



Beacon Hill Cottage , Clarbeston Road, SA63 4QP

Offers In Excess Of £500,000

2 Bedroom Detached Cottage

Approx. 4 Acres

Close to local amenities

Close to local schools

Scope for further development.

Situation

Nestled in the heart of the picturesque Pembrokeshire countryside, the charming village of Clarbeston Road is situated approximately 6 miles northwest of the bustling market town of Haverfordwest. Serving as the primary administrative center for the region, Haverfordwest boasts a wide array of facilities and amenities.

Clarbeston Road itself offers convenient local services, including a train station, a welcoming public house, and a village hall. For primary education, residents can find a school in the nearby village of Wiston. Just a few miles away, the Llys y Fran Reservoir and Country Park provide a serene escape, while easy access to the A40 enhances connectivity.

The village's strategic location allows residents to explore the stunning landscapes of the Preseli Hills and the Pembrokeshire coastline, featuring numerous long sandy beaches and quaint harbors—all within a comfortable driving distance.

Description

We are thrilled to introduce this charming 2-bedroom detached cottage to the market, boasting expansive grounds spanning over 4.5 acres. With service access extending to most parts of the property, this hidden gem is nestled in the heart of Clarbeston Road. Offering potential for further development and in close proximity to local schools and amenities, this residence presents a promising opportunity to become a truly exceptional family home.

Directions

This property is located at postcode SA63 4QP.

Living Room 13'10 x 12'7 (4.22m x 3.84m)

A double-glazed window facing the front, tiled flooring, and a distinctive fireplace housing a multi-fuel burner stove with a wooden mantle above, leading to a utility space through a connecting door.

Kitchen/Diner 15'7 x 9'11 (4.75m x 3.02m)

A double-glazed bay window at the front, complemented by a selection of shaker-style wall and base units featuring ample pantry storage illuminated by lighting. The kitchen is equipped with a wood-effect work surface, modern tiled splashback, a 1 1/2 sink drainer with a mixer tap, an space & plumbing for dishwasher, and a freestanding Range cooker with an extractor hood. The floor is tiled, and there is designated space for a fridge/freezer, along with a radiator for added comfort, and area for dining table and chairs.

Shower Room 9'7 x 6'1 (2.92m x 1.85m)

Non-slip flooring, walk-in electric power shower unit, low level lever flush WC, wash basin with hot & cold taps, wall tiles extending to full height, radiator, rear & side facing windows.

Utility 12'5 x 8'6 (3.78m x 2.59m)

Located to the side of the property, there is a spacious utility room featuring plumbing for both a dishwasher and a washing machine, also base units with Belfast sink and drainer with mixer tap. The entire space is tiled, and it also includes a window to fore and side and rear access point to side also.

Bedroom 1 13'5 x 8'11 (4.09m x 2.72m)

A double-glazed window facing the front, exposed ceiling beams, wood-effect flooring, a radiator, storage integrated into the roof eaves space, and an ensuite-access door.

Ensuite 7'11 x 5'11 (2.41m x 1.80m)

Modern wall tiles extending to full height, floor tiles, a low-level WC, washbasin, bath with a mixer tap and shower attachment, an extractor fan, and a radiator.

Bedroom 2 13'9 x 10' (4.19m x 3.05m)

Wooden flooring, a side-facing & front-facing windows, radiator, and exposed ceiling beams.

External

About 4.5 acres of serene and picturesque private land extend from the property, encompassing a paddock with convenient access to drainage. The border of the land is accompanied by a delightful stream.

Services

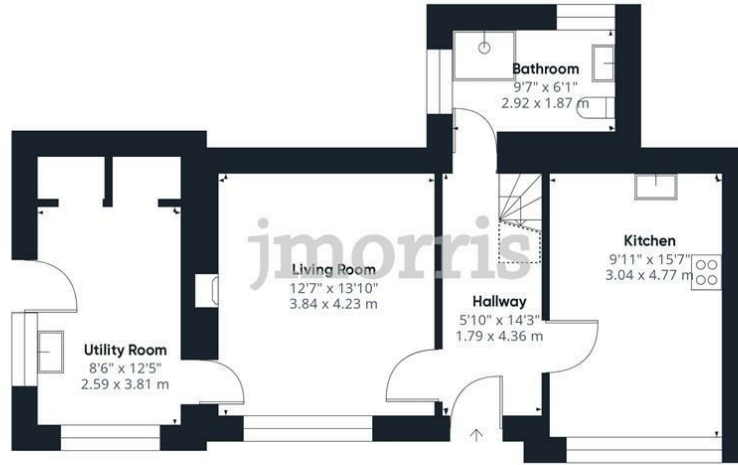
Septic tank can be located at the front of the plot, with natural drainage ditch.

Oil tank can be located to the rear right of the property which is now disconnected due to heat source pump recently installed. Also solar panels to the roof space.

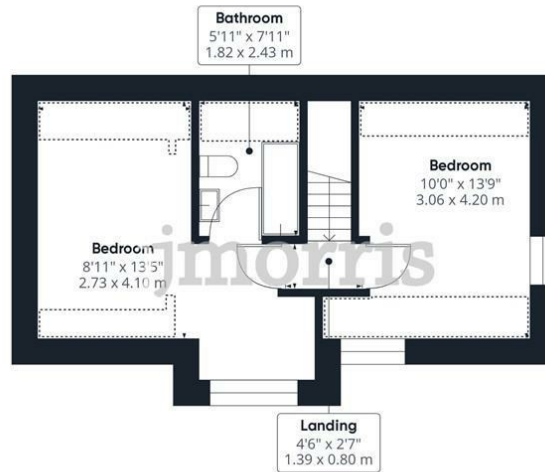
Mains water connected.

Internet available.

Floor Plan



Floor 0

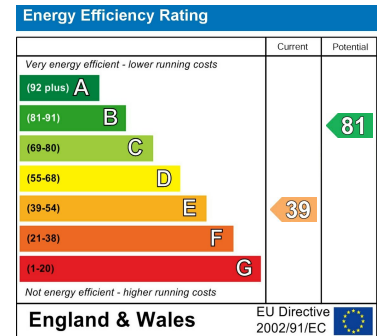


Floor 1

Area Map



Energy Efficiency Graph



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.