

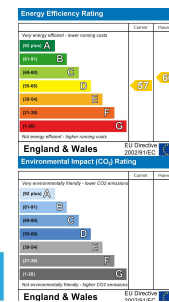


The Clock House Marloes, Haverfordwest, Pembrokeshire, SA62 3AZ

- Immaculately Detached Property
- Popular tourist destination
- Five Bedrooms All En-Suite
- Car Park With Ample Parking
- Three Bedroom Owners Accommodation
- Commercial Premises
- Cafe/Bar/Restaurant
- Coastal Village Location
- Outside Patio Seating Area
- EPC Rating: D

Offers In The Region Of £550,000

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



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The Agent that goes the Extra Mile



View: By appointment with the Agents.
Services: We have not checked or tested any of the Services or Appliances.
Drainage: The property is served by shared private drainage.
Tenure: We are advised: Freehold
Tax: Band: B

HAL/QAJ/04/21/OK/HAL

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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.

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**** VIRTUAL VIDEO AVAILABLE**** The Clock House is a highly successful Guesthouse, Cafe/Bar & Evening licenced Restaurant business. Set in substantial grounds situated in the centre of the popular coastal village of Marloes with its blue flag beach and access to Skomer Island Bird Sanctuary a popular tourist destination . The well presented accommodation is light and airy and has a mix of five attractive guest rooms, all en suite, fully equipped and recently refurbished commercial kitchen, open plan reception cafe area with 105 covers. The owners accommodation is of an equal high standard with lounge, three bedrooms, loft room and bathroom.

The exterior of the property is well signed and has well maintained grounds with ample private patrons parking and lawned area with a slabbed patio area for outdoor dining. To the rear of the property there is a Utility Room with lights and power and plumbing for a washing machine, tumble dryer, there is also a further stockroom with lights and power. A large outbuilding is situated within the grounds measuring approximately 32'X16'. There is also a private garden for the owners accommodation.

The village of Marloes is set in the heart of the Pembrokeshire Coast National Park, close to the departure point for Skomer and Skokholm Island Bird Sanctuaries. The beautiful Marloes Sands beach is approximately 20 minutes' walk away. The village of Dale nearby is perfect for windsurfing, sailing or other water sports, and the coves of West Dale and St Brides Haven are also within easy reach. The picturesque old fishing village of Little Haven and the family-friendly sandy expanse of Broad Haven are 6 miles away. Diving schools, kite surfing, and golf are amongst many other activities available locally.



Porch

5'7" x 7'3" (1.72 x 2.21)

Cafe/Bar/Restaurant

26'9" x 20'8" (8.16 x 6.30)

Cafe Lounge

20'11" x 21'7" (6.38 x 6.58)

Conservatory

22'6" x 5'10" (6.88 x 1.80)

Office/Gift Shop

11'0" x 11'6" (3.36 x 3.52)

Kitchen

16'1" x 11'5" (4.92 x 3.50)

Pantry

11'3" x 5'2" (3.43 x 1.58)

Refrigerator Room

11'0" x 8'4" (3.36 x 2.56)

Bedroom One

10'10" x 8'10" (3.32 x 2.70)

Ensuite One

5'3" x 8'9" (1.61 x 2.69)

Bedroom Two

10'3" x 9'0" max (3.13 x 2.76 max)

Ensuite Two

9'0" x 5'5" max (2.75 x 1.66 max)

Bedroom Three

9'10" x 8'10" (3.02 x 2.70)

Ensuite Three

6'0" x 7'1" (1.85 x 2.17)

Bedroom Four

9'1" x 9'9" (2.77 x 2.99)

Ensuite Four

5'10" x 5'4" (1.79 x 1.63)

Bedroom Five

15'5" x 8'11" (4.71 x 2.72)

Linen Room

13'10" x 3'3" (4.22 x 1.01)

Utility Area/Store Room

14'0" x 11'1" (4.29 x 3.40)

OWNERS ACCOMMODATION

Living Room

15'1" x 13'10" (4.62 x 4.22)

Bedroom One

11'9" x 11'6" (3.60 x 3.51)

Bedroom Two

9'3" x 10'9" (2.84 x 3.28)

Bedroom Three

10'10" x 7'5" (3.31 x 2.27)

Bathroom

8'7" x 7'3" (2.62 x 2.21)

Garage/Workshop

31'4" x 15'6" (9.56 x 4.74)

Outside Laundry Room/Storage

18'5" x 6'2" (5.63 x 1.89)



DIRECTIONS

DIRECTIONS: From our Milford Haven office take the Dale road turning right towards Marloes where you will find the property situated opposite the Clock Tower.

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