

# TOWN COAST and COUNTRY ESTATES

Incorporating Coast & Country Estates Office Haverfordwest



## Danderwen House | Llangolman | Clynderwen | SA66 7XJ

Danderwen house is a detached Victorian 4/5 bedroom residence with beautiful landscaped grounds offering stable block, paddocks, idyllic woodland walks and river with fishing rights all nestled in 18 to 20 acres of land or thereabouts. This could be your perfect opportunity to purchase your very own country residence!

## Guide price of £675,000

- Detached Victorian 4/5 Bedroom Residence
- Landscaped Grounds, Stables and Workshop
- Woodland and River with Fishing Rights
- 18 to 20 Acres of Land or Thereabouts
- EPC Rating F





**The Property** It's all about location, location, location and this property most certainly has it! This beautiful south facing Victorian country residence, thought to date c1880, is privately situated near the hamlet of Llangolman and enjoys panoramic country views down the Cleddau valley. The property sits in its own grounds extending to 18 to 20 acres or thereabouts, which include woodland, about 5 acres of grazing paddocks and beautiful landscaped private gardens with young fruit trees. Enchanting walks bring you to the river's edge, and the property benefits from about 1600 yards of single bank fishing on the Eastern Cleddau River (and 2 reserved rods on the Rosebush reservoir). The property has been updated over the years by the current owners to include the oil fired central heating system fitted in 2017, a Woodwarm Fireview multi-fuel stove in the sitting room and Jet master open fire in the drawing room, and a newly fitted bathroom suite in 2018, as well as general decoration throughout. The

Pembrokeshire Coast National Park and its renowned 186 mile long coast path is within easy reach, as well as the Preseli Mountains and their far reaching views, together with easy access to the A40 and on to the M4. Nearby towns include Narberth, Cardigan, Carmarthen and the county town of Haverfordwest which provides a wide range of amenities, such as a hospital, schools and a college, leisure centre, cinema, library and many shops.

**Location** Llangolman is a hamlet approx. 6.5 miles away from the village of Clynderwen, which has a village shop, railway station and petrol station. The larger town of Narberth is approx. 10 miles south and offers a good range of boutique shops, supermarket and restaurants. Llangolman itself is known for its beautiful countryside views.

#### Directions

From Haverfordwest, take the A40 towards

Carmarthen. At the Penblewin roundabout, take the first exit and continue for several miles through Clynderwen and Llandissilio. When you reach Efailwen turn left and continue for a few miles. In the centre of Llangolman take a left turn (signposted Danderwen House) for 100 yards, through a farmyard to a track where the white house can be found on the left. The postcode of this property is SA66 7XJ.

#### Entrance Porch 8'11 x 6'3 (2.72m x 1.91m)

Double doors opening to entrance hall with flagstone floor and inner glazed door with side panels to

#### Hallway 22' x 8'11 (6.71m x 2.72m)

Flagstone floor. Under stairs storage cupboard. Stairs to first floor landing. Radiator. Door to

#### Cloakroom 9'7 x 5'1 (2.92m x 1.55m)

Pine panelled walls. Low level w/c. Corner wash hand basin. Radiator.

**Drawing Room 15'11 x 15'7 (4.85m x 4.75m)**

South facing aspect. French doors to front garden. Jetmaster open fire. 2 radiators (plus electric storage heating as back up heating supply). Exposed floorboards. Door to

**Dining Room 17'5 x 11'11 (5.31m x 3.63m)**

Two north facing windows and additional west facing window. 8kw Stovax Huntingtons 35 wood burning stove on slate hearth. Original display shelving and exposed floorboards. Radiator (plus electric storage heater as back up heating supply)

**Sitting Room 14'6 x 14' (4.42m x 4.27m)**

South facing aspect. French doors to front garden. Serving hatch to kitchen. 12kw Woodwarm Fireview multi-fuel stove on slate hearth. Exposed floorboards. Radiator.

**Kitchen 14'5 x 13'9 (4.39m x 4.19m)**

East facing window. Good range of kitchen storage units crafted by English Rose with space saving storage devices and green onyx work surface over. Fold away Belling four ring electric hob. Double bowl stainless steel sink. Double oven. Oil fired forest green AGA. Space and plumbing for dishwasher. Tiled floor. Suspended wooden ceiling. Door to

**Scullery/Utility Room 21' x 7'1 (6.4m x 2.16m)**

Tiled floor. Space and plumbing for washing machine Butler sink. Inglenook and bread oven (not in working order). Door to rear garden and parking. Door to

**Study/Bedroom 5 20'1 x 7'10 (6.12m x 2.39m)**

Currently used for storage. South, north and east facing windows. Grant vortex oil fired boiler.

**FIRST FLOOR**

Stunning stained glass window allowing natural light to penetrate over landing area, radiator. Door to

**Master Bedroom 15'10 x 14'1 (4.83m x 4.29m)**

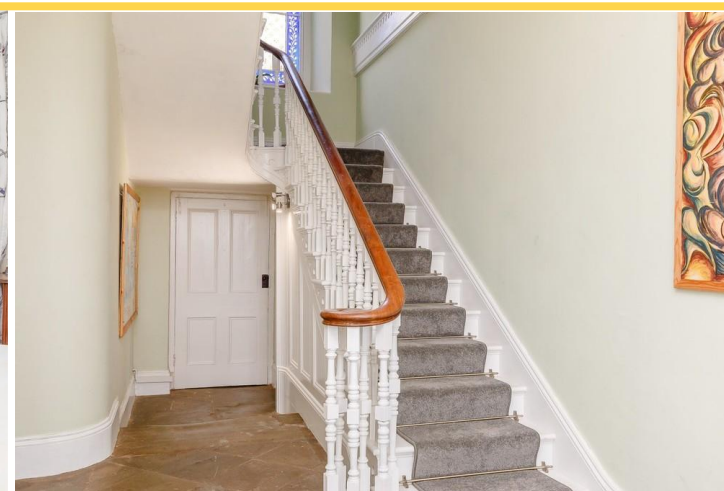
South facing window with aspect over mature gardens and far reaching rural views. Radiator. Door to

**Ensuite Bathroom 8'9 (max) x 5'2 (2.67m (max) x 1.57m)**

East facing window with window seat/storage box. White free standing bath, corner walk in tiled shower enclosure. Low level w/c. Pedestal wash hand basin. Heated towel rail. Radiator. Door to

**Dressing Room 16'8 x 6'10 (5.08m x 2.08m)**

Built in clothes hanging and shelved storage. Radiator.







#### **Bedroom 2 15'11 x 13'11 (4.85m x 4.24m)**

South facing window with views over garden and far reaching countryside. Original fireplace (no longer working). Pedestal wash hand basin. Wall light. Radiator.

#### **Bedroom 3 11'9 x 11'1 (3.58m x 3.38m)**

South facing window with views over garden and countryside. Radiator. Stairs to second floor attic space.

#### **Bedroom 4 11'10 x 11'9 (3.61m x 3.58m)**

North and west facing windows. Pedestal wash hand basin. Radiator.

#### **Bathroom 8'9 x 5'2 (2.67m x 1.57m)**

Fitted in 2018. North facing window. White bathroom suite comprising low level w/c, wash hand basin and panel bath with wall mounted shower over. Tiled walls. Radiator.

#### **SECOND FLOOR ATTIC 38'9 x 27'10 (11.81m x 8.48m)**

Velux roof light window to front and dormer window to rear. The roof and floor are both insulated. The attic space has been used for storage (and occasional overflow sleeping accommodation).

#### **EXTERNALLY**

The property is approached via gates opening to a gravelled front drive. The front garden falls away in terraces with stone walls and newly planted orchard with a good variety of fruit trees. To the rear of the property is a gravelled courtyard with ample parking and access to the stable block (with power supply and lighting), workshop and log storage sheds. The land extends to approx. 18 acres in total and includes pastureland and riverside woodland walks. The Eastern Cleddau provides single bank fishing along the boundary of Danderwen. The vendors have also informed us that Preseli Waterboard has granted two

free fishing permits on the Rosebush Reservoir to the owners of Danderwen and successors in title. We have also been informed that the owners have historic mineral rights over adjoining land.

**Tenure** We are advised that the property is Freehold.

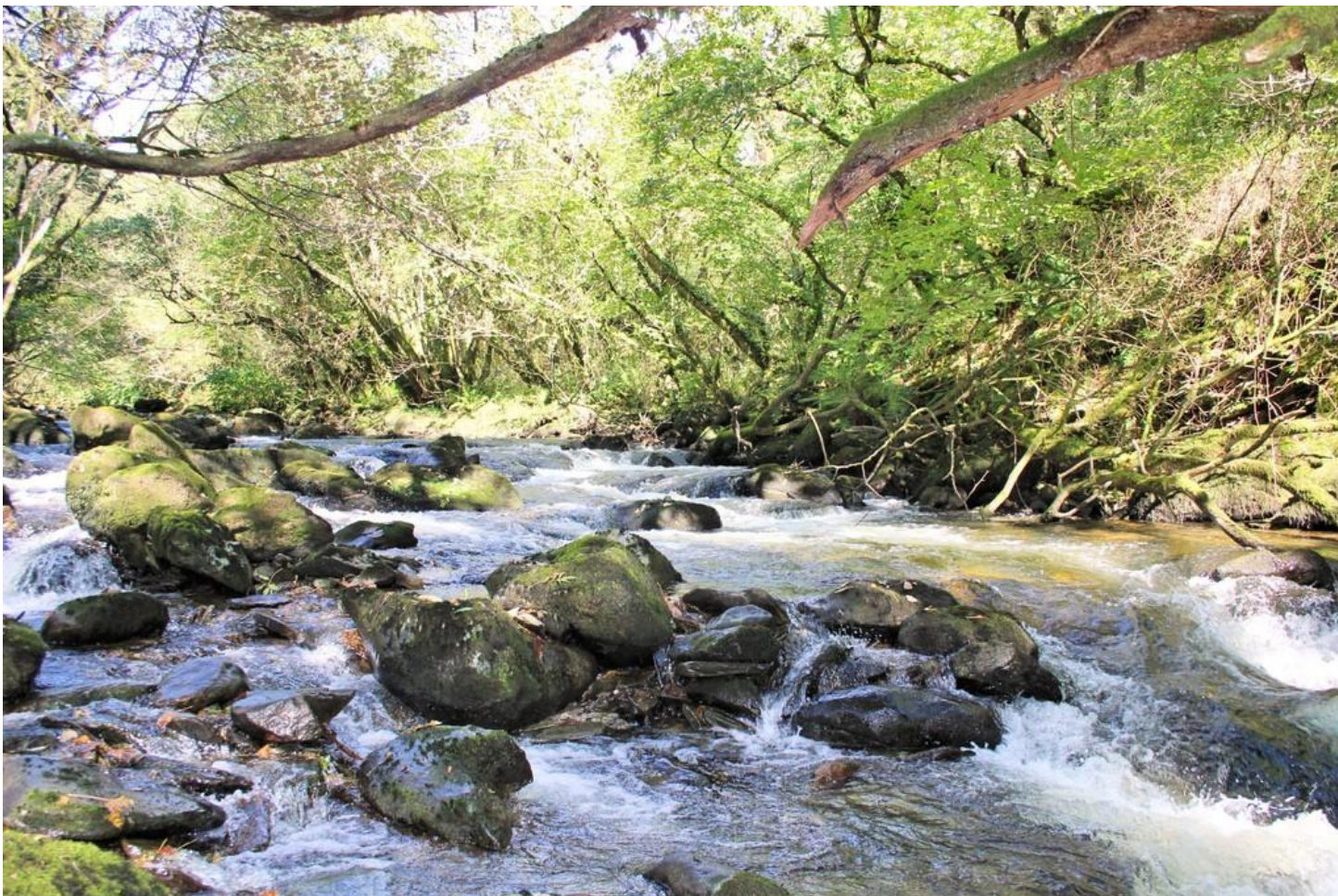
**Services** Mains electricity and water. Private drainage. Oil central heating (new boiler 2017).

**Viewing** Strictly by appointment through Town Coast and Country Estates please.

#### **Wayleaves, Easements and Rights of Way**

The property is sold subject to and with the benefit of all rights, including right of way, whether public or private giving access to the property and land.







Tenure

Freehold

Council Tax Band

G

Viewing Arrangements

Strictly by appointment

Contact Details

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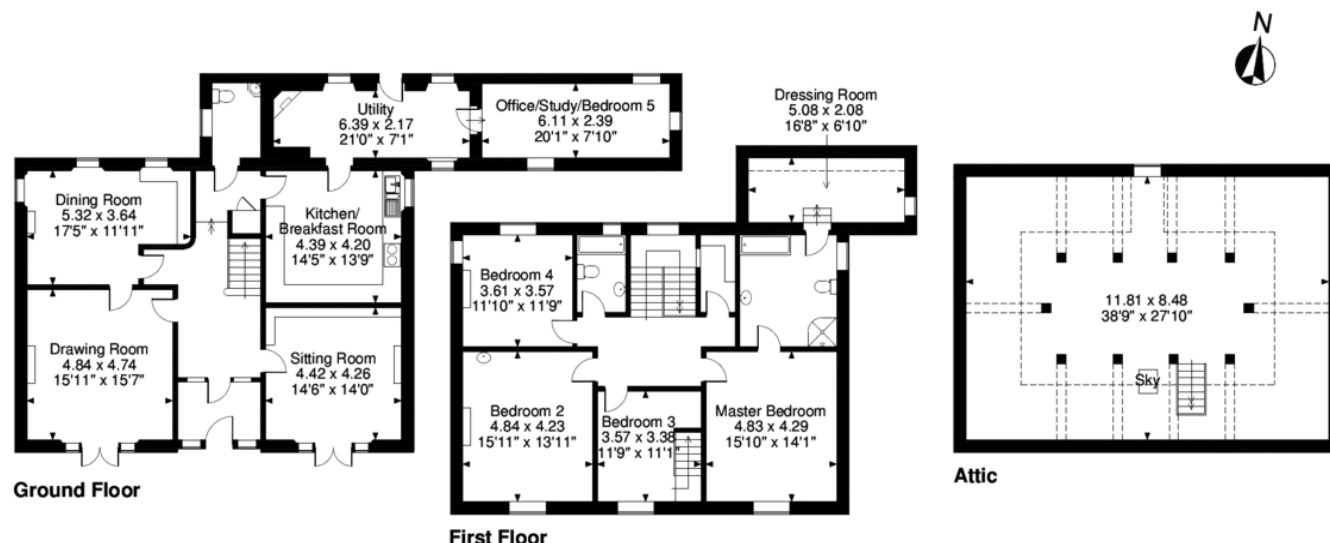


**Danderwen House, Clynderwen**  
Main House gross internal area = 3,234 sq ft / 300 sq m

**Outbuildings**

Stables = 6.8m x 3.8m

Workshop = 5.5m x 2.6m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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**General Information**

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THIS PROPERTY.