



## Cotleys Farm, Wiston, SA62 4PH

**Auction Guide £400,000**

For Sale by Online Auction on Wednesday the 18th June between 12pm - 3pm. Guide Price £400,000.

A secluded detached house with approximately 1.6 acres, comprising a level grazing paddock, large vegetable garden, poly tunnel, sheds and ample off road parking, all being set down a 0.25 mile shared track, just outside the small Mid-Pembrokeshire village of Wiston. The accommodation is of a good overall size and boasts some characterful charming features, but is in need of improvement and updating, however has incredible potential to become a superb property in a fabulous spot. Viewing is highly recommended. No onward chain.



### Situation

The property is situated down a long shared track measuring approximately 0.25 miles in length, with the final section being completely private to the property via a gated entrance. The main A40 is only half a mile away and provides easy access for reaching the near by towns of Narberth & Haverfordwest, both being roughly 5.5 miles apart. The beautiful south Pembrokeshire coast with its miles of coastline walks and sandy beaches is roughly 13 miles away.

### Accommodation

Front door opens into:

#### Entrance Hall



With stairs rising to first floor, under stairs storage, radiator, doors open to:

#### Lounge



Part exposed feature stone wall, fireplace with wood burning stove, double glazed external French doors to rear garden, double glazed windows to front and side, 2 radiators, internal window to hallway.

#### Sitting Room



Open stone built fireplace, double glazed window to front, radiator.

#### Kitchen



Fitted range of wall and base storage units, worktops, fireplace housing a wood burning stove with back boiler, chunky wooden beam mantel, double glazed windows to side and rear, external door to rear, door to:

#### Inner Hall

Built in storage/cloaks cupboard, opening leads onto Utility and door opens to:

#### Cloak Room

With a W.C, frosted double glazed window, part tiled walls.

#### Utility

Plumbing for washing machine, single drainer sink, double glazed window to side, radiator, door to:

#### Side Porch

With windows and external door to side.

#### First Floor Landing

Double glazed window to rear on half landing, spindle balustrade on full landing, doors open to:



### Bedroom 1



Two double glazed windows to front aspect, radiator.

### Bedroom 2



Double glazed window to rear aspect and radiator.

### Bedroom 3

Double glazed window to front aspect, radiator and fitted wardrobes.

### Bathroom



Comprising a bath, shower enclosure, W.C, pedestal wash hand basin, built in airing cupboard, radiator, double glazed window to rear.

### Externally







The property is reached by travelling down the 0.25 mile shared track and then through its own private gated entrance which leads to a hardstanding area where there is ample parking and turning space, plus access to a single garage and adjoining outbuilding which has compartments previously used for housing animals. At the front of the house there is an enclosed lawn garden with mature trees and hedges bordering. To the rear of the house is a level grazing paddock and large vegetable garden with poly tunnel, altogether measuring approximately 1.6 acres or thereabouts and would be ideal for keeping a pony or small number of animals etc. The paddock also enjoys gated access from the shared track for easy access with a tractor or trailer etc.

### Directions

From Narberth, travel along the main A40 in the Haverfordwest direction, passing over the Canaston Bridge roundabout and then turning right at the junction signposted for Wiston/Llys Y Fran Country Park. Travel along this road for approximately half a mile and turn right down the shared track by the Storage 4/Self storage sign, pass through the storage centre and continue down, bearing right, to the property itself, as identified by our JJ Morris for sale sign.

### Utilities & Services.

Heating Source: Coal/Wood Via Kitchen Stove With Back Boiler

Services -

Electric: Mains

Water: TBC

Drainage: TBC

Local Authority: Pembrokeshire County Council

Council Tax: Band F

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///landlords.lashed.shells

### Broadband Availability.

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 16mbps upload and 1mbps download and ultrafast 1000mbps upload and 220mbps download. 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.

### Mobile Phone Coverage.

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

EE Voice - Limited & Data - Limited  
Three Voice - Limited & Data - Limited  
O2 Voice - Limited & Data - Limited  
Vodafone Voice - Limited & Data - Limited

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.

### Auction Details

The property is to be sold via online auction on Wednesday the 18th June 2025, between 12pm and 3pm. Completion must be by the 16th July 2025. You have to register via our website to view the legal pack and to bid.

Please note that we charge a buyers administration fee of £1,000 plus VAT (£1,200 Inc VAT), upon completion of the sale.

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

### How To Bid

Please visit our website, [jjmorris.com](http://jjmorris.com), then select the sales tab, then auctions and click on the selected property. You will then be able to register to bid and view the legal pack.

### Anti Money Laundering and Ability To Purchase

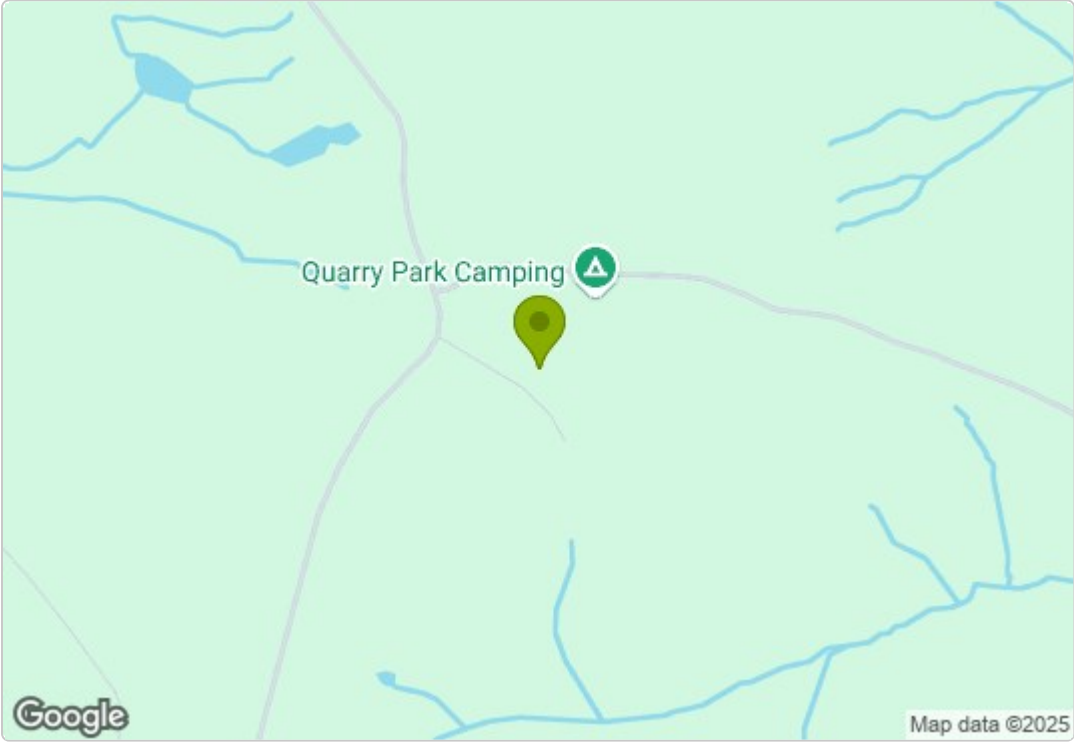
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

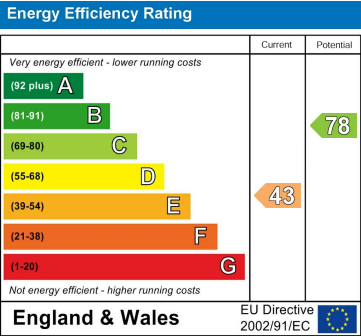
Floor Plan



Area Map



Energy Efficiency Graph



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.

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