



Clearbrook Cottage, Pont-Shan, SA67 8HD

Offers in Region of £395,000

Contact Narberth Office



Hill House, High Street,
Narberth, Pembrokeshire SA67 7AR



01834 860260



narberth@ijmorris.com

ijmorris.com



Clearbrook Cottage

Pont-Shan, Narberth

A detached 4 bedroom house with approximately 2.56 acres, comprising a pony paddock, extensive parkland style grounds and fishing lake. There is also a good size yard with stables, a static caravan and ample off road parking and turning space. The accommodation is of a good size being well kept and having some lovely features, being ideal for a family. Viewing is needed to fully appreciate the generous outdoor space and opportunity available to acquire this conveniently placed country home.



Front Porch

Entered via a double glazed front door, double glazed windows, frosted glazed door opens into:

Lounge / Diner

A lovely open plan room with lounge area to one side of a central staircase and the dining area to the other. Lounge area has an electric fireplace, double glazed window to front, recessed arched alcove and a radiator. Dining area has a feature fireplace, double glazed window to front and radiator. Door opens to:

Kitchen / Diner

Fitted with a range of wall and base storage units with wooden worksurfaces over, one and a half bowl single drainer sink, part tiled walls, plumbing for washing machine, integrated dishwasher, space for cooker, space for white goods, Worcester oil fired boiler serving the domestic hot water and central heating, radiator, double glazed window to rear, external double glazed French doors to rear. Door opens to:

Side Porch

Space for hanging coats etc, external door to side, door to:

Cloak Room

W.C, pedestal wash hand basin, double glazed window, tiled floor, radiator.

First Floor Landing

Spindle balustrade, access to loft, built in airing & storage cupboard, doors to all rooms.

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

Double glazed windows to front and side, radiator.

Bedroom 3

Double glazed external window to rear, radiator.

Bedroom 4 / Office

Double glazed window to front, radiator.

Bathroom

Comprising a bath, showering area, W.C, pedestal wash hand basin, radiator, frosted double glazed window to rear.

Externally

To the front and right side of the house there is a low maintenance garden, hardstanding and car port for off road parking. To the far left side there is a further hardstanding area with pull-in parking area and gated access opening into a good size yard, providing plenty of parking and turning space. There is a detached L-shaped wooden stable block and detached caravan. Gated access opens into a level pony paddock which is well fenced. Directly behind the house there is a good size patio and lawned garden with summerhouse. Behind the carport there is an adjoining work shed building. At the rear of the stables, a pathway leads over a small bridge and onto a further large garden/parkland style area of grounds with wonderful mature trees and a small fishing/wildlife lake. This area is very peaceful and relaxing, ideal for nature lovers.

Directions

From Narberth, travel up Redstone road and take the left turning onto the B4313 road signposted to Maenclochog/Bethesda. Travel for only 1 mile and the property is found on the right hand side, as identified by our JJ Morris for sale sign.

Utilities & Services

Heating Source: Oil Central Heating

Electric: Mains

Water: Mains

Drainage: Private – Domestic / Sewage Treatment Plant

Local Authority: Pembrokeshire County Council

Council Tax: Band E

EPC: D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///crisp.rucksack.such

Broadband Availability

According to the Ofcom website, this property has standard broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data – 77%

Three Voice & Data – 59%

O2 Voice & Data – 64%

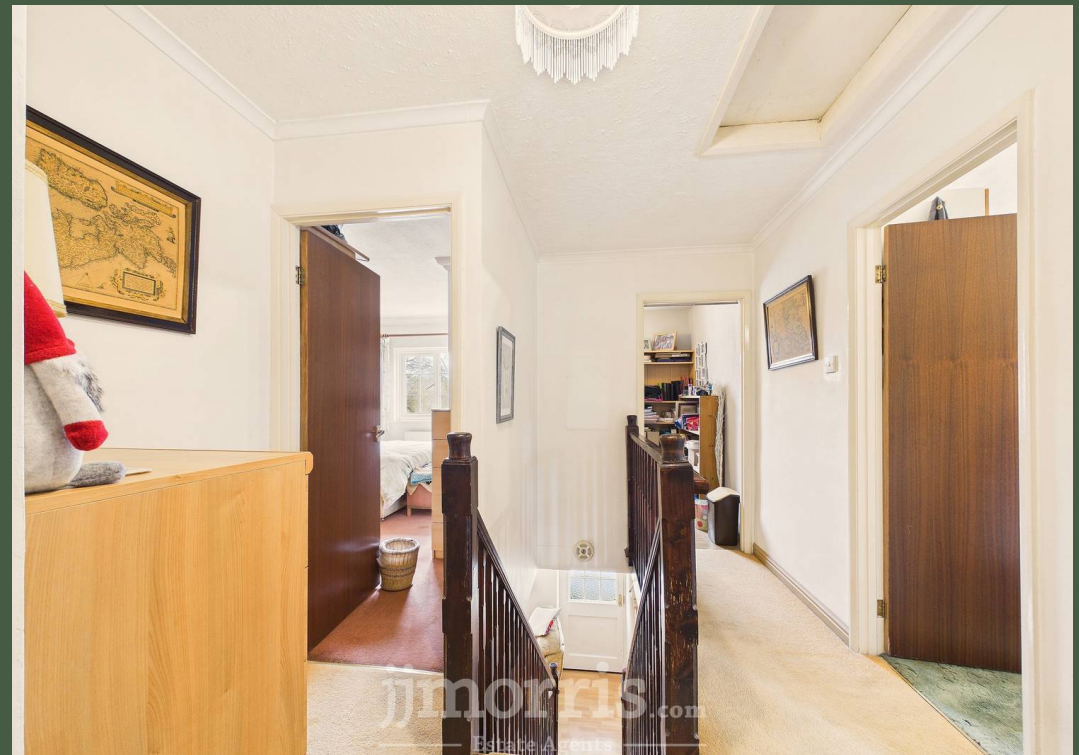
Vodafone Voice & Data – 66%

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

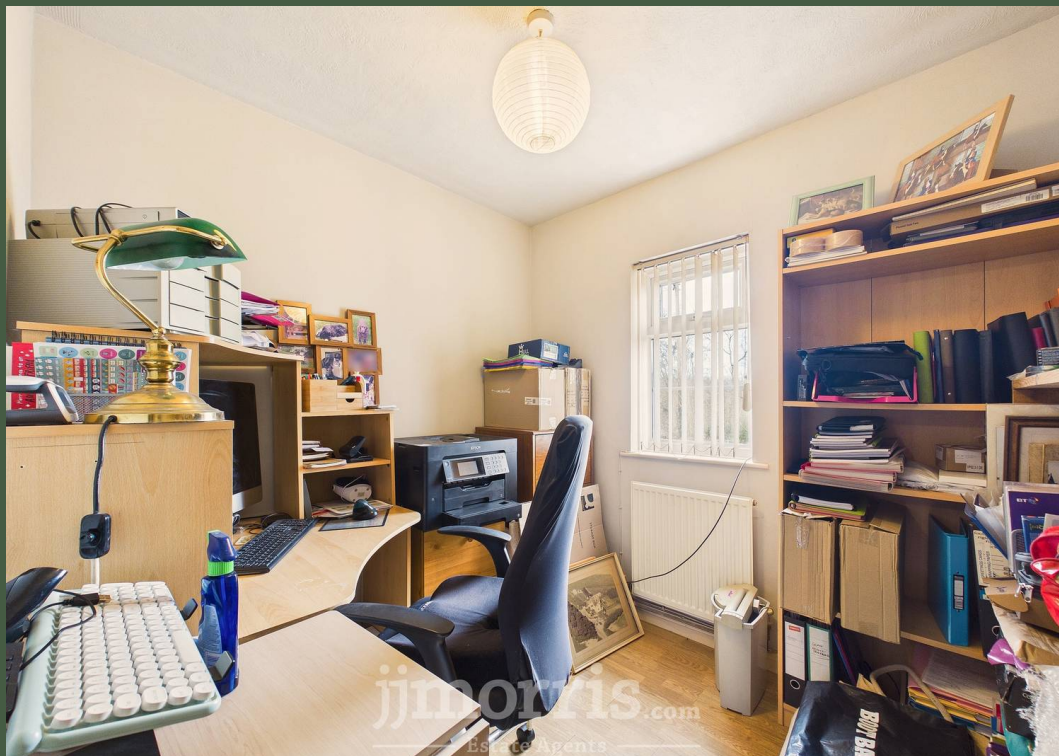
Anti Money Laundering

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.





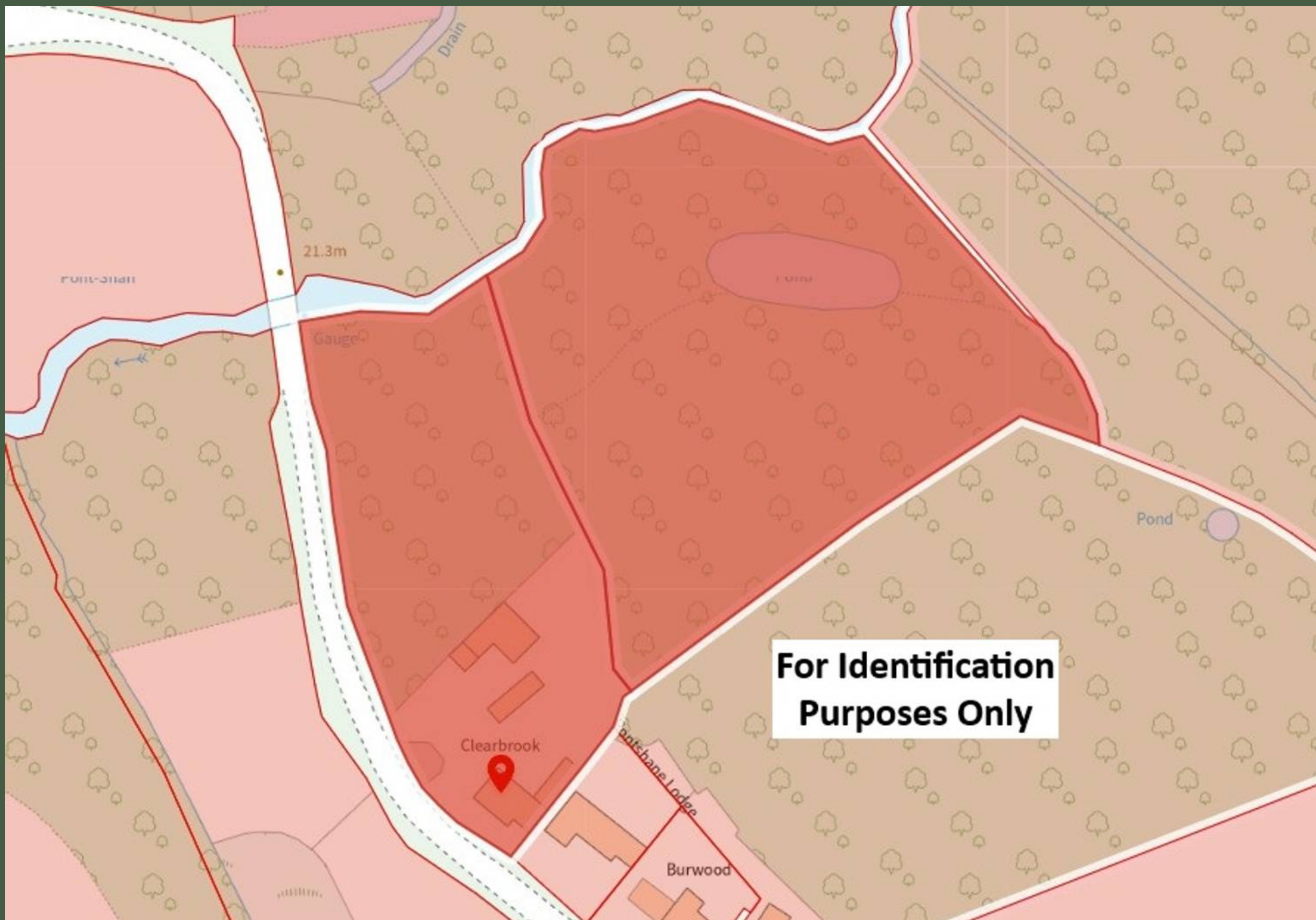


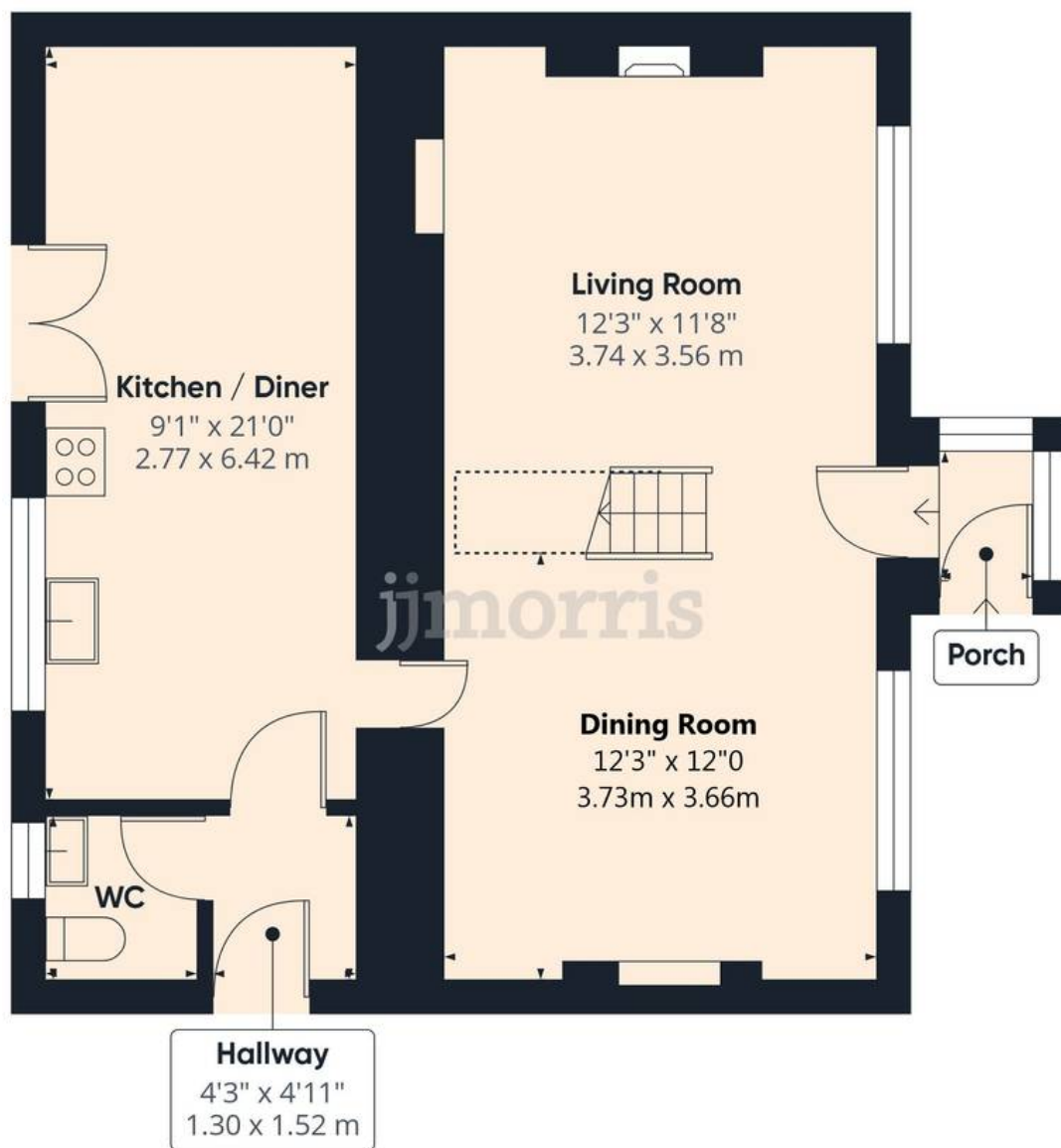












Floor 0



Floor 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	57	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



JJ Morris Narberth

J J Morris, Hill House – SA67 7AR

01834 860260 • narberth@jjmorris.com • www.jjmorris.com/

These particulars are provided for guidance only and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information, descriptions, measurements, floor plans, and other details provided, they should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves by inspection and other enquiries as to their accuracy. Photographs, drone imagery, virtual tours, and other marketing