

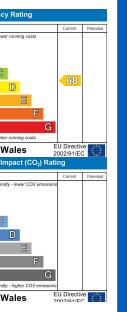
## The Clock House Marloes, Haverfordwest, Pembrokeshire, SA62 3AZ

- Detached Property
- Former Guesthouse, Cafe/Bar & Evening Licenced Restaurant
- Popular Tourist Destination
- Five Bedrooms All En-Suite
- Three Bedroom Owners Accommodation
- Coastal Village Location
- Car Park With Ample Parking
- Outside Patio Seating Area
- Oil Central Heating and Double Glazed
- EPC Rating D

Offers In The Region Of £450,000



COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Electric, Mains Water, Mains Drainage

HEATING: Oil Central Heating

TAX: Band B

SLS/EJL/12/24/OK

We would respectfully ask you to call our office before you view this property internally or externally.

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

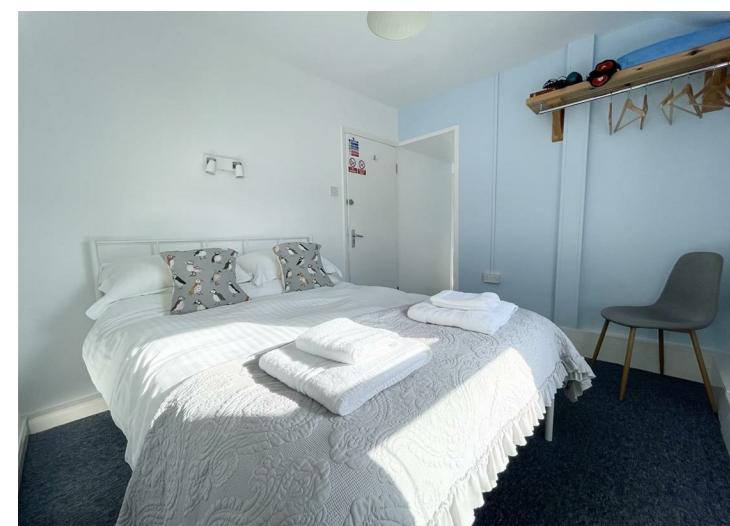
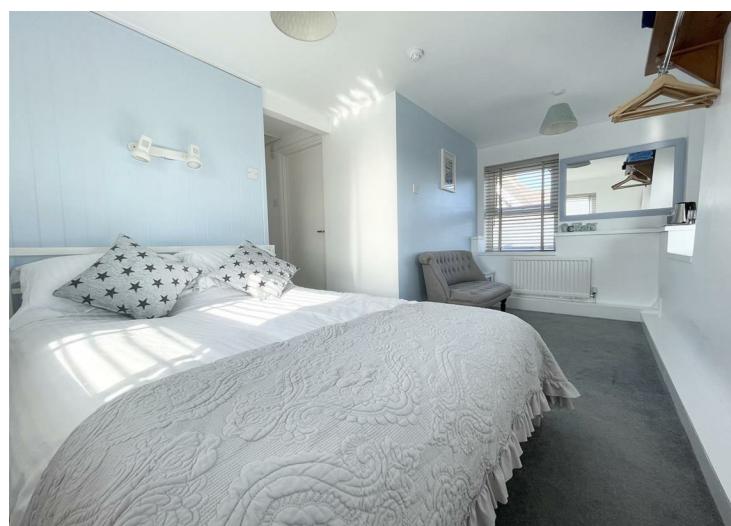
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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***The Agent that goes the Extra Mile***



The Clock House is a former successful Guesthouse, Cafe/Bar & Evening licenced Restaurant business situated in the centre of the popular coastal village of Marloes with its blue flag beach and access to Skomer Island Bird Sanctuary a popular tourist destination .

The layout comprises of entrance porch, cafe/bar/restaurant area, cafe lounge, conservatory, office, kitchen, refrigerator room, five bedrooms all of which are ensuite, linen room and utility/storage room.

The owners accommodation comprises of living room, three bedrooms and a bathroom.

The property benefits from oil central heating and double glazing.

The exterior of the property is well signed and has well maintained grounds with ample private patrons parking and lawned area with a slabbed patio area for outdoor dining. To the rear of the building there is a utility room which has lights, power and plumbing is available for a washing machine and tumble dryer. There is a stockroom with lights and power and a further 32'X16' outbuilding. The owners accommodation have their own private garden area.

The village of Marloes is set in the heart of the Pembrokeshire Coast National Park, close to the departure point for Skomer and Skokholm Island Bird Sanctuaries. The beautiful Marloes Sands beach is approximately 20 minutes' walk away. The village of Dale nearby is perfect for windsurfing, sailing or other water sports, and the coves of West Dale and St Brides Haven are also within easy reach. The picturesque old fishing village of Little Haven and the family-friendly sandy expanse of Broad Haven are 6 miles away. Diving schools, kite surfing, and golf are amongst many other activities available locally.



#### **Porch**

5'7" x 7'3" (1.72 x 2.21)

#### **Cafe/Bar/Restaurant**

26'9" x 20'8" (8.16 x 6.30)

#### **Cafe Lounge**

20'11" x 21'7" (6.38 x 6.58)

#### **Conservatory**

22'6" x 5'10" (6.88 x 1.80)

#### **Office/Gift Shop**

11'0" x 11'6" (3.36 x 3.52)

#### **Kitchen**

16'1" x 11'5" (4.92 x 3.50)

#### **Pantry**

11'3" x 5'2" (3.43 x 1.58)

#### **Refrigerator Room**

11'0" x 8'4" (3.36 x 2.56)

#### **Bedroom One**

10'10" x 8'10" (3.32 x 2.70)

#### **Ensuite One**

5'3" x 8'9" (1.61 x 2.69)

#### **Bedroom Two**

10'3" x 9'0" max (3.13 x 2.76 max)

#### **Ensuite Two**

9'0" x 5'5" max (2.75 x 1.66 max)

#### **Bedroom Three**

9'10" x 8'10" (3.02 x 2.70)

#### **Ensuite Three**

6'0" x 7'1" (1.85 x 2.17)

#### **Bedroom Four**

9'1" x 9'9" (2.77 x 2.99)

#### **Ensuite Four**

5'10" x 5'4" (1.79 x 1.63)

#### **Bedroom Five**

15'5" x 8'11" (4.71 x 2.72)

#### **Linen Room**

13'10" x 3'3" (4.22 x 1.01)

#### **Utility Area/Store Room**

14'0" x 11'1" (4.29 x 3.40)

#### **OWNERS ACCOMMODATION**

##### **Living Room**

15'1" x 13'10" (4.62 x 4.22)

##### **Bedroom One**

11'9" x 11'6" (3.60 x 3.51)

##### **Bedroom Two**

9'3" x 10'9" (2.84 x 3.28)

##### **Bedroom Three**

10'10" x 7'5" (3.31 x 2.27)

##### **Bathroom**

8'7" x 7'3" (2.62 x 2.21)

##### **Garage/Workshop**

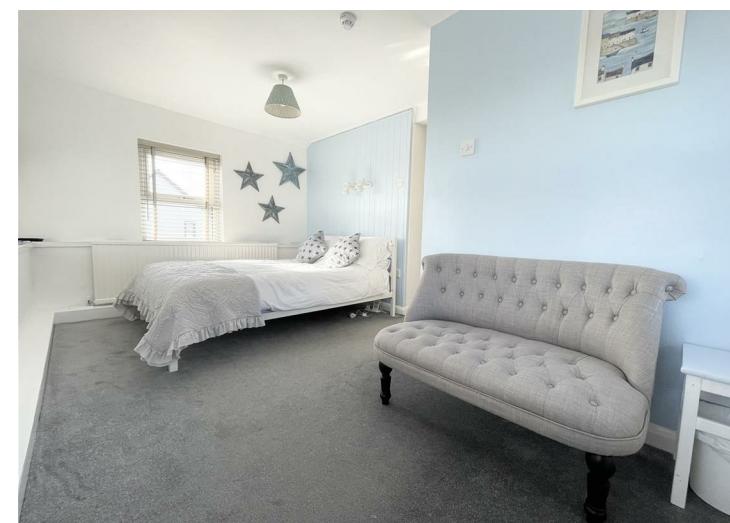
31'4" x 15'6" (9.56 x 4.74)

##### **Outside Laundry Room/Storage**

18'5" x 6'2" (5.63 x 1.89)

#### **DIRECTIONS**

From our Milford Haven office take the Dale road turning right towards Marloes where you will find the property situated opposite the Clock Tower. What3Words reference: showcases.craftsmen.buzzing



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.