

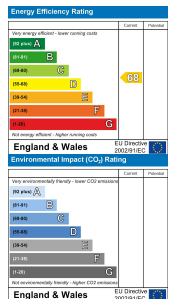


The Clock House Marloes, Haverfordwest, Pembrokeshire, SA62 3AZ

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

Offers In The Region Of £450,000

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





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, pantry, refridgerator 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 in our TV channel to view our location videos about the area.