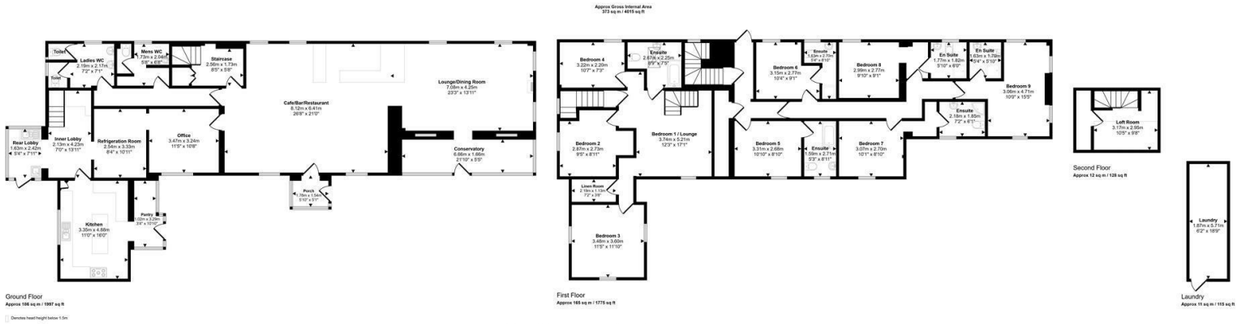

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage
HEATING: Oil Central Heating
TAX: Band B Pembrokeshire County Council

SLS/SLS/03/26/TakeOnOKCFH

We would respectfully ask you to call our office before you view this property internally or externally.

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk
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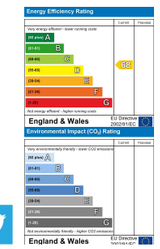
01646 698585
www.westwalesproperties.co.uk

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

- **Former Guesthouse Cafe/Bar & Restaurant**
- **Coastal Village Location**
- **Five En-Suites & One Bathroom**
- **Car Park & Outbuildings**
- **Oil Central Heating and Double Glazing**
- **Popular Tourist Destination**
- **Nine Bedrooms**
- **Commercial Kitchen**
- **Patio Seating Area & Garden**
- **EPC Rating D**



Offers In The Region Of £450,000

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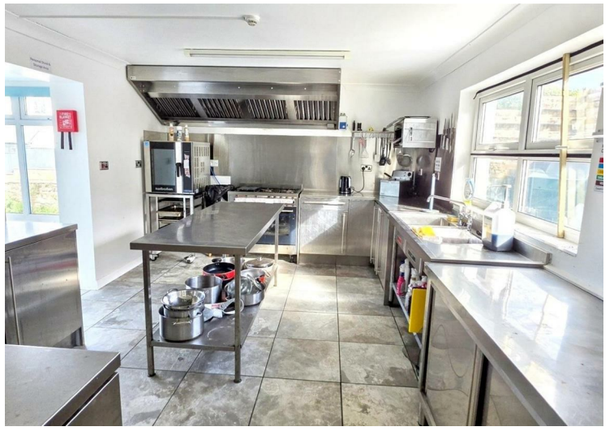
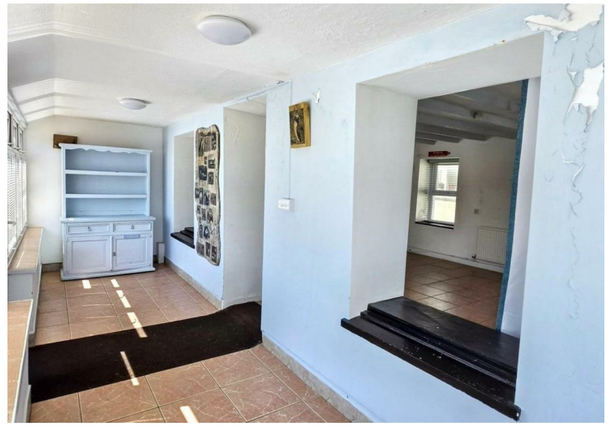
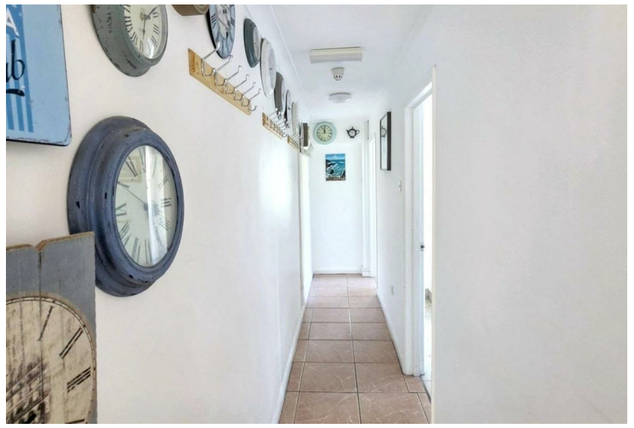
The Agent that goes the Extra Mile







The Clock House is a former guesthouse, cafe / bar and licensed restaurant located within the coastal village of Marloes. The property is situated close to access points for Skomer Island and Skokholm, both recognised bird sanctuaries and visitor destinations.

The accommodation is arranged over three floors. The ground floor comprises an entrance porch, cafe / bar / restaurant area, lounge / dining room, conservatory, office, kitchen, pantry, refrigeration room, inner lobby, rear lobby, hallway, and separate ladies' and gentlemen's WC facilities.

The first floor is accessed via two separate staircases. The first staircase serves five en-suite bedrooms, together with a linen room and utility/storage room. The second staircase provides access to a further four bedrooms, a bathroom and a storage cupboard. This section of the property was previously used as the owners' accommodation and one bedroom could be used as a lounge. An additional staircase leads to an attic room and loft space on the second floor.

Externally, the property benefits from a paved patio area to the front and a lawned garden to the rear. A separate laundry room, fitted with plumbing for a washing machine and tumble dryer, is located at the rear of the building. A driveway provides access to a private rear car park, and there is a further outbuilding suitable for storage.

Marloes is located within the Pembrokeshire Coast National Park and is close to the departure point for Skomer and Skokholm Islands. Marloes Sands is approximately a 20-minute walk from the property. The village of Dale is nearby and provides access to sailing, windsurfing and other water sports. The coves of West Dale Bay and St Brides Haven are also within reach. The villages of Little Haven and Broad Haven are approximately six miles away. Other recreational facilities and activities available within the area include diving, kite surfing and golf.

DIRECTIONS

From the West Wales Properties office in Milford Haven, proceed north-east on Hamilton Terrace (A4076) and continue towards Haverfordwest. At the Johnston roundabout, take the A4076 towards Haverfordwest. Upon reaching the Withybush roundabout, take the third exit onto the B4327 signposted Dale and Marloes. Continue through the villages of Herbrandston and Broad Haven before following signs for Marloes. Upon entering the village, continue along the main road and The Clock House will be found within the centre of the village on the left-hand side. What3Words reference: showcases.craftsmen.buzzing

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.