



- 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

REF EO8474



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.

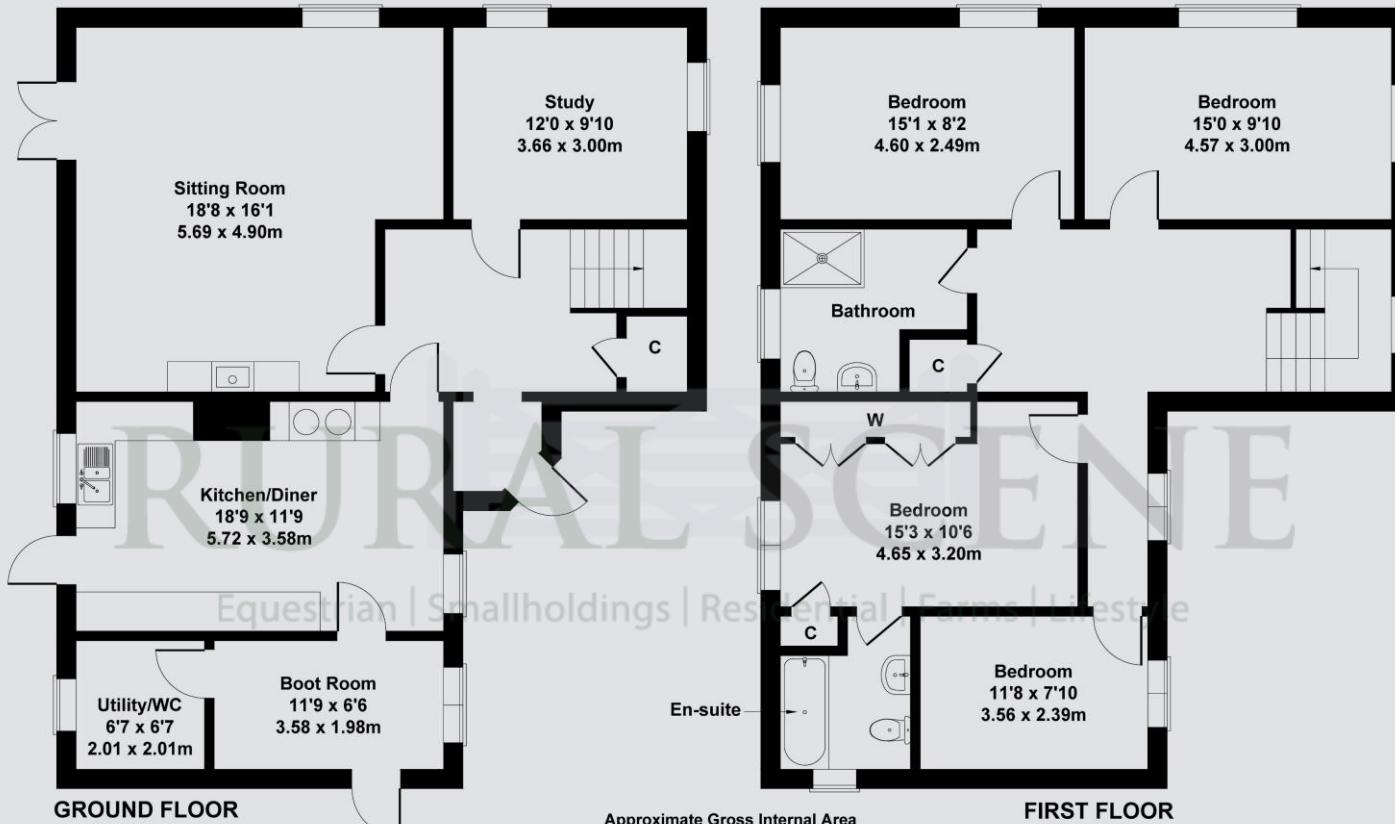
The **Land** adjoins in **Six Stock Fenced Paddocks** with water supplied to field troughs and hedges along the main borders.

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.





01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited CLOVER HOUSE 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.

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

CARMARTHENSHIRE 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.

what3words // searching.shielding.falters

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle