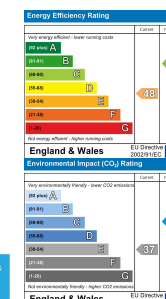


Mountain Farm Tavernspite, Whitland, Carmarthenshire, SA34 0PB

- Detached Farmhouse
- Two Reception Rooms
- Range Of Stone Outbuildings
- Poly Tunnel
- Viewing Recommended
- Four Bedrooms
- Nicely Presented
- Pleasant Location
- Approximately 8 Acres
- EPC Rating: E

Offers In Excess Of £500,000

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



View: By appointment with the Agents Services: We have not checked or tested any of the Services or Appliances
Tenure: We are advised FREEHOLD
Tax: Band F
Private drainage

MPO/MPO/OK/07/21

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.

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

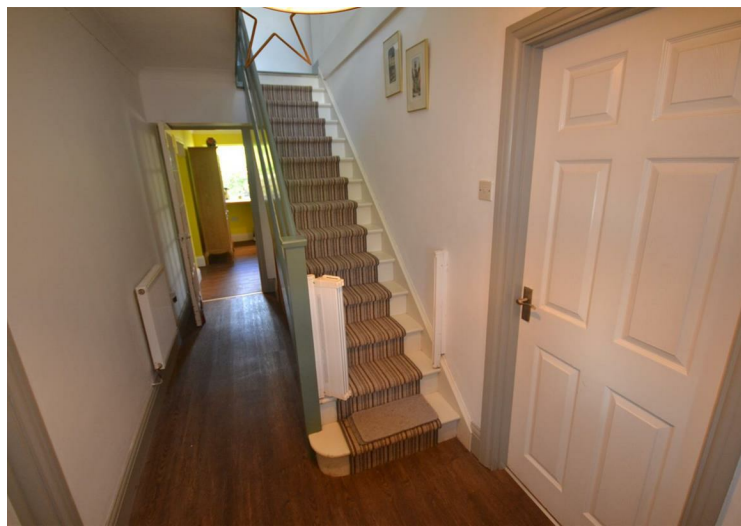
Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67 7PL
EMAIL: narberth@westwalesproperties.co.uk

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The Agent that goes the Extra Mile



Mountain Farm is an impressive and attractive farmhouse situated on the edge of the village of Tavernspite offering spacious accommodation, positioned within approximately 8 acres, benefiting from various stone outbuildings, stables, polytunnel and outstanding countryside views. Mountain Farm is a short drive to the popular towns of Whitland and Narberth providing most amenities and centrally located for easy access to the County towns of Carmarthen and Haverfordwest and local beaches. The property briefly comprises: Entrance hall, lounge, sitting room, kitchen/diner, utility room, cloakroom, four double bedrooms and family bathroom. Early viewing is highly recommended.

LOCATION:

Tavernspite is a small village in an elevated position enjoying views over the County. Tavernspite benefits from a thriving village primary school and community hall with a playgroup. The village has a pub/restaurant and garden centre, Tavernspite is seen as a very nice place to live with its central location to Haverfordwest and Carmarthen for work and close proximity to the coast for leisure.

Whitland is a small town situated approximately 15 miles from Carmarthen. The town borders the river Taf, and the county of Pembrokeshire. The Taf can be fished with a permit, available locally. Whitland is fortunate to have its own railway station right in the town, with direct links to London, and the north, as well as local services. Whitland has 2 thriving schools, Post Office, shops, health and dental centers, 3 pubs, cafe, and a restaurant just outside the town. Whitland also has the well known Hywel Dda interpretive centre, and just outside the town is Whitland Abbey, which can be seen by using the many footpaths that surround Whitland, especially the famous Landsker line.



Entrance Porch

Entrance Hallway

Lounge

13'9" into recess x 13'5" (4.209 into recess x 4.095)

Sitting Room

13'7" x 13'4" (4.161 x 4.068)

Kitchen/Diner

21'0" max x 11'8" (6.407 max x 3.571)

Utility Room

11'11" max x 10'11" max (3.637 max x 3.344 max)

Cloakroom

5'3" x 3'5" (1.604 x 1.063)

FIRST FLOOR

Landing

Bedroom

13'10" into recess x 13'3" (4.226 into recess x 4.048)

Bedroom

13'9" x 13'3" (4.193 x 4.047)

Bedroom

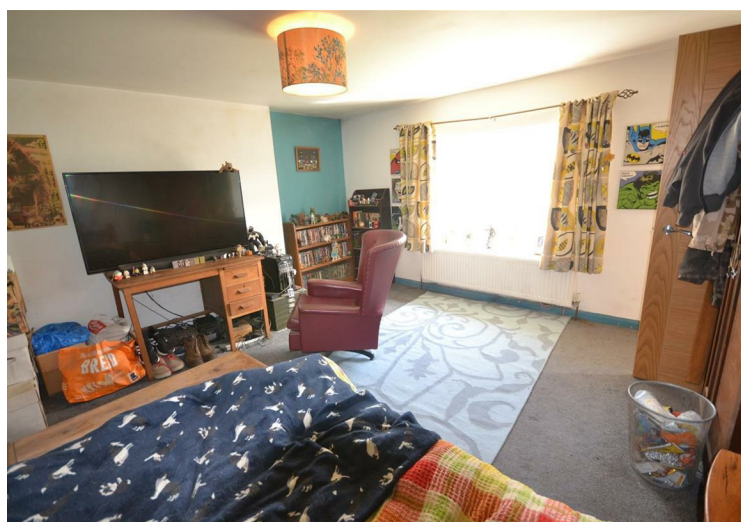
13'8" x 11'10" (4.177 x 3.623)

Bedroom

11'11" x 11'0" (3.645 x 3.368)

Bathroom

10'11" x 8'10" (3.330 x 2.694)



DIRECTIONS

From the St John Street in Whitland proceed out of the town over the railway crossing and passing Davies Builders and Riverlea on the right hand side heading towards Tavernspite. Continue to the end of this road. At the T junction turn left and continue a short distance along this road until reaching the property on the right hand side.

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