School House Martletwy, Narberth, Pembrokeshire, SA67 8AS

- Old School And Former School House
- Charm And Character
- Tranquil Location
- Well Appointed
- Well Maintained Gardens
- Small Paddock
- Ample Parking
- Village Location
- No Forward Chain
- EPC Ratings; F and G

**Offers In The Region Of £450,000**

**SCHOOL HOUSE**

**OLD SCHOOL**

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.

**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 G

We have been advised that the property has Private Drainage.

**MPO/MPO/OK/05/19**

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

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The School House and the Old School, built in 1852 are a pair of charming and unique properties. The School House boasts character features throughout with exposed stone walls, beamed ceilings, stone fireplaces and original wooden staircase. The Old School sits adjacent to the main house and was once utilised as a successful restaurant called The Land Of Green Ginger. The Old School boasts the untouched bar room and magnificent fireplace with sash windows, the old bar and also the original school bell. The Old School has residential planning and would suite as a possible holiday let. Part of the building has already been converted to a self contained unit consisting of open plan kitchen,diner, snug, utility room and also a large bedroom and shower room. The School house is well appointed offering spacious accommodation that briefly comprises: Lounge, kitchen/diner, conservatory, garden room, two double bedrooms and bathroom. The grounds consist of well maintained gardens, small paddock and ample driveway parking.

LOCATION:
Martletwy is a small village which lies to the west of Narberth and is well known for its local vineyard and eaterie, Cwm Deri. Martletwy benefits from being a quiet community but is within 13 miles of the vibrant county town of Haverfordwest. Martletwy is also within a few minutes drive of the delightful riverside villages of Landshipping and Lawrenny, with its award winning cafe. The village is also well placed to access the beautiful Pembrokeshire coast with its renowned beaches and wildlife. Narberth is full to the brim of independent shops including craft and art galleys, bars and restaurants and boutiques. The town has everything you can need with health, dental, fitness and community centre and a primary school. There is a railway station and regular bus service to Haverfordwest, Carmarthen, Tenby and Saundersfoot.

From Narberth Town Head out towards the Village of Templeton at the bottom of the hill turn Right by The Boars Head Public House and continue on this road to the Junction by Oakwood Park at the junction. See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.