




Rhyd Y Felin, Penffordd, Pembrokeshire, SA63 4SD

Auction Guide Price £75,000 – £80,000

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Rhyd Y Felin, Penffordd

Pembrokeshire

For Sale by Online Auction on Thursday 20th August 2026 between 12pm and 3pm. A detached Pembrokeshire cottage in need of complete restoration, benefitting from planning permission granted for full renovation and extending. The cottage is situated on a large plot with paddock and grounds, amounting to approximately 2.5 acres and is privately located within a rural location, approximately 8 miles from Narberth. This is a rare and unique opportunity not to be missed!

The location of the property is wonderfully quiet and rural, being just over 6 miles from the main A40 connecting to Carmarthen and the M4 corridor to Cardiff and beyond. The property is located roughly 500 metres from an ancient earth works castle and there are many near by woodland walks to enjoy and country activities such as pony trekking across the Preseli hills or boating and cycling at Llys Y Fran Country park, etc. School bus pickups are near by taking children to excellent schools at Maenclochog, Wiston, Crymych, Whitland & Haverfordwest, plus there is a renowned Steiner school at near by Llanycefn.



Description

The cottage is set back from a minor council road, approximately 40 metres roughly, up a gated track, which offers excellent potential for ample off road parking. The seller believes the cottage to be approximately 200 years old and has an ancient thatched roof, covered and protected by corrugated iron sheets and a plastic tarpaulin. The cottage is elevated above its paddock, with many mature trees and enjoys a sloping South facing aspect with good quality soil, being excellent for growing and historically had a wonderful garden years ago. Within the grounds there is a hand dug well (which could be used for watering any produce grown) and an old outbuilding/store shed.

Planning Permission Information

Pembrokeshire County Council have granted planning permission under Application Number 22/0942/PA for " The renovation of Pembrokeshire Cottage including extension, installation of new packaged treatment plant, parking provision and associated works". The decision date for this permission was granted on 16th January 2025. The approved drawings are for 2 double bedrooms with 2 ensembles and ample living space. Please review the full planning documents which are available from Pembrokeshire County Council or within the auction legal pack. The planning permission granted could be amended if preferred, by approval of the planning department.

Auction Details

The property is to be sold via online auction on Thursday the 20th of August 2026 between 12pm and 3pm. The Guide Price is £75,000 – £80,000. You have to register via our website to view the legal pack and to bid. Please contact the office if you require any assistance. 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.

Buyers Premium

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

How To Bid

Please visit our website, 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.

Utilities & Services.

Heating Source: None

Electric: TBC within the legal pack

Water: TBC within the legal pack

Drainage: Part of the planning permission is for a new packaged treatment plant to be installed.

Local Authority: Pembrokeshire County Council

Council Tax: TBD

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///seating.shrugging.outlawing

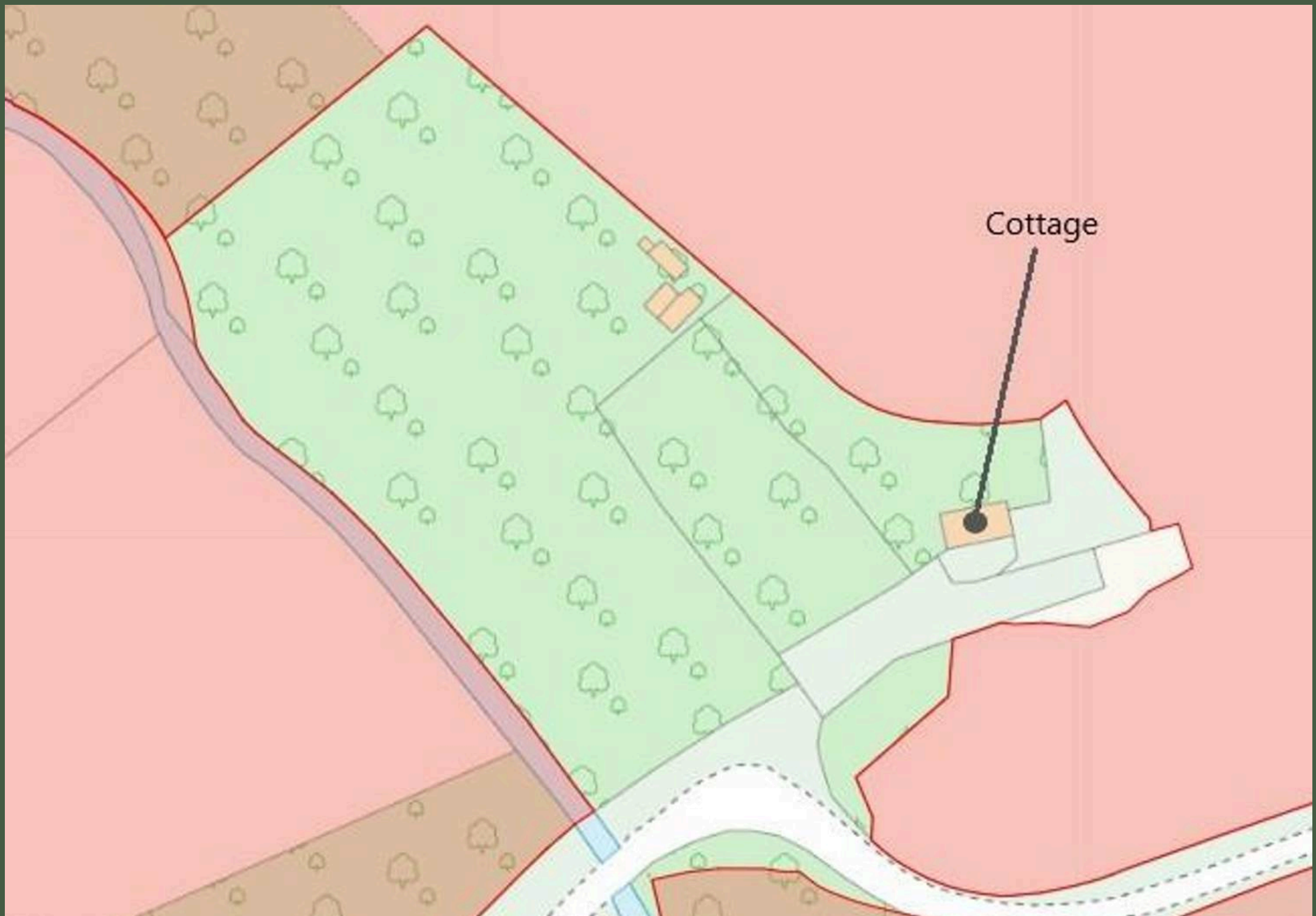
Anti Money Laundering and Ability To Purchase

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





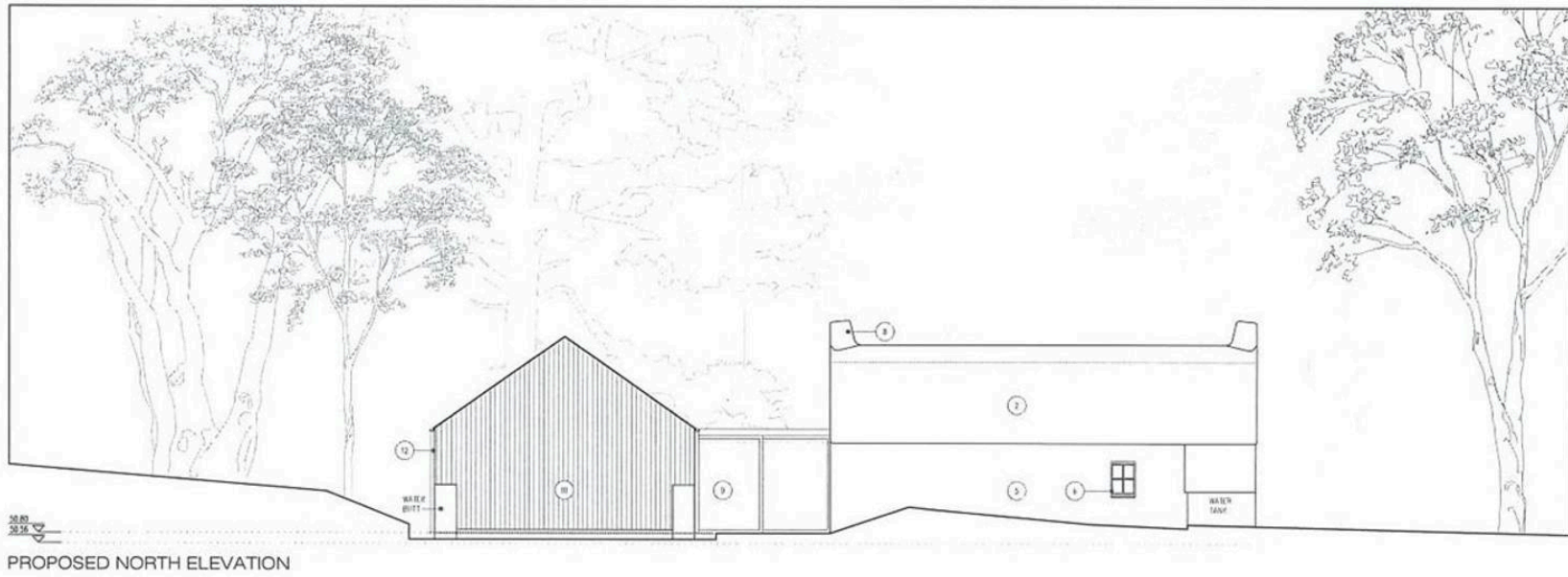
Cottage



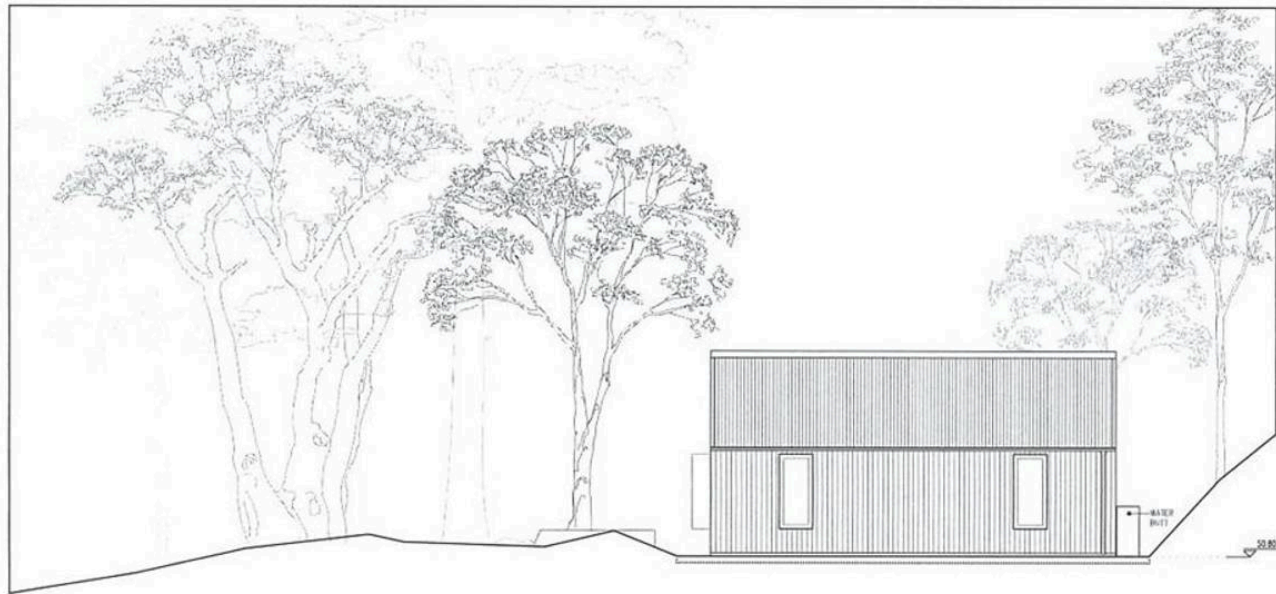


PROPOSED SECTION 1





PROPOSED NORTH ELEVATION



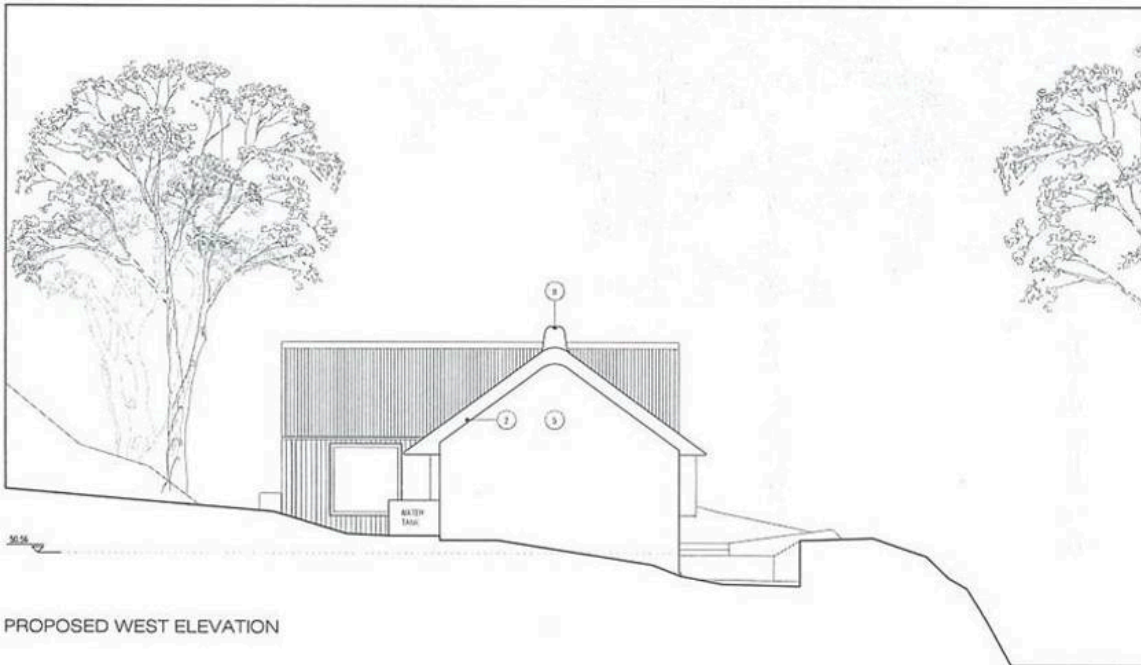
PROPOSED EAST ELEVATION



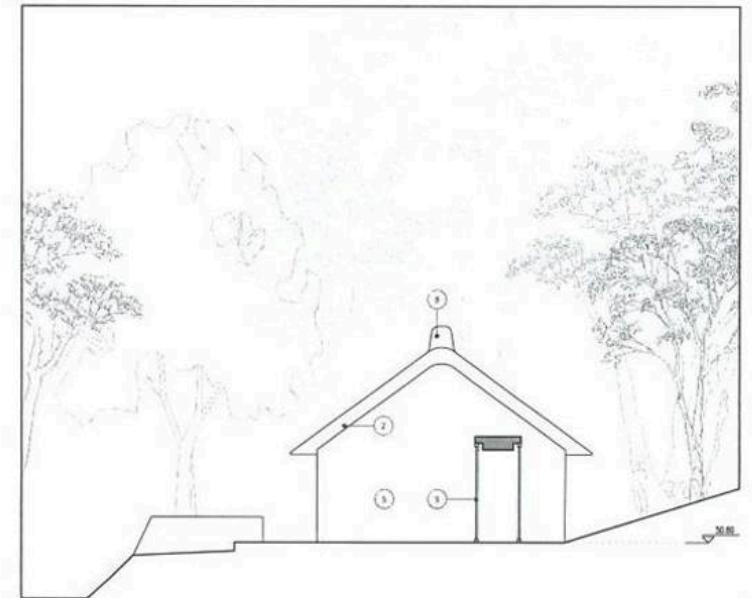
PROPOSED SECTION 2

PROPOSED MATERIALS

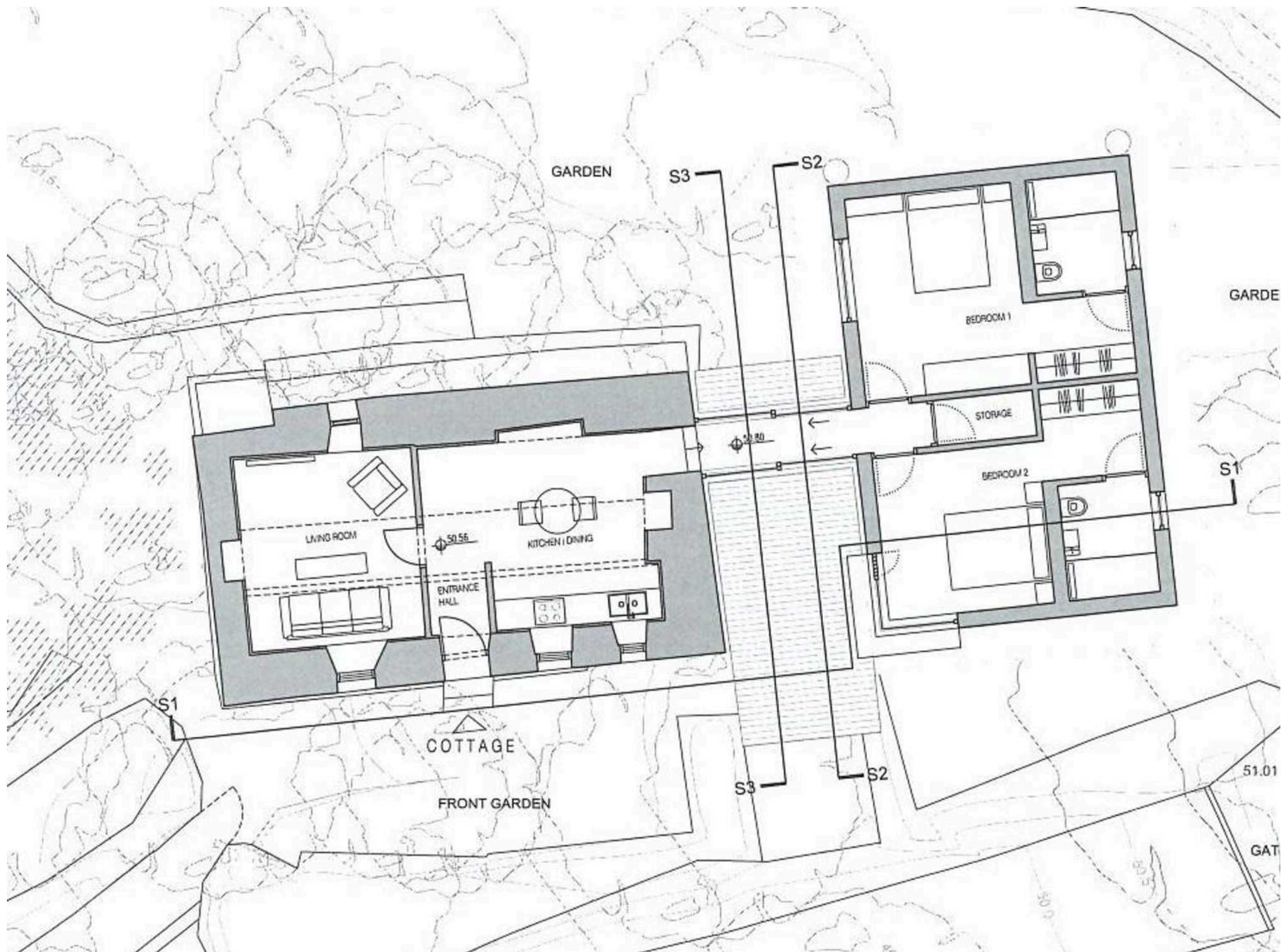
1. Gravel
2. Thatched roof
3. Light grey corrugated metal sheet
4. Timber decking
5. Lime render painted off-white
6. Timber sash window painted off-white
7. Natural timber door
8. Thatched chimney
9. Aluminium glazing dark grey colour
10. Grey stained timber cladding
11. Steel projecting frame dark grey colour
12. Grey metal rainwater goods
13. Grey stained opening panel
14. Grey external LED down light



PROPOSED WEST ELEVATION



PROPOSED SECTION 3





JJ Morris Narberth

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