



Bluebell Cottage, Forehill, SA63 4RE

In Excess of £270,000

Contact Narberth Office



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Bluebell Cottage

Forehill, Clarboston Road

Nestled in the heart of the picturesque mid-Pembrokeshire countryside, a truly charming semi-detached cottage, presenting a rare and exciting opportunity to acquire a beautifully converted barn that seamlessly blends traditional character with modern comfort. The property offers 3 well-proportioned bedrooms with a master en-suite, making it ideally suited for families or couples, seeking a tranquil retreat with ample space for guests. The accommodation has been thoughtfully designed with a tasteful finish and an inviting atmosphere throughout. The spacious open-plan living area is perfect for relaxing or entertaining, enhanced by large windows that flood the room with natural light. The kitchen is well-appointed, offering plenty of storage and worktop space for keen cooks, being ideal for entertaining due to its open-plan layout. Each bedroom is beautifully presented, featuring neutral décor and quality fittings to ensure comfort and style, with the principal bedroom benefitting from its own en-suite bathroom for added convenience. This home is offered with no onward chain, allowing for immediate occupation, and has been meticulously maintained to provide a move-in ready solution for active buyers. Viewing is highly recommended to fully appreciate the quality of accommodation on offer and the unique lifestyle opportunity this exceptional barn conversion provides.



Situation

The property is situated roughly 9 miles north from the town of Narberth, in the heart of the beautiful county of Pembrokeshire, surrounded by rolling green fields and picturesque countryside. Approximately 2 miles west is the Llys-Y-Fran country park and reservoir. 3 miles north/east is the large village of Maenclochg with a good range of services and schooling. Narberth and the main A40 is approximately 9 miles south, having an excellent array of shops and services. Other major towns of the county are also within a reasonable driving distance, such as 10 miles to Haverfordwest and 17 miles to Fishgaud and the ferry port crossing to Ireland. Overall the property enjoys a restful countryside location in a truly delightful area.

Accommodation

Front door opens into:

Entrance Hall

Spindle balustrade stairs rise up to the first floor, under stairs storage cupboard, radiator, built in cupboard housing an oil fired boiler serving the domestic hot water and central heating. Doors open to:

Utility Room

Fitted with storage cupboards, worksurfaces, single drainer sink, plumbing for washing machine, space for tumble dryer.

Bedroom 1

Double glazed arched windows to side and external door, radiator, door to:

En-Suite

Comprising a bath with mixer shower over, W.C and wash hand basin set within a vanity storage unit, part tiled walls, tiled floor, heated towel radiator.

First Floor Landing

Spindle balustrade, Velux roof window, radiator, doors open to:

Open Plan Living Room / Kitchen / Diner

Kitchen area fitted with a range of cottage style shaker units with wooden worktops, porcelain Belfast sink, eye-level oven, integrated fridge/freezer, 4 ring electric hob, part tiled walls, tiled flooring, double glazed external door to side. Open plan layout leads on to the Dining & Lounge areas with plenty of space for a table and chairs, sofas etc, Velux roof windows, external double glazed French doors to both sides and radiators.

Bedroom 2

Velux roof window, radiator, double glazed window to side.

Bedroom 3

Velux roof window, radiator, double glazed window to side.

Shower Room

Comprising a shower cubical, W.C, wash hand basin set in a vanity storage unit, heated towel radiator, frosted double glazed window to front.

Externally

The property enjoys a good sized gravelled parking area to the front with electric car charging point, lawned garden and garden shed. To the side is a slate chipping seating area and further lawned garden. To the rear steps lead up to a pathway running along the back and up to another slate chipping seating area. Access is shared with next door, via a hardstanding driveway.

Directions

Sat Nav post code : SA63 4RE What3words: ///vented.fracture.presuming

Services

- Heat Source: Oil
- Electric: Mains
- Water: Mains
- Drainage: Private
- Local Authority: Pembrokeshire County Council
- Council Tax Band: D
- EPC: C
- Tenure: Freehold and available with vacant possession upon completion.

Mobile Reception

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data – 76%

Three Voice & Data – 75%

O2 Voice & Data – 61%

Vodafone Voice & Data – 73%

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Broadband

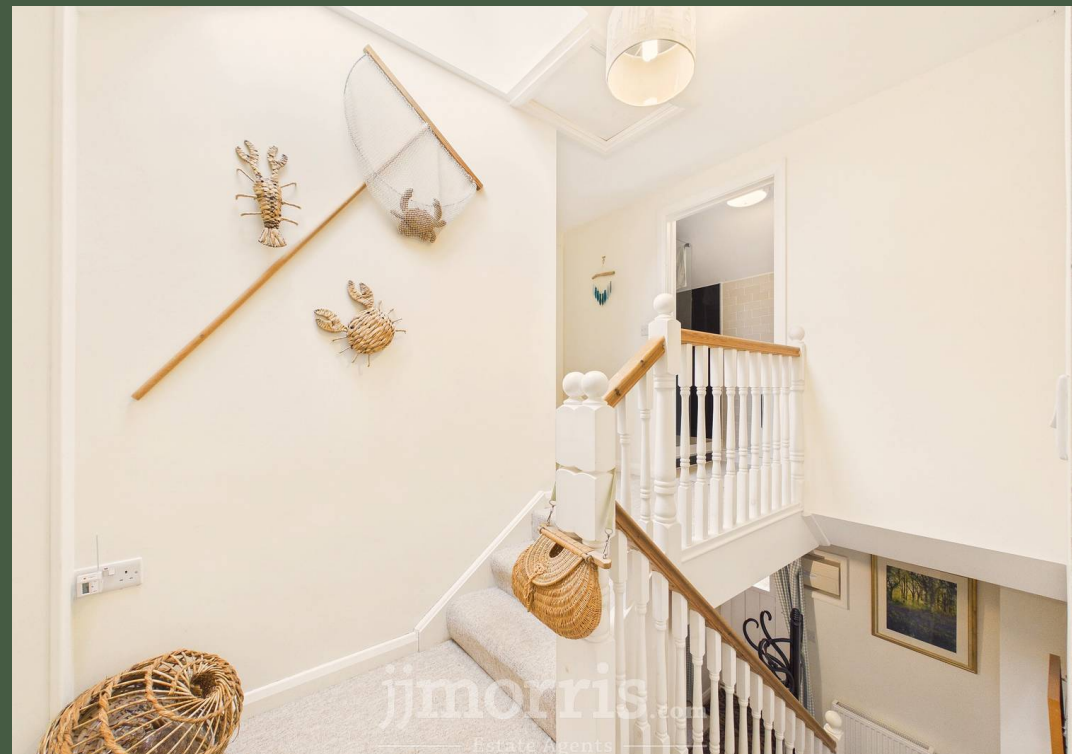
According to the Ofcom website, this property has standard broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

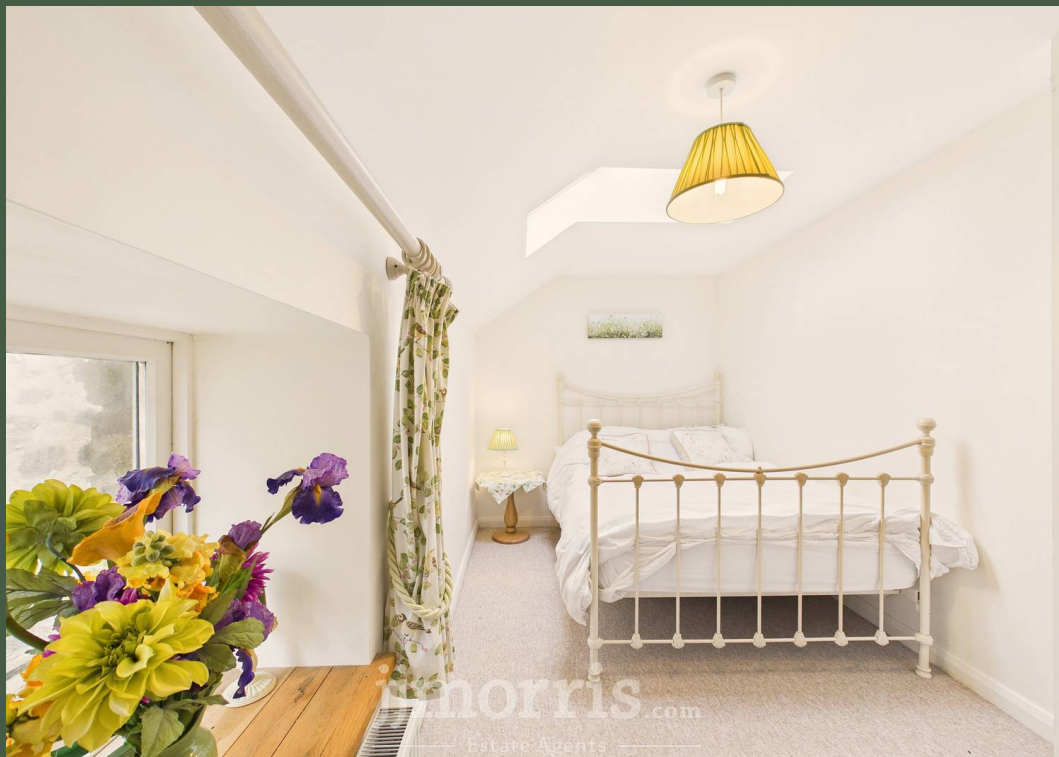
Anti-Money Laundering

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.













Floor 0



Floor 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	68	69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales



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