Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

Telephone; (01834) 842204
Email; sales@birtandco.co.uk

www.birtandco.co.uk



Loud Water Cwmfelin Boeth
Whitland
SA34 0RR

£485,000

House
Freehold

3 | 2 | 2 | A

A secluded property set in 1.75 acres of private woodland in the peaceful hamlet of Cwmfelin Boeth. This wonderful property presents an opportunity for a lifestyle move, to enjoy private woodland with extensive mature gardens, fishing lakes, abundant wildlife, and a river running alongside the length of the plot.

The house is approximately 12 years old, and has 3 bedrooms, 2 bathrooms, and spacious living areas, with the benefit of being energy efficient, and having solar panels. Externally, there is a large driveway, and a garage/workshop adjacent to the property, with pathways leading through the vast grounds.

Please visit the links to an extensive video and 3D virtual tours!

LOCK HOUSE C. 1750

The Property Ombudsman

Regulated by R.I.C.S Giles Birt, B.Sc., M.R.I.C.S

RICS

- **Extensive Wooded Plot**
- **Wildlife Ponds**
- **Secluded Position**
- **Solar Panels**
- **Short Drive to Whitland Town Centre**
- **3 Bedroom House**
- **Large Workshop**
- **Video Drone Tour Available**

The Property

Loud Water is a unique and exciting property in the quiet village of Cwmfelin Boeth. The house itself is 12 years old, and it sits within an expansive private woodland, offering a private sanctuary for those that enjoy privacy, wildlife, and peace and quiet. The house has a large driveway and terrace, with a spacious workshop, covered car port, fishpond, and balcony terrace overlooking the woodland and river.

The owners have carefully created different spaces within the plot, with paths leading through to sitting areas, and fishing and wildlife ponds, all bordered by a river. Due to the nature of the mature trees and plants, the grounds are surprisingly low maintenance.

Woodland

The woodland itself stretches away from the property, with various paths, bridges, steps, and boardwalks running through the different zones.

The standout feature is the wildlife ponds, ideal for keen anglers or those who simply enjoy being surrounded by the sounds of nature, with natural running water and various animals usually seen nearby.

Wildlife

The owners have enjoyed living at the property due to the abundant wildlife. There is a wooden hut on the edge of the large pond, offering a prime viewing spot for fishing or observing various creatures. From this spot, the owners have seen animals including kingfishers, otters, herons, newts, fish, ducks, badgers, and frogs.

The House

The house itself is modern construction, and has large living areas, a separate utility room, and 3 bedrooms upstairs, with a family bathroom and master en-suite. The property benefits from solar panels, that greatly reduce energy bills each year.

Ground Floor

Kitchen/Diner: a spacious and bright room with fitted kitchen, ample worktop and storage space, and a range of fitted appliances. There's a recessed space for a family dining table, with light overhead. The room has a side door leading out to the terrace.

Lounge: A large room with windows on 3 sides and patio doors to the front. The room has traditional features including exposed timber beams and wood burner in the fireplace.

Utility Room: A handy separate room, with WC and sink, plus worktop space and plumbing for washing machine. The oil boiler is in this room, as well as the control and meter for the solar panels.

Hallway: accessed from the rear, the large hall has doors to all rooms, and staircase leads up.

First Floor

The stairs have a timber handrail, and lead up to the landing, which has a Velux skylight, and doors off to all rooms.

Family Bathroom: The part-tiled room has a

P-shaped bath with shower over, WC and sink in vanity, and a dormer window.

Bedroom 1: A double bedroom with built in double wardrobe, 2 windows looking out to woodland, and an ensuite shower room comprising corner shower unit, sink in vanity, and WC in vanity, with a radiator and dormer window to the rear.

Bedroom 2: Double bedroom with space for freestanding furniture, and dormer window to the rear.

Bedroom 3: A smaller double bedroom, with space for freestanding wardrobe etc and a dormer window to the front.

Garage

A spacious garage, ideal for use as a workshop/hobby room. Double doors give vehicular access, making it suitable for car enthusiasts.

Driveway

Double electric gates open into the plot. There is parking in front of the house, and the cobbled terrace is wide enough to get a car to the car port and garage behind.

Video and Virtual Tours

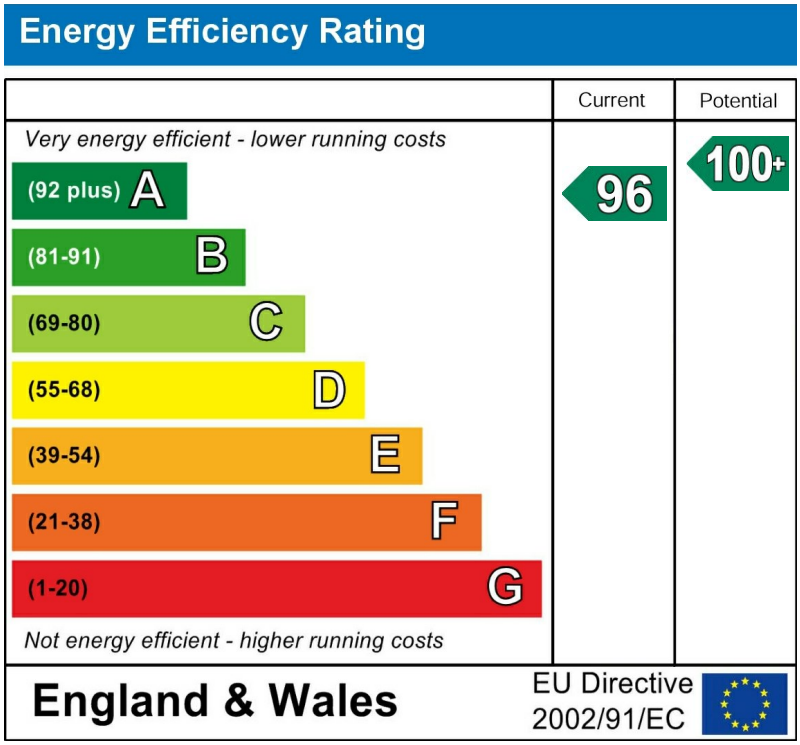
Please see the links to the 3d virtual walkthrough (interior of the house) and the drone video that takes you through the extensive grounds, visiting the various areas within the plot.

Please Note

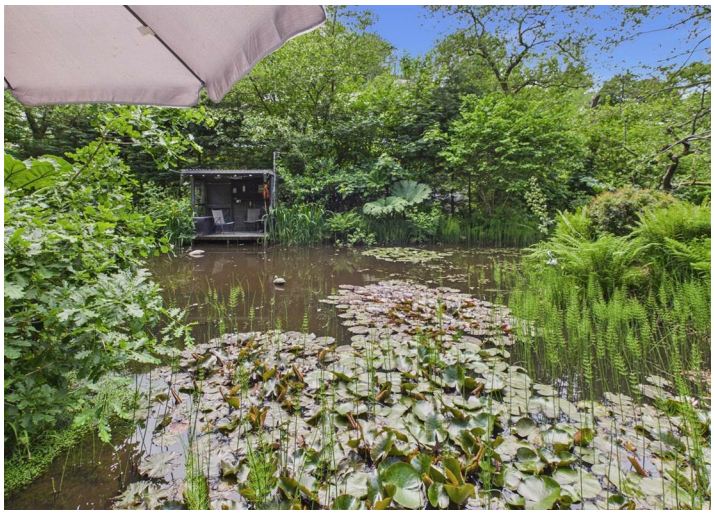
The Carmarthenshire County Council Tax Band is F - approximately £3396.17 for 2026/27.
Property has uPVC throughout with oil central heating, plus owned solar panels.
We are advised that mains electric and water is connected with private drainage.



From Whitland town centre, follow North Road out of the town and continue to Cwmfelin Boeth. Continue on the road, and the property is on the left-hand side, with the gates and a stone wall visible from the road.



















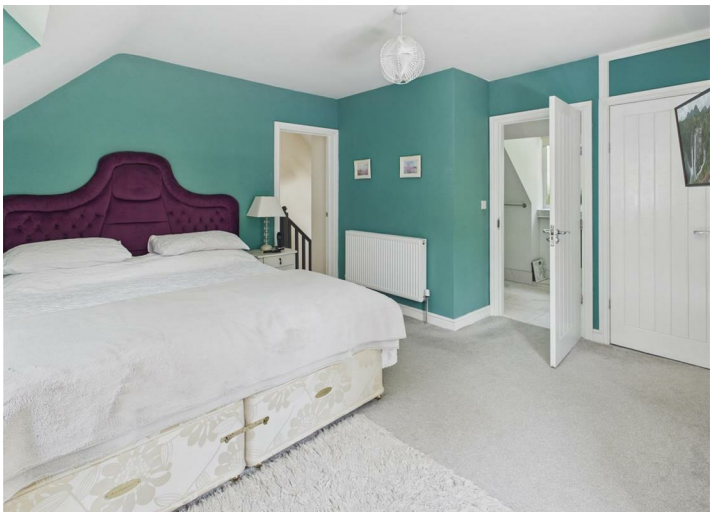














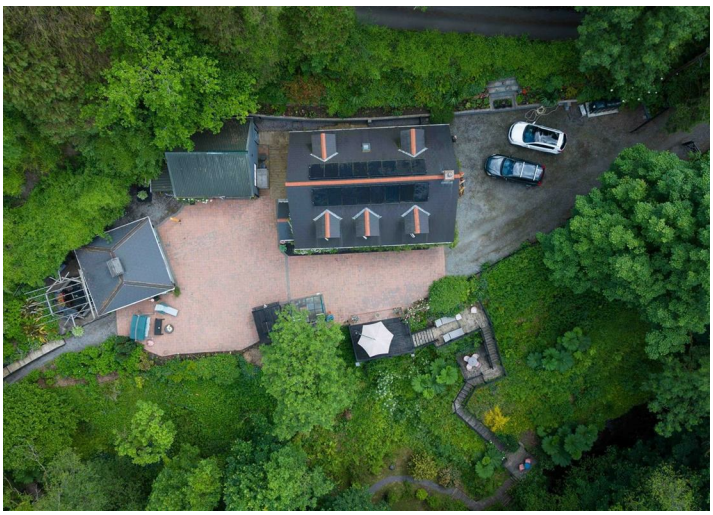










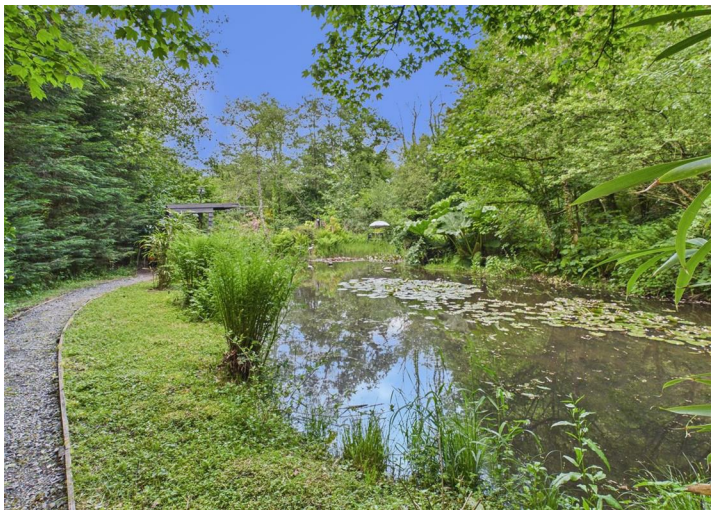


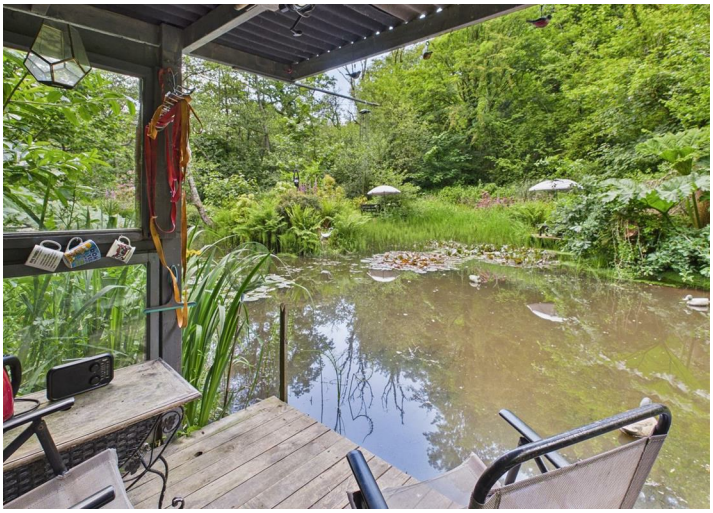












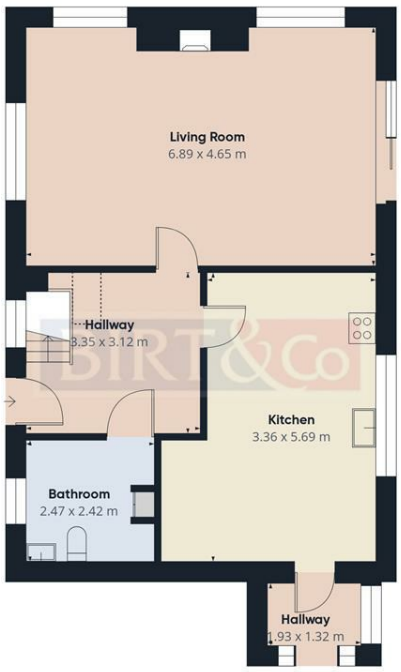




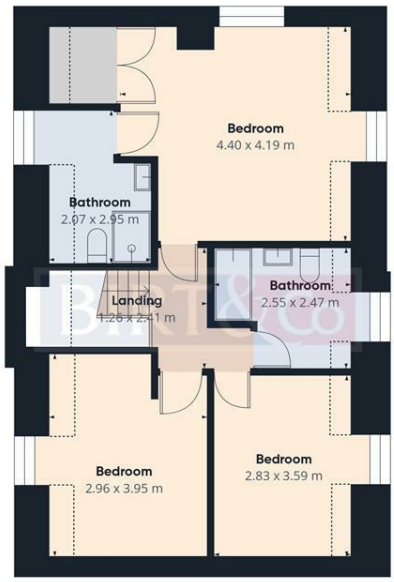




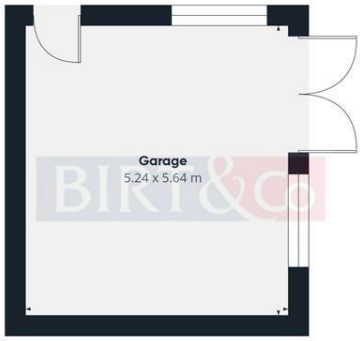
Floor Plan



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

BIRT&Co

Approximate total area(1)

159 m²

Reduced headroom

5.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

BIRT&Co