

THE BARN Tavernspite, Whitland, Pembrokeshire SA34 0NJ

Price Guide £599,950



- Characterful Detached Single-Storey Barn Conversion • Four Bedrooms and Two Bathrooms
 - One Bedroom Annexe / Holiday Let
- Stable Yard with Three/Four Loose Boxes • Dutch Barn, Log Store, Chicken Shed & Polytunnel
- Approx. Four Acres In All • Large Vegetable Garden, Soft Fruit Beds, Orchard and Four Paddocks
 - Lovely Location Close To The Coast at Amroth and the Popular Market Town of Narberth

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

REF EO8122



GENERAL AND SITUATION

Approximate Distances:

Amroth / Coast 3 miles • Pendine 6 miles • Narberth 6.5 miles • Saundersfoot 8 miles
Tenby 10 miles • Carmarthen 17 miles

A characterful single-storey four bedroom barn conversion with a one bedroom annexe / holiday let set in approx. four acres with stables, barn, large garden and pasture paddocks, in a lovely rural location within three miles of the coast at Amroth.

The property is understood to have been converted from a former traditional farm barn around 2000 and it has subsequently been extended and altered in more recent years. It is full of character with some high ceilings and a fabulous high quality kitchen / dining room with pine panelling.

The holiday let was created by the current owners in 2015 and has been rented through Sykes Holidays producing a useful income, further details of which are available from the agents.

The spacious grounds are ideal for keen gardeners, smallholding and private equestrian use.

The property is set in an extremely popular rural location close to the village of Llanteg where there is a garage with shop and there is an excellent primary school one mile away in Tavernspite village. Wider ranges of shops and amenities are provided locally by Narberth and Tenby and there is easy access on to the A477 which links to the A40 at St Clears.

THE RESIDENCE

A spacious barn conversion with double glazed windows and dual fuel biomass central heating. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** is through a front door opening to a **Reception Hall** which has a terracotta tiled floor and a part glazed door opening through to the **Kitchen / Dining Room** which has a feature high pine panelled ceiling, wooden floor, high quality built-in Shaker style base and island units with hardwood worksurfaces, solid fuel Rayburn, five ring gas hob, electric double oven, Belfast sink and glazed double doors opening out to the garden.

Two steps from the dining area lead down into the **Living Room** which again has a high vaulted pine panelled ceiling, wooden floor and part exposed stone walls with a fireplace housing a log burner. A door from the kitchen leads through to the **Utility Room** which is fitted with a range of built-in units with worksurfaces, stainless steel sink, plumbing for washing machine and dishwasher.

An **Inner Hallway** leads to a **Bedroom** with paddle steps leading up to a **Mezzanine Room** and a second **Mezzanine Bedroom** with a **Dressing Room** below. Both rooms have pine boarded ceilings.

There is also a **Bathroom** with stone walls, pine floor, freestanding roll-top bath, WC, wash hand basin, cubicle with mains shower and airing cupboard.

A **Side Hall** leads to the **Conservatory** which has doors opening out to the garden.

A further **Inner Hall** leads to the **Main Bedroom**, a further **Office / Bedroom / Craft Room** and a **Shower Room** fitted with a cubicle with mains shower, WC and wash hand basin.

From the reception hall there is a **Cloakroom** with WC and wash hand basin, a **Study Area** with terracotta tiled floor and loft hatch plus an **Inner Hall** leading through to a **Dining Room** which could alternatively provide a second bedroom to the annexe / holiday let.





THE ANNEXE / HOLIDAY LET Known as 'The Hideaway'

A communicating door from the dining room leads into a **Kitchen / Living Room** with doors opening out to a courtyard garden area, built-in storage units with laminated worksurfaces, stainless steel sink, electric oven and four ring hob.

Bedroom with En Suite Shower Room fitted with cubicle with electric shower, WC and wash hand basin.

There is an enclosed rear courtyard garden with stone chippings and a tall hedge that provides shelter and privacy.



OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a country lane along a private stone driveway which leads up to ample parking and turning areas.

The Stable Yard lies to the front of the house, built of timber, set on a concrete base with a box profile roof with **Solar Panels**, light and power supplies providing **Two Loose Boxes** each approx. 12' x 12' (about 3.6m x 3.6m), **Foaling Box** c. 18' x 12' (about 5.5m x 3.6m) plus an additional **Former Loose Box** which now houses the "Froling" dual-fuel (logs or wood pellets) biomass boiler and 3,000 litre header tank.

There is a front patio with lovely views over the property's land and a lawned garden with pond.



Behind the stables is a **Dutch Barn** c. 30' x 16'8 (about 9.2m x 5m) block walls under oval GI roof, concrete base, light and power supplies.

There is also a **Log Store**, **Chicken Shed** and galvanised **Pig House**.

There is a wonderful **Vegetable Garden** with a Polytunnel, Soft-Fruit Beds, Orchard with eleven fruit trees and an area of Woodland.

The rest of the land is divided into four pasture paddocks with stock fencing.



IN ALL APPROX. 4 ACRES
(About 1.6 Hectares)



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The Barn, Tavernspite, Whitland, SA34

Approximate Area = 2433 sq ft / 226 sq m

Annexe = 548 sq ft / 50.9 sq m

Outbuilding = 974 sq ft / 90.4 sq m

Total = 3955 sq ft / 367.3 sq m

For identification only - Not to scale

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

PEMBROKESHIRE COUNTY COUNCIL

Tel: 01437 764551

SERVICES

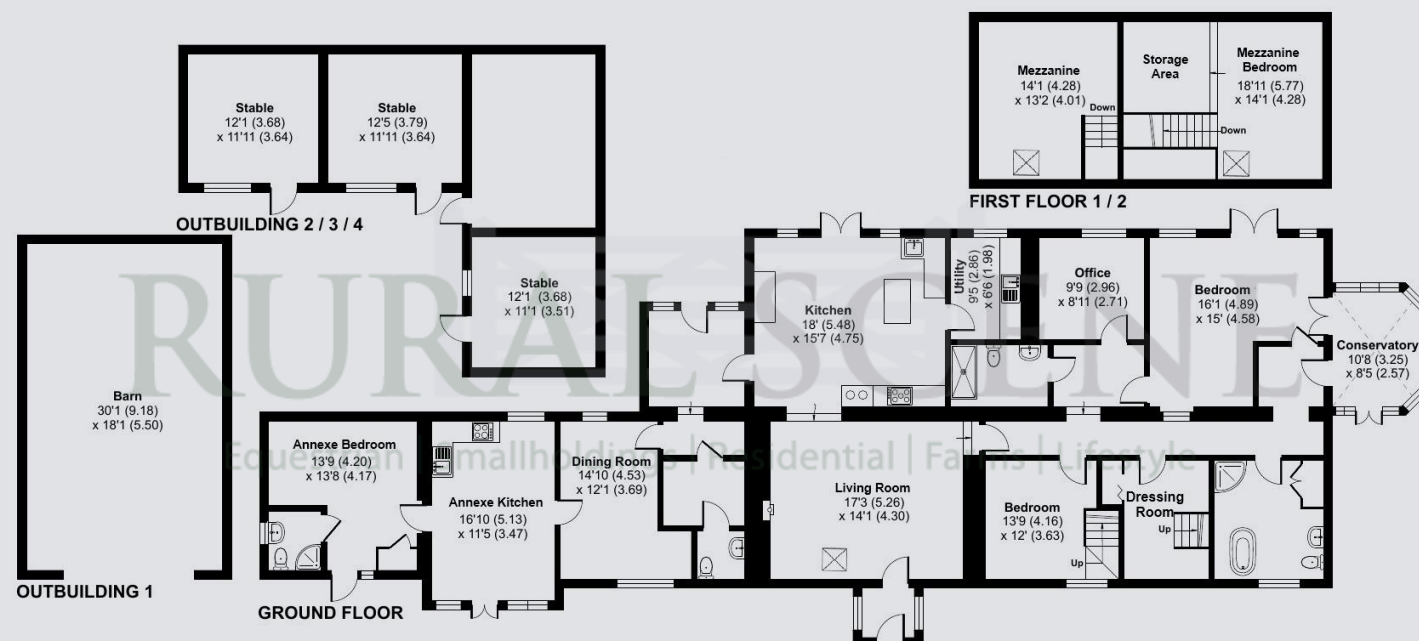
MAINS ELECTRICITY, PRIVATE BOREHOLE WATER, PRIVATE DRAINAGE, BIOMASS BOILER, PHOTO VOLTAIC SOLAR PANELS with feed-in tariff, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING B COUNCIL TAX F

DIRECTIONS

Heading west along the A477 from St Clears, continue past Red Roses and on to Llanteg. Pass the Texaco garage and take the next turning right for Tavernspite. Proceed along this lane for ¾ of a mile and the entrance to the property will be found on the left hand side.

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Rural Scene have visited **The Barn** but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

