



## New House Maenclochog, Clynderwen, Pembrokeshire., SA66 7LE

**Price Guide £250,000**

- \* New House is a 2.75 Acre Residential Holding which stands in the heart of this popular Rural village.
- \* The Farmhouse accommodation includes a Hall, 2 Reception Rooms, Kitchen, Scullery, 4 Bedrooms and a Bathroom.
  - \* Mains Water, Electricity and Drainage are connected to the Property.
- \* Useful Range of Outbuildings inc an Old Cowshed and Store Shed of stone construction, Lean-to Dairy, Stone built Garage with adjoining Lean-to, Corrugated Implement Shed with an adjoining Lean-to and a Garage/Workshop Steel Frame 32'0" x 21'0".
  - \* Large Gardens and Grounds extending to Half an Acre or thereabouts.
- \* 2 Pasture Enclosures which extends to 2.21 Acres or thereabouts on which there is Residential Development potential as all the Land at New House is situated within the Residential Development Limits for Maenclochog.
  - \* The Farmhouse is ripe for renovation and is ideally suited for a Developer, Builder, DIY Enthusiast, or the like.
    - \* Realistic Price Guide. Early inspection advised.

## SITUATION

New House is a 2.75 Acre Residential Holding which stands in the heart of the village directly opposite the Church and having frontage onto a quiet tarmacadamed Council Road.

Maenclochog is a popular rural village which is situated in the heart of Pembrokeshire within close proximity of The Preseli Hills, which provides excellent Walking, Rambling, Pony Trekking and Hacking facilities. It also has the benefit of a good Primary School, a Church, 2 Chapels, a Public House, 2 Petrol Filling Stations, a General Store/Post Office, Cafe and a Village/Community Hall.

The County and Market Town of Haverfordwest is some 12 miles or so South West and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Take-Aways, Art Galleries, a Library, Petrol Filling Stations, Supermarkets, a Leisure Centre, The County Council Offices and The County Hospital at Withybush.

The other well known Market Town of Narberth is some 10 miles or so South and has the benefit of a good range of designer Shops, Restaurants, Cafes, Public Houses, Hotels, Antique Shops, Schools, etc etc.

Within 3 miles or so of the Property is the Llysyfran Country Park and Reservoir which provides excellent Boating and Freshwater Fishing.

Also within easy car driving distance are the visitor attractions at Oakwood, Folly Farm, Bluestone, Heatherton and Manor Farm Wildlife Park/ Zoo.

The North Pembrokeshire Coastline at The Parrog Newport is some 10 miles or so north and also close by are the other well known sandy beaches and coves at Newport Sands, Ceibwr, Poppit Sands, Cwm, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aber Bach.

The other well known Market Towns of Fishguard (10 miles north west), Cardigan (15 miles north east) and Carmarthen (30 miles east) are within easy car driving distance.

There are good Road Links along the Main A40 from Haverfordwest to Carmarthen and the M4 to Cardiff and London as well as good Rail Links from Haverfordwest and Carmarthen to Cardiff, London Paddington and the rest of the UK. The nearest Railway Stations are at Clarbeston Road and Clunderwen.

New House stands in a convenient location in the centre of this popular village and is within a short walk of the majority of it's amenities.

## DIRECTIONS

From Fishguard take the B4313 road south east for some 8 miles and upon reaching the crossroads with the B4329 Cardigan to Haverfordwest at New Inn, proceed straight across signposted to Maenclochog. Continue on this road for approximately a mile or so and proceed through the village of Rosebush and a mile or so further on and in the village of Maenclochog, take the turning on the right adjacent to Sarah's Shop and New House is a short distance further along on the right hand side (opposite the Church). A 'For Sale' board is erected on site.

Alternatively from Haverfordwest take the B4329 Haverfordwest to Cardigan Road north east for some 11 miles and upon reaching New Inn, turn right at the crossroads, signposted to Maenclochog. Follow directions as above.

## DESCRIPTION

New House comprises a Detached 2 storey former Farmhouse Residence of predominantly solid stone construction with rendered and roughcast elevations and smooth rendered elevations under a pitched composition slate roof. Accommodation is as follows:-

### Hall

13'0" x 6'0" (3.96m x 1.83m)

With electric meter and fuse boxes, staircase to First Floor, ceiling light and doors to Living Room and:-

### Sitting Room

14'0" x 14'0" (4.27m x 4.27m)

With tiled open fireplace, ceiling light and sash window.

### Living Room

14'0" x 13'0" (4.27m x 3.96m)

With tiled open fireplace with back boiler, sash window, 2 power points, 2 built in glass fronted display cupboards and door opening to:-

### Kitchen

16'9" x 8'8" (5.11m x 2.64m)

With single drainer stainless steel sink unit with hot and cold, door to exterior and door opening to:-

### Scullery

16'6" x 7'4" (5.03m x 2.24m)

With Belfast sink.

A staircase from the Hall leads to the:-

### Half Landing

With stairs to Main Landing and:-

### Store Room/Bedroom 3

21'2" x 7'8" (6.45m x 2.34m)

With sloping ceiling, 2 windows and door to:-

### Store Room/Bedroom 4

12'6" x 7'6" (3.81m x 2.29m)

With window and a sloping Pine and tongue groove clad ceiling.

### Main Landing

8'0" x 3'0" (2.44m x 0.91m)

With ceiling light, access to Loft and doors to Bedrooms and:-

### Bathroom

7'7" x 6'5" (2.31m x 1.96m)

With white suite of panelled Bath, Wash Hand Basin and WC, ceiling light/heater and a single glazed sash window.

### Bedroom 1

14'7" x 12'8" (4.45m x 3.86m)

With Pine floorboards, storage heater, ceiling light, 2 power points and a single glazed sash window.

### Bedroom 2

14'7" x 12'6" (4.45m x 3.81m)

With Pine floorboards, 2 single glazed sash windows and ceiling light.

### Externally



There is a rock faced concrete block wall Forecourt to the Property with Slate Paved Patio areas and adjoining the Property is a:-

### Store Shed/Cowshed

14'6" x 11'0" (4.42m x 3.35m)

(approximate measurement only). Of stone construction with a pitched corrugated cement fibre roof. Adjoining is a:-

### Former Cowshed



19'3" x 14'6" (5.87m x 4.42m)

Of stone construction with a pitched corrugated cement fibre roof.

### Lean-to Dairy

7'6" x 6'0" (2.29m x 1.83m)

Of stone construction with a corrugated cement fibre roof.

### Outside WC

5'6" x 4'0" (1.68m x 1.22m)

Of concrete block construction with a corrugated cement fibre roof.

### Store Shed

20'6" x 10'6" (6.25m x 3.20m)

("L shaped maximum). Of stone, timber and corrugated iron construction with a corrugated iron roof. It has a Fireplace and a built-in Bread Oven.

Within close proximity of the House is a:-

### Detached Garage/Store Shed



32'0" x 21'0" (9.75m x 6.40m)

Which is in a dilapidated state of repair of steel frame construction with partial corrugated cement fibre cladding and roof.

### Garage

21'3" x 12'0" (6.48m x 3.66m)  
(overall measurement). Of stone construction with a corrugated cement fibre roof with an adjoining Lean-to Shed and a:-

### Lean-to Pigsty.

### Lean-to Shed

21'3" x 8'3" (6.48m x 2.51m)  
Of concrete block construction with a corrugated cement fibre roof.

### Implement Shed

14'0" x 10'0" (4.27m x 3.05m)  
(approx). Of timber and corrugated iron construction with an adjoining:-

### Lean-to Tractor Shed/Vehicle Port

14'0" x 8'0" (4.27m x 2.44m)  
Of timber and corrugated iron construction.

### The Land



The Land in total extends to 2.75 Acres or thereabouts which includes a Plot of Land adjacent to the Farmhouse extending to 0.54 Acres or thereabouts which has an overgrown Kitchen Garden, Grassed Areas and Hardstandings allowing for Vehicle Parking and Turning Space. Adjoining at the rear are 2 Pasture Enclosures which extend to 2.21 Acres or thereabouts. Both enclosures are down to permanent Pasture and are accessed through the Farmstead off the Council Maintained Road at the front of the Property.

N.B. The entirety of New House is situated within the Residential Development Limits for the village of Maenclochog.

The approximate boundaries of the entire Property are edged in red on the attached Plan to the Scale of 1/2500.

### SERVICES

Mains Water, Electricity and Drainage are connected to the Property.

### TENURE

Freehold with Vacant Possession upon Completion.

### RIGHTS OF WAYS

A Pedestrian Access Right of Way exists in favour of the New Development which fronts onto Station Road

between points "A" (the Council Road opposite the Church), "B", "C" and "D" on the Plan. The Footpath bisects the Farmstead and runs alongside the eastern and southern boundaries of O.S. No. 2136.

### REMARKS

New House is a substantial 2 storey former Farmhouse Residence which stands in the heart of this popular Rural village and is ripe for renovation and modernisation. In addition, it has the benefit of a useful range of Outbuildings with potential (Subject to Planning) together with 2.75 Acres or thereabouts of Land in total which is situated within the Residential Development Limits for the village of Maenclochog. The Farmhouse has 2 Reception, Kitchen, Scullery, a Bathroom and potentially 4 Bedroom accommodation together with ample Off Road Vehicle Parking and Turning Space. It is offered "For Sale" with a realistic Price Guide and early inspection is strongly advised.





# Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Council Tax Band - E

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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