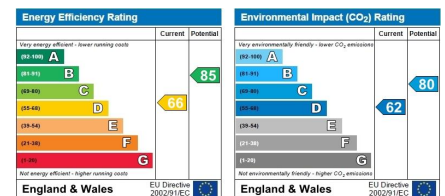




## Spite House, Henllan Amgoed, Whitland SA34 0SR

**Offers over £675,000**

Spacious 5 Bedroom Farmhouse  
Approx 15 Acres Of Land And Woodland  
Substantial Range Of Large Outbuildings  
Peaceful Location With Lovely Views Of  
Surrounding Countryside  
EPC Rating D



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SD/BT/66722/210119

## DESCRIPTION

\*\*\*\*SUBSTANTIAL SMALLHOLDING WITH EXTENSIVE BUILDINGS\*\*\*\*

An idyllic location down a private lane, this large farmhouse offers itself to a range of uses comprising of a large well presented 5 bedroom farmhouse with two conservatories to the front and side, a wide range of useful outbuildings including workshop, kennels, dutch barn, implement shed, stock shed and stables all in approximately 15 acres of grazing land which is level to gently sloping. To the front of the house is a large lawn filled with a variety of mature flowering plants and shrubs with a superb outlook over the surrounding countryside.

The property is but a short drive to the towns of Whitland and Narberth both offering a wide range of day to day amenities including doctors, dentists, schools, bus and train links and the A40 provides commute to the M4.

## CONSERVATORY ENTRANCE

23'6" x 15'11" (7.16m x 4.85m)

Very spacious and welcoming conservatory entrance, recently fitted double-glazed windows and French doors, tiled floor, radiator, polycarbonate roof, double door access through to lounge, door to:

## ENTRANCE HALL

23'7" x 7' max (7.19m x 2.13m max)

Chestnut finished laminate flooring, carpeted staircase to first floor, wall lights, door to:

## LOUNGE

24'6" x 17'1" (7.47m x 5.21m)

Spacious and well appointed lounge, double door opening to front conservatory, double-glazed window to side, feature fireplace, tiled hearth housing wood burning stove, 2 radiators, timber laminate floor.

## BATHROOM 1

9'8" x 8'1" (2.95m x 2.46m)

Recently refitted bathroom comprising "P" shaped bath with waterfall mixer tap, shower screen, wall mounted power shower over bath, wash hand basin with waterfall tap housed in vanity unit, low level WC, chrome heater towel rail, obscure double-glazed window to rear, partly tiled walls, laminate flooring.

## KITCHEN

20'4" x 10'7" (6.20m x 3.23m)

Modern and beautifully styled kitchen refitted in 2018 with a range of wall and base units with soft close doors and drawers, timber effect work surfaces, full housing for American style fridge freezer, integrated dishwasher, self-cleaning double oven with induction hob and extractor fan over, 1 ½ bowl sink with drainer, attractive plinth lighting, partly tiled walls, breakfast bar, tiled floor, double-glazed looks through the conservatory to the countryside beyond.

## DINING ROOM

18'2" x 9'7" (5.54m x 2.92m)

Pair of double-glazed windows to front, Chestnut finished laminate flooring, radiator, door to rear conservatory, door to hallway.

## UTILITY ROOM

11'4" x 8'10" (3.45m x 2.69m)

Sink housed in base storage unit, space and plumbing for washing machine, storage cupboard, radiator. Newly installed oil combo boiler.

## REAR CONSERVATORY

18'2" long (5.54m long)

Running the whole length of the property and currently being used as additional storage space, ideal for sun room with rural aspect.

## FIRST FLOOR LANDING

Double-glazed window to side, access to loft space, fitted carpet, radiator.

## MASTER BEDROOM

16'1" x 15'11" (4.90m x 4.85m)

Pair of double-glazed windows to front offering superb rural views, Chestnut finished laminate flooring, radiator, door to:

## EN SUITE BATHROOM

14'4" x 8'6" (4.37m x 2.59m)

Double-glazed window to front, tiled and glazed walk-in shower enclosure with electric wall mounted shower, pedestal wash hand basin, panel bath, low level WC, fitted shelved storage, partly tiled walls, wall light, wood effect flooring, radiator.

## BEDROOM 2

10'8" x 8' (3.25m x 2.44m)

Double-glazed window to rear, Chestnut finished laminate flooring, radiator, this room is currently being as office space by current owners but would make a good sized single guest room.

## BATHROOM 2

Refitted bathroom in 2018, double-glazed window to rear, low level WC, wash hand basin housed in vanity storage unit with waterfall mixer tap, "P" shaped bath with waterfall mixer tap and power shower over, chrome heated towel rail, tiled walls, wood effect floor covering.

## BEDROOM 3

10'9" x 9'6" (3.28m x 2.90m)

Double-glazed window to side with superb views, double fitted wardrobe, Chestnut finished laminate floor, radiator.

## BEDROOM 4

14'2" x 9'3" (4.32m x 2.82m)

Double-glazed window to side, superb rural views, double fitted wardrobe, Chestnut finished laminate flooring, radiator.

## BEDROOM 5

18'2" x 9'7" (5.54m x 2.92m)

Double-glazed window to front with views along the valley, Chestnut finished laminate flooring, radiator.

## EXTERNALLY

The front of the farmhouse has an extensive parking area which can accommodate a number of vehicles. Newly fitted double glazed windows since 2018. The private garden has been landscaped and planted with mature trees and shrubs and a vegetable garden with raised beds providing the perfect space for the members of the family with green fingers.

## WORKSHOP

42' x 14'2" (12.80m x 4.32m)

Double wooden doors to shelved workshop with power and lighting connected.

## SECURE STORAGE UNIT

14'2" x 7'7" (4.32m x 2.31m)

Lockable storage/office with power and lighting connected.

## OPEN SIDED BARN/PIG PEN

50'5" x 48'6" (15.37m x 14.78m)

Lighting and external power supply, feeding shed with mezzanine floor above.

## INTEGRAL STABLE BLOCK

30'2" x 16'2" (9.19m x 4.93m)

Lighting supply, split into 3 stables.

## LAMBING SHED

47'10" x 28'3" (14.58m x 8.61m)

Lighting supply, timber clad shed.

## DUTCH BARN/PIG PEN

28'8" x 10'10" (8.74m x 3.30m)

Gated dutch barn/pig pen.

## FORMER KENNELS

28'6" x 13' (8.69m x 3.96m)

## IMPLEMENT SHED

30'5" x 21'5" (9.27m x 6.53m)

## THE LAND

The holding extends to approximately 15 acres of grounds with stock fenced paddocks which predominately have automatic water systems in place all set in the beautiful Pembrokeshire countryside. There are also some areas of woodland. The range of agricultural and domestic outbuildings makes this an ideal working smallholding.

## SERVICES

We are advised that mains services are connected.

## VIEWING

By appointment with the selling Agents on 01834 861812 or e-mail narberth@johnfrancis.co.uk

## OUR OFFICE HOURS

Monday to Friday

9:00am to 5:30pm

Saturday 9:00am to 1:00pm

## TENURE

We are advised that the property is Freehold

## GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From our Narberth Office, proceed to the A40 at Penblewin roundabout and take the third exit for Whitland. Proceed through the village of Llandewi Velfrey and head downhill when on the flat before the next roundabout watch out for the signpost on the left for Henllan Amgoed. Take the turning left and proceed over the railway crossing and proceed up the hill. The property will be found at the top of the hill on the right-hand side.