



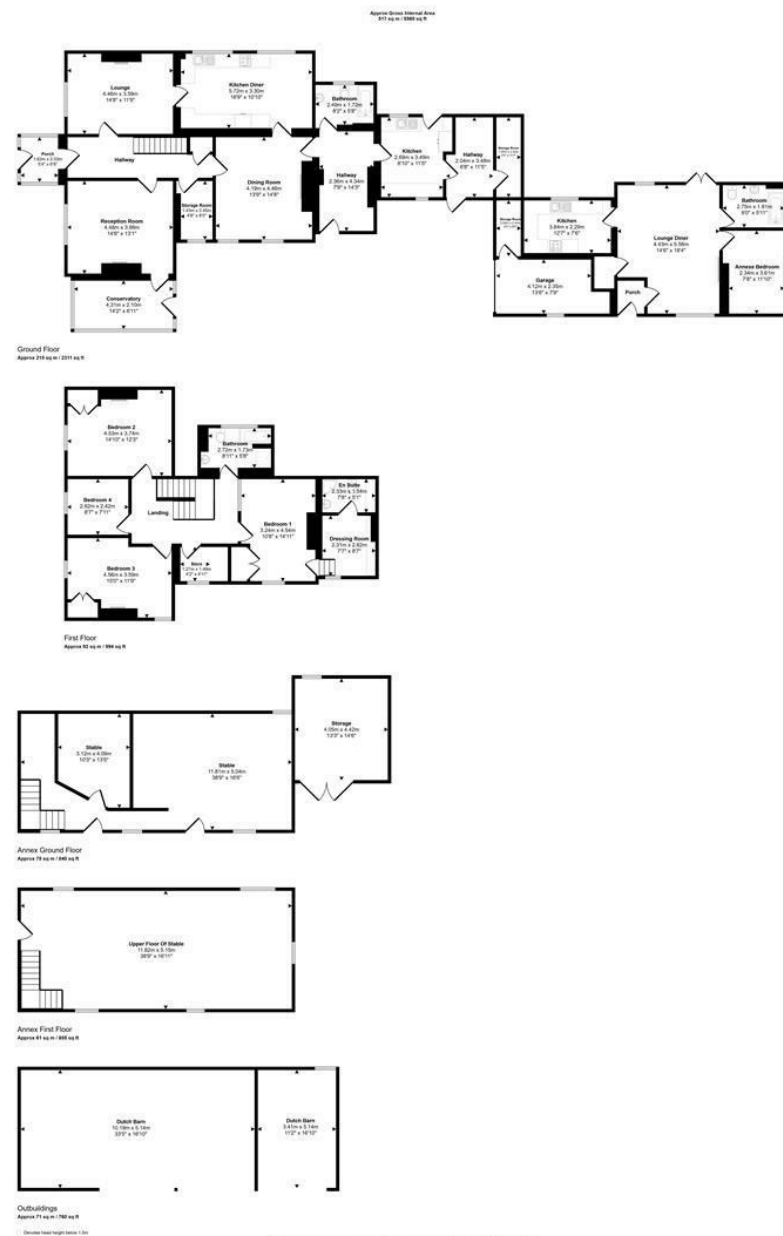
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THE AGENT WITH THE
LONDON CONNECTION



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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Brynawel Clarbeston Road, Pembrokeshire, SA63 4XA

- Detached Period House
- Beautifully Presented
- Adjoining One Bedroom Holiday Let/Annexe
- 6.2 Acres Of Land
- Character Features
- Four Bedrooms
- Three Reception Rooms Plus Conservatory
- Two Stable Blocks, Dutch Barn and Garage
- Rural Location
- EPC Rating: TBC

£995,000



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Summary

Welcome to Brynawel, an unparalleled detached property on the outskirt of Clarbeston Road. Built in 1901, this splendid family home offers a unique blend of period elegance and modern convenience. Set within an expansive 6.2 acres of land, the property boasts two paddocks, making it an ideal haven for equestrian enthusiasts or those seeking a rural lifestyle.

The residence features four generously sized bedrooms, providing ample space for family living or guest accommodation. With three well-appointed bathrooms, comfort and privacy are assured for all occupants. The three inviting reception rooms are perfect for entertaining guests or enjoying quiet evenings at home, each adorned with beautiful cast iron fireplaces that add a touch of character and warmth. The living space is complemented further by a South facing conservatory to the side. The domestic heating and hot waster is served by an oil fired Stanley. Adjoining the main property is a further one bedroom self contained annexe. Boasting its own entrance, open plan living space and it's very own garden, it's the perfect home for a relative to live independently or to be run as a holiday let, as the current vendors do.

For those with a passion for horses, the property is equipped with a Dutch barn, a garage, and two stable blocks (one with upper floor) that can accommodate up to ten horses, ensuring that your equestrian needs are fully met. Additionally, the extensive parking facilities can accommodate all vehicles, making it fit for purpose.

This property is not just a home; it is a lifestyle choice, offering the perfect balance of rural charm and modern amenities. With its period features and expansive grounds, it presents a rare opportunity to own a piece of history in a picturesque setting. Whether you are looking to embrace country living or seeking a property with land for your equestrian pursuits, this delightful home in Clarbeston Road is sure to impress. A must see!

Location

Located near the village of Clarbeston Road, 7 miles northeast of Haverfordwest, and 7 miles from Narberth, where doctors, dentists and supermarkets can be found. The village benefits from a railway station providing links to Haverfordwest, Carmarthen, Swansea, and Cardiff and a public house and is in the catchment area for the primary school nearby. The Preseli Hills and beautiful Llys y Fran Reservoir country park are within easy reach for wonderful country walks.



DIRECTIONS

From our Haverfordwest Office, head through the High Street and take your first right into Dark Street, continue onto Mariners Square, turn right onto Barn St/A487, go through 1 roundabout and at the next Roundabout, take the 3rd exit onto the B4329. Continue on Cardigan Road, and at the next Roundabout take the 2nd exit onto the B4329. After 1/4 mile (approx.) turn right sign posted Clarbeston Road. Follow the road for 4 miles (approx.), go through the village and out the other side, around the double bend, the property is the 2nd on the left.
.What3Words:///education.flats.petulant

GENERAL INFORMATION

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.
HEATING: Oil and Solid Fuel Stoves
TAX: Band G

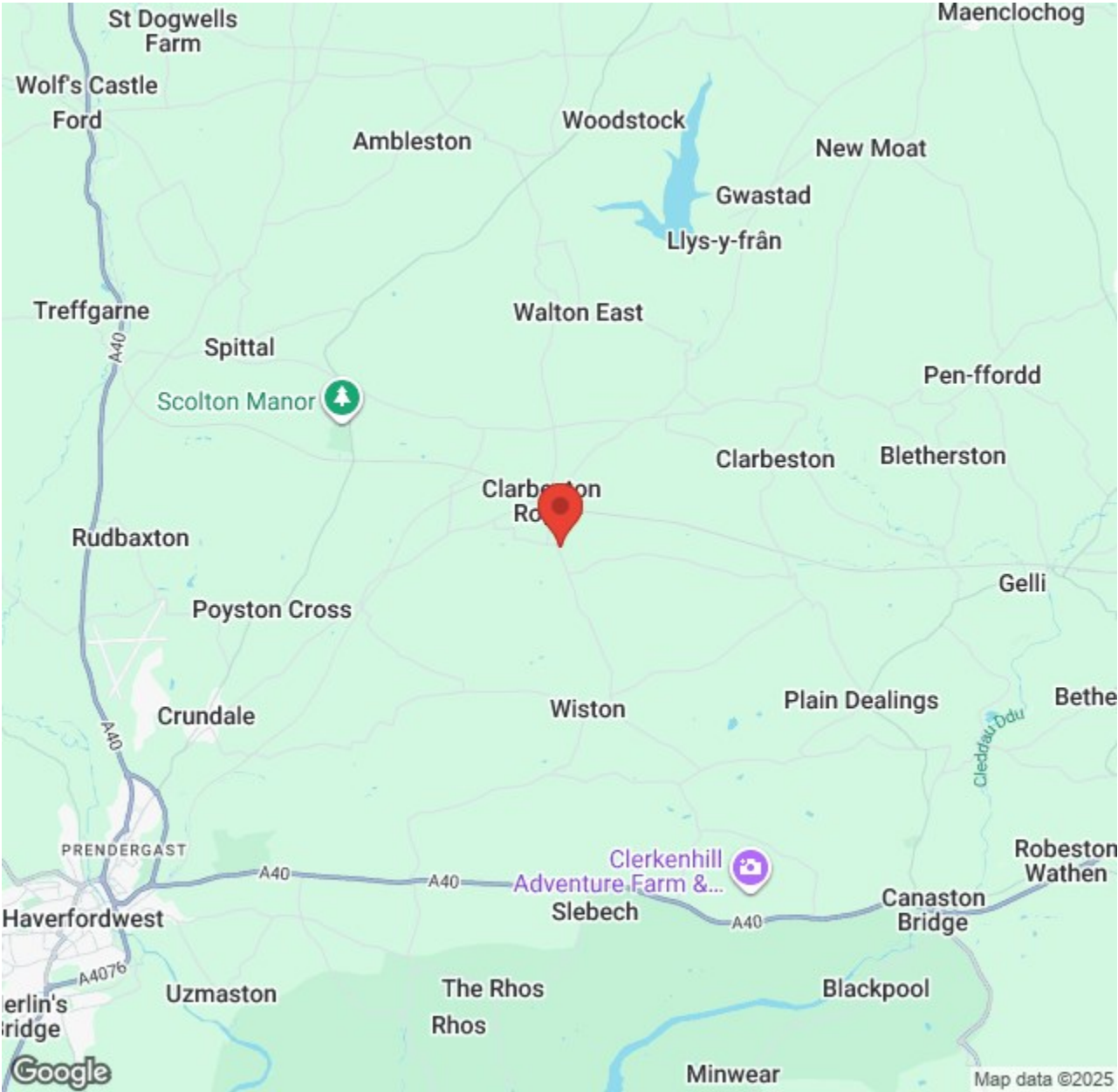
Please note that this property is served by private drainage.

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

IRK/ESL/07/25/DRAFT

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AERIAL VIEW





The Annexe

