



Cloverleaf House, Sageston

Offers In Region Of £445,000

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## Cloverleaf House, Sageston

A beautifully presented detached family home located in the peaceful village location of Sageston, close to the stunning Pembrokeshire coastline with it's array of fabulous beaches. This impressive former police house holds many original features and has been well loved, offering bright and airy spacious rooms throughout. Lovely views of the large mature front and rear gardens, which occupy a small orchard, an abundance of pretty flower beds, trees and greenery. The accommodation briefly comprises of a hall, open plan lounge & dining room, inner hall, large kitchen/diner, utility room, WC & handy store on the ground floor. The upper floor greets a master bedroom with En Suite Wet Room, 2 further double bedrooms, a single bedroom and family bathroom. The property further benefits from a large garage/workshop which could be converted to further accommodation with the correct permissions, along with a large driveway offering parking for multiple vehicles.







## Entrance Hall

Main entrance door with glazed glass to entrance hall with timber floor, wall mounted gas fired boiler in cupboard, storage cupboard under stairs, doors to all rooms

## Lounge Diner

6.94m x 4.11m (22'9" x 13'5")

Double Glazed Windows x2 to front & 1x double glazed window to side, feature timber fireplace with tiled hearth

## Inner Hall

Bi-fold doors from entrance hall leads to inner hall with hard wood floor, double glazed French doors to utility/conservatory, archway leading to kitchen, door to cloakroom









## Cloakroom

Timber laminate floor, low level W.C., wash hand basin, double glazed window overlooks conservatory

## Kitchen/Breakfast Room

6.78m x 3.61m (22'2" x 11'10")

Double glazed window to front, double glazed window to side x2, further double glazed window to rear, tiled floor, range of wall and base units with matching worktop over, stainless steel sink drainer unit with mixer taps, built in electric oven, space gas oven & hob with stainless steel extractor over, plumbing for dishwasher, built in cupboard, door to storage area

## Store

6.6m x 1.06m (21'7" x 3'5")

Handy storage area with polycarbonate roof running the length of the house, tiled floor

## Utility Room

Double glazed windows overlook rear garden, tiled floor, plumbing for washing machine, space for fridge and freezer with worktop over, stainless steel sink drainer unit, double glazed door to rear garden

## First Floor Landing

Double glazed window to rear with rural/garden views, Laminate floor, Airing Cupboard, access to loft space, bedrooms and family bathroom

## Master Bedroom

Double glazed window to front, access to loft space, radiator, fitted wardrobe, door to en suite wet room

## Ensuite Wet Room

3.48m x 1.47m (11'5" x 4'9")

Obscure double glazed window to rear, vanity wash hand basin, walk in shower, heated towel rail, low level W.C, fully tiled walls

## Bedroom 2

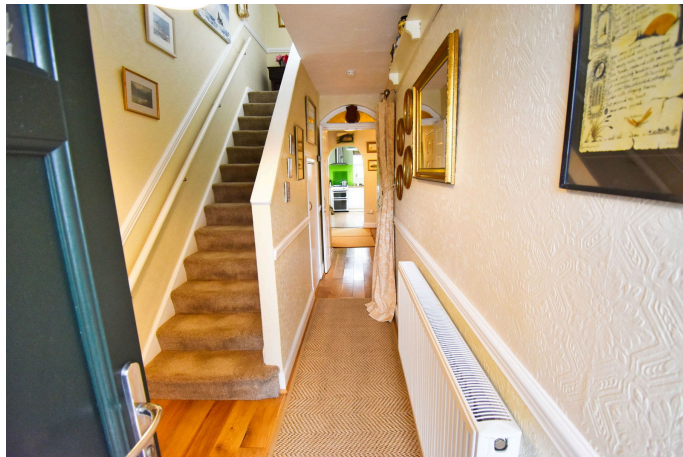
3.28m x 3.12m (10'9" x 10'2")

Double glazed window to front, timber laminate floor, double built in wardrobe

## Bedroom 3

3.28m x 3.07m (10'9" x 10'0")

Double glazed window to front, timber laminate floor, built in wardrobe





### Bedroom 4

2.74m x 2.51m (8'11" x 8'2")

Double glazed window to side, fitted carpet, fitted wardrobe



### Workshop

6.2m x 3.23m (20'4" x 10'7")

Glazed window to rear and side, opening from garage with pedestrian door to side, power connected



### Directions

Enter the village of Sageston, follow road past the Plough Public House, road goes round to the right but carry on straight onto Hays Lane (left turn), house is at the beginning of the road on the left.

### Bathroom

1.94m x 1.93m (6'4" x 6'3")

Obscure double glazed window to rear, tiled floor and fully tiled walls, panelled bath with shower over, low level W.C., pedestal wash hand basin

### Garage

5.03m x 3.23m (16'6" x 10'7")

Glazed window to side opening leading to workshop, with up and over door, power connected

### Externally

The property is set back from the main road, approached by a long driveway with ample room for parking multiple vehicles. To the side of the property sits a large garage/workshop with mains electric, which could potentially be converted to additional accommodation subject to the correct permissions.

Both front and rear gardens are a very generous and well maintained. The front garden is laid to lawn, lined with mature trees and shrubs. To the rear of the property a gardeners heaven awaits! Split into 3 sections, consisting of a private area with summerhouse, a small orchard and lawned area filled with tasty fruit trees and beautiful multi-seasonal plants. Enjoy, entertain with family and friends in this stunning Oasis.

### Services









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