

Ref: 0cla84

Clarebrook, St. Clears, Carmarthenshire, SA33 4JS

**Desirable Country Property, comprising of a large 5 bedroomed residence, numerous excellent outbuildings/stabling, all set in 7.94 acres. Peaceful private location with lovely far reaching views, within easy driving distance of town amenities and the coast.**

St. Clears 2 miles, Whitland 6 miles, Carmarthen 11 miles, Haverfordwest 22 miles



This superb privately situated country house is stone built with rendered elevations and benefits from a new slate roof, (we believe, replaced 10 years ago). The residence is complimented by an excellent range of outbuildings and stabling, neatly arranged around an enclosed yard. Surrounded by circa 7.94 acres of predominantly prolific pastureland this property lends itself to either equestrian or livestock use. For those seeking additional accommodation or a holiday let, the buildings offer scope for development, (subject to the necessary planning permissions).

**Accommodation** – Ground Floor: Entrance Hall, Shower Room, Lounge, Dining Room, Kitchen/Day Room, Utility Room, and Cellar. First Floor: Master Bedroom with En Suite Bathroom and Dressing Room. Bedroom 2 with En Suite Bathroom. Three further Bedrooms and a family Bathroom. (EER: E).

**Outbuildings** – Stabling, Dutch Barns, Workshops, Garaging and Stores.

**Land** - Circa 7.94 Acres in all, (to be confirmed), of predominantly prolific level to very gently sloping pastureland.

**Location** – Less than 2 miles from St. Clears which has good local amenities including a supermarket, pub within walking distance, Primary school, and a sports and leisure centre. The market town of Whitland is 6 miles away with schools and a West Wales line railway station. The county town of Carmarthen is 11 miles away with excellent shopping, schools, multi-screen cinema, general hospital, retail parks and main line railway station, and access to the A48/M4-link road. The Pembrokeshire town of Haverfordwest is 22 miles away and offers a good variety of shopping facilities including outlying retail parks. The beautiful countryside of Pembrokeshire and Carmarthenshire are ideal for exploring along with their magnificent coastlines and beaches. Numerous visitor attractions are within easy driving distance.

**Guide Price: £550,000**

## THE ACCOMMODATION COMPRISES:

An immaculately presented south facing residence offering light, airy and spacious rooms. A particular feature being the exceptional kitchen/day room with an impressive glazed extension overlooking the gardens and grounds with panoramic views of the countryside beyond. Double glazing throughout and Welsh slate sills to all outside windows and doors.

### GROUND FLOOR

- ENTRANCE HALLWAY:** 18'9" x 8'6". Half glazed front door which leads into the spacious hallway. Window to the front aspect. Attractive display niche (former fireplace), exposed wide floorboards, staircase to the first floor. Built in storage cupboard, door to the cellar and doors to the ground floor accommodation as follows:
- SHOWER ROOM:** 8'1" x 4'9". White suite comprising, pedestal wash hand basin with fitted mirror, shaver point and light and low level W.C. Fully tiled shower enclosure. Extractor fan. Recess with shelving for linen and towels, window to the front. Tiled floor and partially tiled walls.
- KITCHEN/DAY ROOM:** 21'3" x 16'6". A superb space with a modern glazed extension and fitted roof blinds. Double French doors and windows to the rear gardens and two windows to the side aspect. Range of wall and base units incorporating a breakfast bar with work surfaces over. Stainless steel sink with mixer tap. Plumbing for a dishwasher, tiled splashbacks. Four ring gas hob, eye level double oven and grill. Integrated fridge and freezer. Ceiling downlights, tiled floor, underfloor heating. Door to the utility room and door to the entrance hallway.
- UTILITY ROOM:** 14'1" x 5'5". Floor to ceiling built in cupboards. Range of white base units with work surface over and stainless steel sink, plumbing for a washing machine, vent tube for a tumble dryer, tiled floor, underfloor heating, door and window to the front.
- LOUNGE:** 21'5" x 13'. Fireplace with slate hearth. Dual aspect with windows to the rear and side both enjoying fabulous countryside views.
- DINING ROOM:** 18'3" x 12'4". Fully glazed door and window to the rear patio and gardens, similarly enjoying beautiful views.
- CELLAR:** 9'6" x 6'10". (standing height max' 6'7"). Accessed from the entrance hall. Steps lead down to a useful cellar.

### FIRST FLOOR

- LANDING:** The staircase from the entrance hall leads to a half landing with window to the front and door to the family bathroom. The staircase continues to the main landing with loft access, two light tubes, and doors to:-
- MASTER BEDROOM SUITE:** 16'8" x 14'3". Dual aspect windows to the rear and side enjoying panoramic views. Loft access with built in ladder. The loft area over the master suite is boarded and has lighting. Doors to the dressing room and bathroom.
- DRESSING ROOM:** 7'5" x 6'6". Airing cupboard, fitted shelving. Window to the front.
- EN SUITE BATHROOM:** 9'9" x 7'6". White suite comprising bath with shower attachment, pedestal wash hand basin with fitted mirror shaver point and light above, low level W.C., fully tiled shower enclosure, partially tiled walls, extractor fan, window to the side.
- BEDROOM 2:** 12'7" x 12'. Window to the rear enjoying superb views, door to the en suite bathroom.
- EN SUITE BATHROOM:** 8'4" x 6'2". White suite comprising of a panelled bath with shower attachment, pedestal wash hand basin with fitted mirror, shaver point and light above, low level W.C., fully tiled shower enclosure, partially tiled walls. Ceiling downlights, extractor fan, window to the rear.

<b>BEDROOM 3:</b>	13'6" x 8'8". Window to the front, views across the small paddock and outbuildings.
<b>BEDROOM 4:</b>	12'3" x 8'4". Window to the rear with superb views.
<b>BEDROOM 5:</b>	11'8" x 9'. Currently used as a study. Window to the side, with delightful views.
<b>FAMILY BATHROOM:</b>	11'8" x 4'9". White suite comprising bath with shower over, pedestal wash hand basin with fitted mirror light and shaver point. Low level W.C. Extractor fan, ceiling downlights. Half tiled walls. Window to the front aspect. Loft access.

## EXTERNALLY

### **APPROACH, OUTBUILDINGS AND LAND:**

**THE APPROACH:** The property is situated off a very quiet country lane and has a gated access into a long level tarmac driveway which culminates at the homestead.

The farm buildings are neatly arranged around a large enclosed concrete yard with a high walled surround. This area could be used for loose housing of stock/horses and has gated access onto one of the paddocks.

**BARN 1 STABLES:** Block built with a corrugated roof, concrete floor, power and lighting and water connected, providing three stables with individual stable doors and dividing corridor as follows:-

Stable 1: 14'8" x 12'5". Original concrete feed trough, opening to the rear.  
 Stable 2: 14'9" x 12'4". Fitted hay rack, high level window facing into stable 1.  
 Corridor: 14'9" x 4'7". Pedestrian door to the front.  
 Stable 3: 14'9" x 10'. Side window.

**BARN 2 STABLE/WORKSHOP:** Block built with a corrugated roof, concrete floor, power and lighting, divided to provide a large stable/foaling box and workshop, as follows:-

Stable/Foaling Box: 17'4" x 17'3". Side door. Window to the end elevation.  
 Workshop: 20'9" x 17'3". Door to the front. Window to the end elevation.  
 Belfast sink and electric water heater.

**DUTCH BARN 1:** Located beyond the residence and adjoining paddock.  
 30' x 18'. Two bay, timber framed with corrugated roof and panelling. Pedestrian and vehicular doors.

**DUTCH BARN 2:** 30' x 18'. Block built with corrugated roof and full width vehicular opening, window to the pine end.

**CENTRAL COVERED YARD:** 28' x 17'. This block built building connects Dutch barns 2 and 3 and provides a useful implement store and under cover vehicular parking area.

**DUTCH BARN 3:** 30' x 18'. Block built with corrugated roof. Full width vehicular opening.

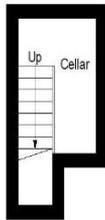
**GARDENS, GROUNDS & LAND:** To the front of the residence a large gravelled area with parking for several vehicles. Beyond the arrival area, a gated access into the enclosed yard. There are extensive south facing lawned areas, a delightful large patio. The excellent pastureland surrounds the residence and outbuildings and is predominantly level to very gently sloping and divided into various paddocks to include a small home paddock.

We are informed that the property amounts to 7.94 acres in all (to be confirmed).

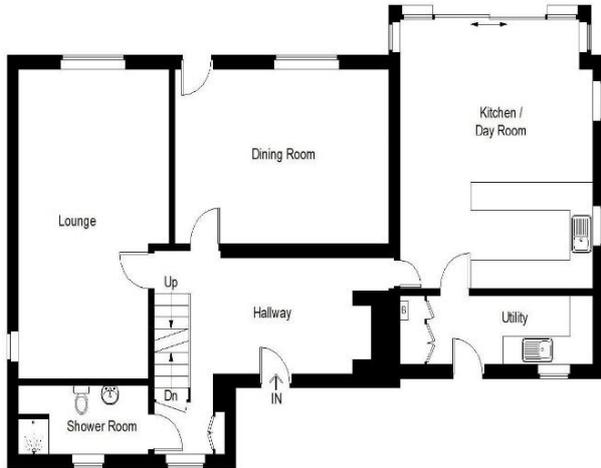
**FLOOR PLAN:**

**Clarebrook, St. Clears, Carmarthenshire, SA33 4JS**

Approximate Gross Internal Area = 222.7 sq m / 2397 sq ft



**Lower Ground Floor**



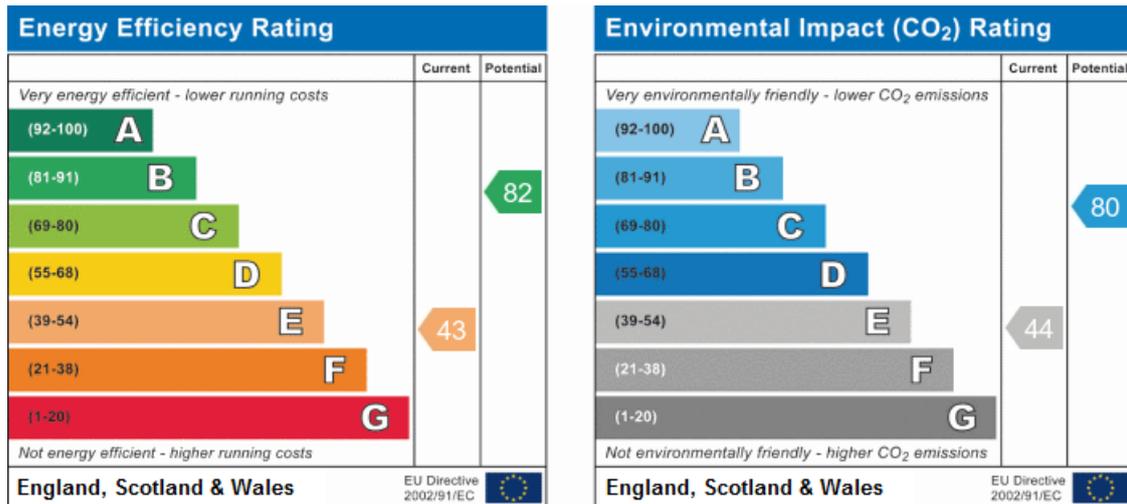
**Ground Floor**



**Top Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID431143)

## ENERGY PERFORMANCE FIGURES



**SERVICES:**

We understand that the property is connected to mains electricity and mains water. There is a private drainage system. Oil fired central heating. B.T. Telephone, broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements. We understand that fibre optic broadband is also available in the immediate vicinity but not connected.

**COUNCIL TAX:**

We are informed that the property is within Council Tax Band "G" (Carmarthenshire County Council)

**FIXTURES & FITTINGS:**

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

**WAYLEAVES, EASEMENTS & RIGHTS OF WAY:**

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared. A footpath traverses a section of the land well away from the homestead.

**TENURE & POSSESSION:**

We are informed that the property is freehold with vacant possession on completion, by arrangement.

**VIEWING:**

**By prior appointment with PROFILE HOMES**



**Tel: 01550 777790**  
**Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)**  
**Website: [www.profilehomes.com](http://www.profilehomes.com)**

**NOTES:**

**PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

**PROFILE HOMES**

Tel: 01550 777790, Email: [contact@profilehomes.com](mailto:contact@profilehomes.com), Web: [www.profilehomes.com](http://www.profilehomes.com)  
Penybanc Farm Office, Llangadog, Carmarthenshire, SA19 9DU

This document is Copyright © 2005-2018 PROFILE HOMES. All rights reserved. Any unauthorised reproduction or plagiarism will constitute an infringement of copyright.