



- Attractive and Spacious Detached Four Bedroom Modern House
  - Built Subject to an Agricultural Occupancy Condition
- Large Enclosed Lawned Garden ● Six Adjoining Pasture Paddocks
  - Approx. 13 Acres In All ● Desirable Rural Location

## GENERAL AND SITUATION

Approximate Distances:  
Llanboidy 0.5 mile • Whitland 6 miles • St Clears 6 miles  
Newcastle Emlyn 15 miles • Carmarthen 15 miles

An attractive and spacious four bedroom detached modern house (AOC) set in approx. 13 acres with a large garden and pasture paddocks, in a very pleasant rural setting.

Clover House is currently part of a larger farm and was built in 1996, subject to an agricultural occupancy condition which states "The occupancy of the proposed dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined by Section 336 (1) of the Town and Country Planning Act, 1990 (including dependents of such person residing with him) or a widow or widower of such person." It is set down a farm drive that is shared with one neighbouring property, Hafod Farm, which is also currently on the market – further details are available from the agents.

There is ample space to erect a barn or outbuildings, subject to any necessary permissions and the property would make an ideal smallholding.

The property is set in an extremely pleasant rural location just half a mile from the village of Llanboidy where there is a convenience store with post office and a primary school. Further local amenities can be found in Whitland and St Clears, both of which have access onto the A40 which links to Carmarthen, Swansea and beyond.



## THE RESIDENCE

A detached house built in 1996 with oil-fired central heating and double-glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Main Entrance** through a **Front Porch** opens into a generous **Reception Hall**, from which stairs rise to the **First Floor**.

There is a good-sized **Study** which could be used as a ground floor bedroom if required and a spacious **Sitting Room** with an exposed stone fireplace with logburner and glazed double doors opening out to the garden.

The **Kitchen/Diner** is fitted with a range of built-in units with worksurfaces, incorporating an electric oven, four ring hob, oil-fired Rayburn, double sink and an external door leading out to the garden. There is an adjoining **Boot Room** leading through to a **Utility Room** with built-in worksurface, plumbing for washing machine, sink and WC.

There are **Four Bedrooms** on the **First Floor**, the largest of which has a built-in double wardrobe and an **Ensuite Bathroom** fitted with a panelled bath, WC and wash hand basin.

The **Family Shower Room** was re-fitted in 2022 and has a cubicle with mains shower, WC and wash hand basin.

From the **Landing** wooden steps lead up to **Two Large Loft Rooms**.



### OUTSIDE, OUTBUILDINGS & LAND

The property is approached off a country lane along a concrete drive which is shared with one neighbour. There is a **Parking Area** to the front of the house with space for at least six vehicles and a front garden screened by mature hedges.

Lawns wrap around the side to the rear where there is a large **Patio** and lovely views over the paddocks and countryside beyond.

**The Land** adjoins in **Six Stock Fenced Paddocks** with water supplied to field troughs and hedges along the main borders.

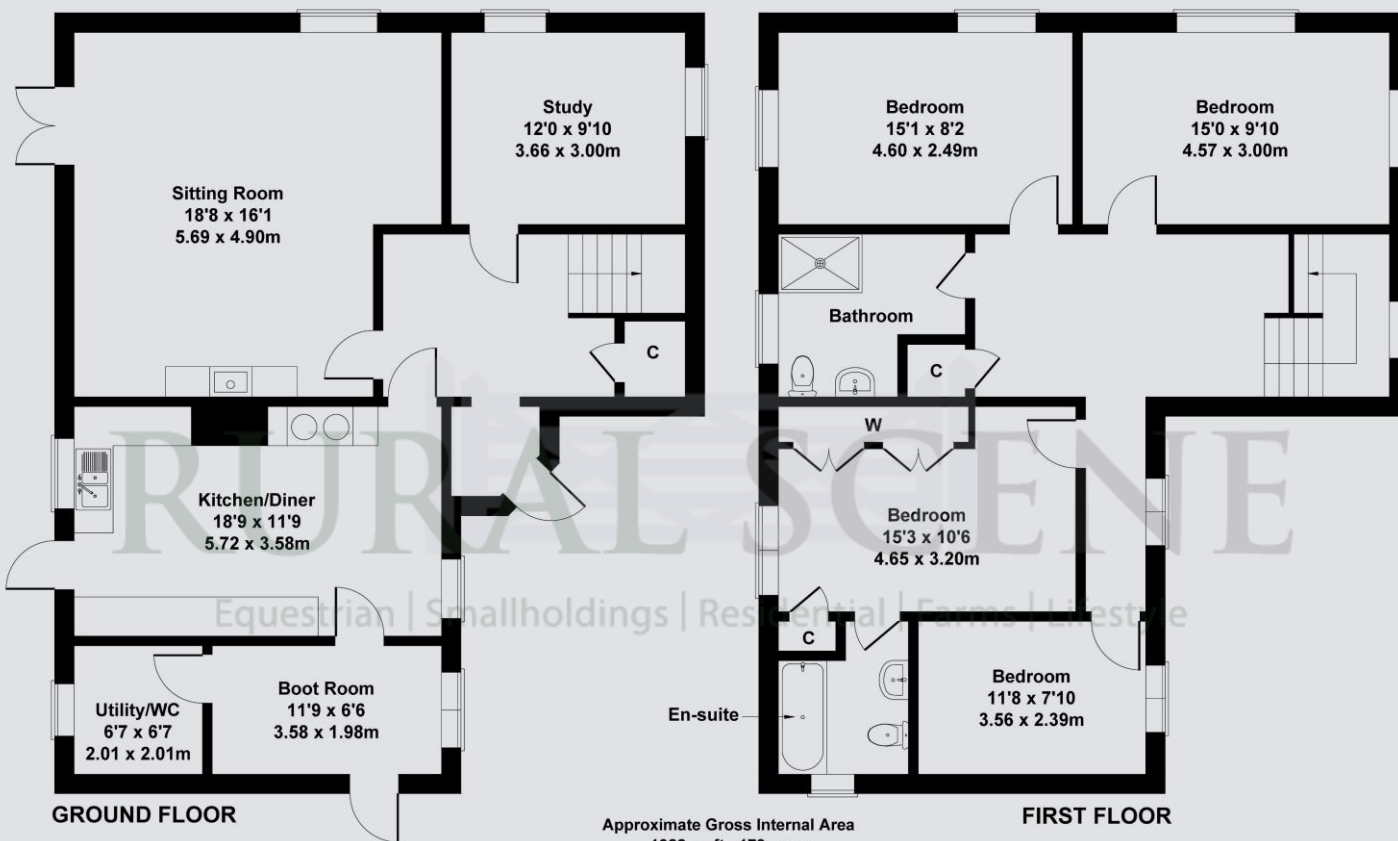


### IN ALL APPROX. 13 ACRES (About 5.3 Hectares)

### HAFOD FARM

The neighbouring property Hafod Farm, is also on the market. It comprises a four/five bedroom farmhouse with an extensive range of agricultural and equestrian outbuildings, manège and approx. 93 acres of land. Full details are available from the agents.





Approximate Gross Internal Area  
1922 sq ft - 179 sq m  
Not to Scale. Produced by The Plan Portal 2025  
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## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

CARMARTHENSHERE COUNTY COUNCIL  
Tel: 01267 234567

## SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING C COUNCIL TAX F

## DIRECTIONS

From Llanboidy head out of the village in a southerly direction for a third of a mile and turn right opposite a row of terraced cottages. Follow the lane for a third of a mile and the entrance to the property will be found on the left-hand side.

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# RURAL SCENE

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