



- Spacious 5 Bedroom Farm House
- 18 Acres of Land or Thereabouts
- Traditional and Modern Outbuildings
- Open Countryside Views

**Offers In The Region Of £585,000**

EPC Rating 'E'







**Property** Clawddcam is a detached 5 bedroom farmhouse with a range of modern and traditional outbuildings and approx. 18 acres of pasture land as well as gardens. Further acreage could be available by separate negotiation.

Situated on the outskirts of Mathry, the accommodation briefly comprises; entrance porch, hall, reception rooms, kitchen and shower room to the ground floor and 5 bedrooms and bathroom to the first floor. The courtyard to the front of the property is surrounded by outbuildings including garage, former cowshed, storage sheds, stables, milking parlour and dairy.

**Location** Mathry is a quiet, rural hilltop village, once an Iron Age defensive fort situated between Fishguard and St David's and within easy proximity of the renowned Pembrokeshire coast.

**Directions** From Haverfordwest take B4330 signposted Camrose/Croesgoch. After approximately 6 miles proceed through the village of Hayscastle. Continue on this road turning right at the T junction and take the immediate right hand fork signposted Mathry. Clawddcam can be found on the right hand side identified by our For Sale board.

The property is approached via a driveway to a gated courtyard offering an extensive parking area, leading to a partially glazed entrance door to

**Porch** Partially glazed door to

**Dining Room 18'2 (max) x 14' (max) (5.54m (max) x 4.27m (max))**

Window to front. Impressive original feature stone inglenook fireplace with slate hearth housing wood burning stove. Exposed beams. Radiator. Double partially glazed doors to

**Living Room 14'9 x 13'6 (4.5m x 4.11m)**

Windows to front and side. Open fireplace with tiled hearth and feature surround. Exposed beams. Radiator.

**Kitchen/Breakfast Room 14'11 x 8'6 (4.55m x 2.59m)**

Windows to front and sun room. Range of wall and base units with work surface over. Stainless steel sink and drainer with mixer tap. Electric cooker with extractor hood over. Composite tile flooring. Partially tiled walls. Floor standing Worcester boiler. Radiators.

**Hall** Window to rear. Turning stairs to first floor landing. Tiled floor. Radiators. Under stairs cupboard. Door to

**Study 7'9 x 6'6 (2.36m x 1.98m)**

Window to rear. Tiled floor. Radiator. Door to

**Shower Room 7'2 x 5'10 (2.18m x 1.78m)**

Window to side. Shower cubicle housing thermostatically controlled shower connected to the hot/cold water system. Wash hand basin and w/c. Tiled floor. Partially tiled walls. Radiator.

**Sun Room** Glazed to rear and side. Tiled floor. Space and plumbing for washing machine. Partially glazed door to side external.

**Landing** Velux window to rear. Airing cupboard. Door to

**Bathroom 9'1 x 5'11 (2.77m x 1.8m)**

Obscure glazed window to rear. Suite comprising bath, wash hand basin and w/c. Separate shower cubicle housing a thermostatically controlled shower connected to the hot/cold water system. Partially tiled walls. Radiator.

**Bedroom 3 13' x 8'9 (3.96m x 2.67m)**

Window to side. Radiator.

**Bedroom 2 12'8 x 11' (3.86m x 3.35m)**

Window to front. Radiator. Fitted wardrobes.

**Bedroom 5 11'1 x 7'7 (3.38m x 2.31m)**

Window to front. Radiator. Loft access.

**Bedroom 1 13' x 11'1 (3.96m x 3.38m)**

Window to front. Door to attic storage. Radiator.

**Bedroom 4 13' x 8'4 (3.96m x 2.54m)**

Window to rear. Door to attic storage. Radiator.

**Externally** Steps at the rear of the property lead up to an attractive garden laid mainly to lawn with established plants, shrubs and fruit trees. The courtyard at the front of the property leads to a range of detached outbuildings including garage, former cowshed, storage sheds, stables, milking parlour and dairy. Further details regarding the outbuildings are available on request. In addition to the slurry pit and open silage pit, the property benefits from approximately 18 acres of pastureland with further land available by separate negotiation.

**Tenure** We are advised that the property is of freehold tenure.

**Services** Mains electricity and water. Private drainage. Oil fired central heating.

**Viewings** Strictly by appointment with Town, Coast & Country Estates please.





## Tenure

Freehold

## Council Tax Band

F

## Viewing Arrangements

Strictly by appointment

## Contact Details

26 High Street  
Haverfordwest  
SA61 2DA

[www.tcestates.com](http://www.tcestates.com)

[enquiries@tcestates.com](mailto:enquiries@tcestates.com)

01437 765522

## 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.