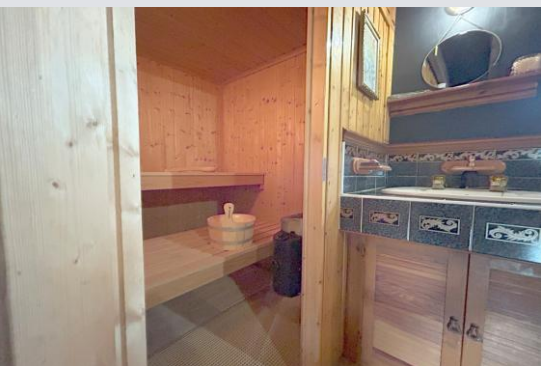
The **Kitchen** has a vaulted ceiling and is fitted with a range of built-in storage cupboards with a Clover wood pellet boiler / cooking range, tiled floor, worksurfaces, 1½ bowl sink and plumbing for a dishwasher.

The large **Living Room** has a huge amount of character with exposed ceiling beams, part exposed stone wall, wooden floor and spiral stairs leading to the **Study / Loft Room**.

A door from the living room opens into a **Ground Floor Bedroom** which has exposed ceiling beams and an external door.

There is an **Inner Hall** with main staircase rising to the first floor, a **Second Ground Floor Bedroom** plus a **Bathroom** fitted with a corner bath, WC, wash hand basin, shower cubicle and sauna.

The **Principal Bedroom** is on the first floor and has extensive built-in wardrobes and an **En Suite Shower Room** fitted with a shower cubicle, WC and wash hand basin.





OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a small country lane along a driveway which leads up past the stables to a large parking area to the front of the residence.

Mature gardens adjoin the residence and are laid to lawn with flower and shrub borders with a **Garden Pond** and extensive views over the surrounding countryside.

There is a **Covered Veranda** which is ideal for barbeques and alfresco dining overlooking the **Swimming Pool** c. 24' x 12' (about 7.3m x 3.6m) with a **Pump House** and WC.

Accessed off the drive is a substantial **Outbuilding** with block walls under a slate roof, set on a concrete base, light and power supplies providing a **Double Garage** c. 20' x 19'8 (about 6.1m x 6m) with electric roller shutter door and **Three Loose Boxes** each approx. 12'8 x 11'1 (about 3.8m x 3.3m). The loose boxes front onto a **Corral**.

There is also a concrete base with electrical point (disconnected) that could potentially provide a spot for campervans or another outbuilding.

The **Land** adjoins in gently sloping pasture paddocks plus an area of **Mature Coniferous Woodland**. The paddocks are enclosed with a mixture of stock fencing and hedging.

We understand there is some Japanese Knotweed on the far boundary of the property next to the woodland.

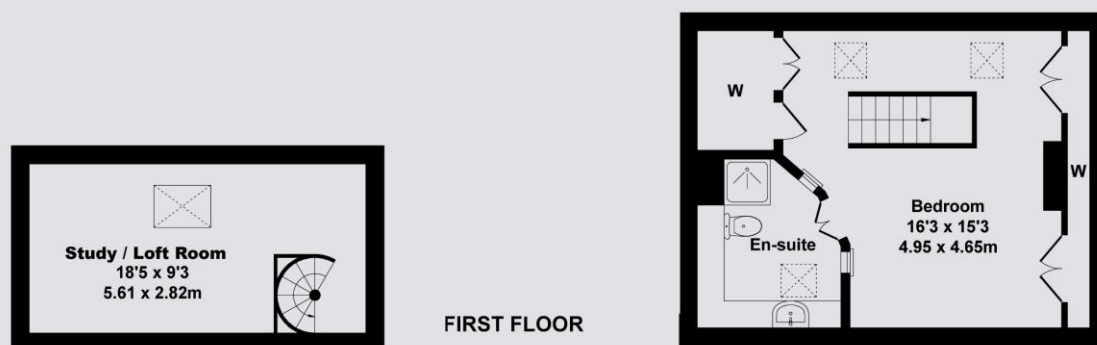
IN ALL APPROX. 3.5 ACRES
(About 1.4 Hectares)



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**VIEWING**

Strictly by appointment only with the Agents

LOCAL AUTHORITY**SERVICES**

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, WOOD PELLET CENTRAL HEATING SYSTEM (New in 2022), TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold

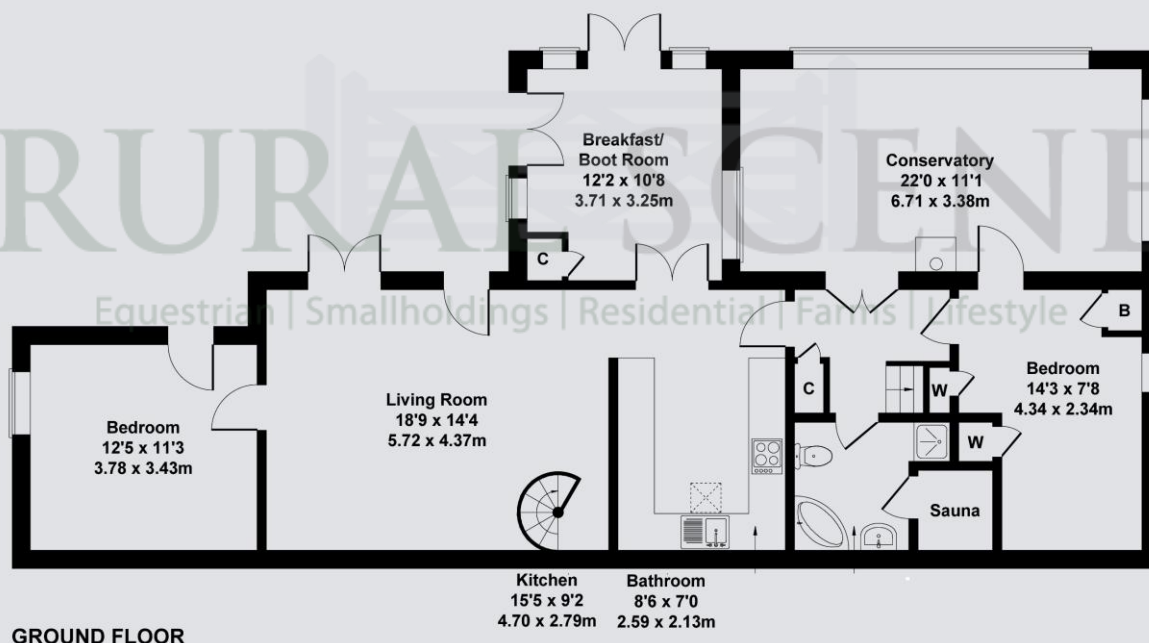
ENERGY RATING F

COUNCIL TAX C

DIRECTIONS

From Maenclochog, head north on the B4313 to Rosebush, proceed through the village and as the road drops down the hill the entrance to Woodside will be found on the left hand side.

what3words ///sounding.equivocal.knitted



Not to Scale. Produced by The Plan Portal 2025
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