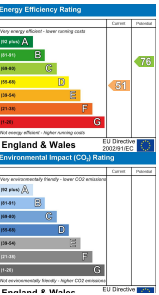


## Hermons Hook Clarbeston Road, Pembrokeshire, SA63 4SG

- Immaculately Presented Detached House and Separate Cottage
- Four Bedroom Cottage With Two Garages
- Two Stables & Tack Room
- Beautiful Pond With An Abundance Of Wildlife
- Approx 19 Acres Of Land & Garden
- Four Double Bedrooms
- Rural Location
- Double Glazing & Oil Central Heating
- Outbuildings/Barn
- EPC Rating: E

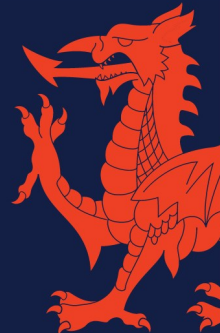


WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

Offers In Excess Of £900,000

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626





**WE SAY...**  
A great opportunity to acquire a Four Bedroom House, together with a separate Four Bedroom Cottage which has an attached and a detached garage, all set in approximately 19 acres, This includes a picturesque pond, stables, tack room, barn and menage. Ideal for equestrian use, and a family home with letting cottage, or accommodation for two families. Both properties benefit from oil central heating and double glazed windows. With stunning 360' countryside views, the property is situated in the rural area of Clarbeston Road, some 7 miles northeast of the county town of Haverfordwest.





LOCATION

The popular village of Clarbeston Road lies some 7 miles northeast of the county town 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. There is a public house and is in the catchment area for the primary school in Wiston. The Preseli Hills and beautiful Llys y Fran Reservoir country park are within easy reach for wonderful country walks, and the beautiful Pembrokeshire coast and its stunning beaches can be found less than 15 miles away. The famous Coastal Path gives miles of wonderful walks on which to enjoy the stunning coastline, wildflowers, and birdlife.

ROOM MEASUREMENTS

<b>MAIN HOUSE</b>	<b>Bedroom Two</b>	<b>Bedroom Three</b>	<b>Dining Room</b>	<b>Bedroom Four</b>
<b>Entrance Hall</b>	10'11" x 16'6" (3.35 x 5.04)	15'7" x 13'1" (4.75 x 4.01)	15'10" x 11'2" (4.84 x 3.42)	22'3" x 13'7" (6.80 x 4.15)
<b>Kitchen</b>	<b>Dining Room</b>	<b>Bedroom Four</b>	<b>Lounge</b>	<b>WC</b>
15'6" x 9'10" (4.74 x 3.00)	16'5" x 14'2" (5.02 x 4.32)	12'2" x 8'7" (3.73 x 2.64)	16'9" x 12'11" (5.12 x 3.94)	5'4" x 5'1" (1.63 x 1.55)
<b>Living Room</b>	<b>Lounge</b>	<b>THE COTTAGE</b>	<b>Conservatory</b>	<b>Attached Garage</b>
16'6" x 14'2" (5.05 x 4.32)	18'0" x 15'8" (5.51 x 4.78)	<b>Kitchen</b>	9'5" x 12'4" (2.89 x 3.77)	24'4" x 12'4" (7.44 x 3.77)
<b>Bedroom One</b>	<b>Sun Room/Utility</b>	<b>Bedroom One</b>	<b>Bedroom Two</b>	<b>Detached Garage</b>
11'11" x 11'0" (3.65 x 3.36)	15'8" x 7'7" (4.79 x 2.32)	9'10" x 11'2" (3.02 x 3.42)	10'9" x 9'4" (3.28 x 2.85)	14'7" x 8'1" (4.47 x 2.48)
	<b>Bathroom</b>	<b>Shower Room</b>	<b>Bedroom Three</b>	
	10'0" x 8'0" (3.07 x 2.44)	8'6" x 8'8" (2.61 x 2.65)	13'7" x 12'1" (4.15 x 3.70)	
	<b>WC</b>			
	3'4" x 3'7" (1.02 x 1.11)			

DIRECTIONS:

**DIRECTIONS:** From our Haverfordwest office continue up High St and Dew Street, following the one way system right into Albert Street, then right again down Barn St/A487. Go straight over the mini roundabout, and follow the road to the Bridgend Square Roundabout, Take the 3rd exit onto Prendergast/B4329, Continue to follow B4329. Turn right onto Cardigan Rd/B4329. At Cardigan Rd Roundabout, take the 2nd exit onto B4329, and then fork right towards Cardigan Road. Turn left over the Railway Bridge in Clarbeston Road towards New Moat, and continue for approximately two miles. Go over a small river bridge, up the hill and turn right towards Penffordd. Take the first entrance on the right, market Hermons Hook.

GENERAL INFORMATION

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 private drainage  
Tenure: We are advised: Freehold  
Tax: Band: E

GGR/QAJ/05/21/ok/rjd These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate.

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

LOCATION AERIAL VIEW



HAVERFORDWEST OFFICE



COME ON IN...

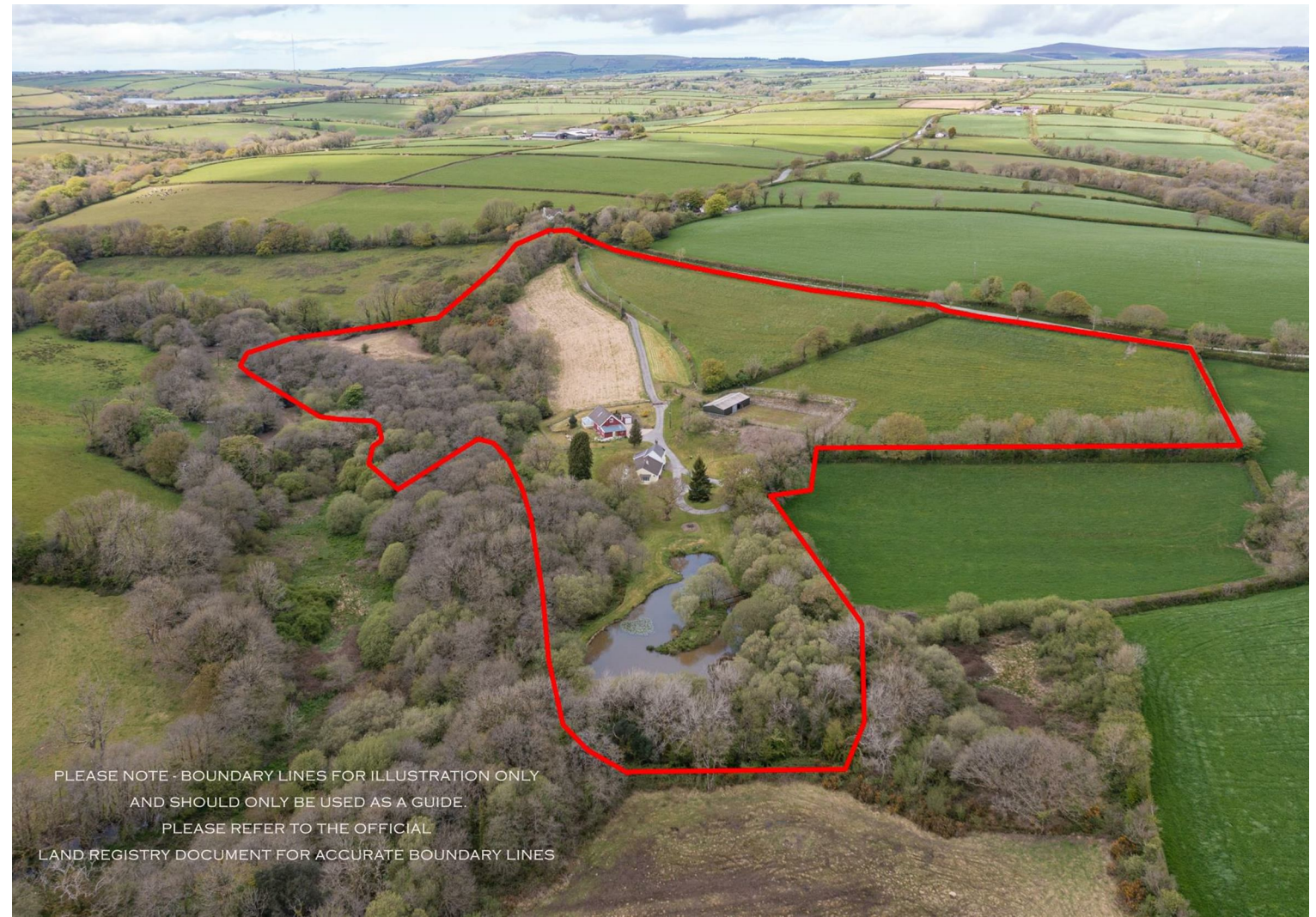
The Main Property welcomes you into an Entrance Hallway, from where a door on the right leads into the Living room, with multi-fuel log burner, and to a Double Bedroom, with washhand basin and a door providing outside access. Bedroom Two lies on the left hand side of the Hallway. Further on from the hallway, there is a Bathroom, with bath, over head shower, hand basin, toilet and storage cupboard. Conveniently there is also a separate WC on this floor. From here an easy flow into the Dining Room, with a two-oven oil fired Aga, fuelled by oil, and patio doors leading out onto the beautiful gardens. The wood effect flooring leads through to a beautifully designed kitchen, benefiting from induction hob and extractor, tiled walls and flooring, soft-closing over-head and under-counter cupboards and drawers. Steps lead down into the conservatory/utility area, with plenty of space for a washing machine, tumble dryer and dishwasher. This room overlooks the stunning views of the gardens and countryside. The Lounge area is next to the the Kitchen, with multi-fuel log burner, and enjoys lovely views of the pond and its abundance of wildlife. On the First Floor there are Two Bedrooms, both benefiting from storage cupboards.

The separate Cottage/Annex is ideal for a second family or to generate income and let out as a holiday cottage. The beautifully presented accommodation briefly comprises; recently renovated Kitchen, Lounge, Dining Room, Shower Room, Conservatory and Two Bedrooms on the ground floor. On the first floor there are a further Two Bedrooms and a WC.

Both Properties benefit from double glazing and oil central heating.







## STEP OUTSIDE...

The property is approached through a metal gate and a down a long concrete driveway leading to the two properties, which are surrounded by lovely gardens, offering seating areas which overlook the pond and the abundance of wildlife. A bridge leads across the pond to the island.



The land amounts to approximately 19 acres, with river frontage on one side, and comprises six grazing fields, woodland and wildlife areas. The equestrian facilities comprise, a stable block with two stables and a tack room, and the barn containing two horse stalls and a menage.

