



Cottleys Barn, Wiston,  
Pembrokeshire  
SA62 4PH

OFFERS IN THE REGION OF £800,000

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## £800,000

JJ Morris are delighted to introduce to the market this superbly spacious country house, set in approx 5 acres of pasture land with the most sublime views Cottleys barn is a converted and extended original cowshed and buildings that now is presented as a 4 bedroom, 3 bathroom, 2 receptions with a sumptuous kitchen /diner family home and grounds.

Approached over a gravel drive with ample turning and parking this bespoke residence requires internal viewing to appreciate the quality and design of the exposed beamed ceilings, floor to ceiling windows and underfloor heating all in a rural location yet within close proximity to the Old Market Town of Narberth and the beautiful Pembrokeshire Coast line.



### General

**Services:** All mains services are believed to be connected to the property

**Local Authority:**

**Council Tax:** G



#### Porch

Part glazed stable door, stone walls, dual aspect windows, vaulted ceiling with central light, slab slate floor and wonderful solid timber door to the entrance hall.

#### Entrance Hall

A spacious and gracious entrance hall, features exposed stone and timbers, under slate heating, a side window, elegant bespoke oak stairs to the bedroom level with under stair storage cupboard, wall lamps and central chandelier.

#### Cloakroom

Part wood panelled walls, porcelain Royal Doulton square hand basin on bespoke slate shelf with period style brass taps and mirror above, WC, sandstone floor with underfloor heating.

#### Kitchen

175 x 14'8

A superb Kitchen with granite work surfaces and upstands over bespoke solid wood cabinetry with pull out drawers, a large larder cupboard, 1.5 bowl stainless steel sink with swan neck faucet, integrated dishwasher, electric oven and hob, 2 windows, spot lights, exposed beams in a lofted ceiling and a state of the art electric AGA with 4 ovens, with tiled back splash. The kitchen floor is also Mandarin stone, French limestone, providing excellent heating to the whole of the kitchen through the underfloor heating.

#### Dining Room

16'4 x 12'8

Providing a spacious room to seat the family or entertain a crowd, with lofted ceiling, oak French doors with windows to either side - leading to the wrap around patio and down to the outdoor living area. Two stone steps lead to:

#### Living Room

19'6 x 14'8

Vaulted ceiling with exposed beams and trusses as well as a custom made oak framed apex window and French doors. Features include a super freestanding AGA wood burner on a stone and slate plinth, a glazed door with brick arch leading to the patio, wood effect stone tiles with underfloor heating, an arrow window in exposed stone surround and alcoves with shelves. Stunning views from the gable end apex windows overlooking the grounds, wooded area and countryside beyond.

#### Utility Room

Travertine tiles with underfloor heating, corner airing cupboard, Belfast sink with mixer tap over, Oak cupboards with marble surface, strip lighting and window.

#### Boiler Room

12'11 x 11'8

With the Biomass boiler in situ, this toasty warm room is a super place to dry the dogs after a damp walk! The Froling Biomass Boiler, tank and equipment is state of the art and an amazing bit of kit! Other features of the room include: stable door to the side, oak and marble drawer unit, slate floors, a side window plus another area of base cupboards with work surface. Wood pellets for the boiler are automatically imported as needed, via underground tubes from a purpose built outside storage room.

#### Office / Gymnasium

15'3 x 14'11

Presently used as an Gymnasium, but equally suited as a snug, TV room, playroom second sitting room. Features include picture windows and French doors set in an arched stone and brick frame, an exposed stone wall and ceiling timbers, recessed ceiling spot lights, sandstone floor and centre light. The French doors lead to the side garden with tiered lawn under fruit trees, the greenhouse and raised beds, as well as the parking area and garage block.

#### Master Bedroom Suite

26'3 x 14'4

Accessed off the main hall, the master bedroom benefits from a wall of fitted wardrobes in a dressing area/hallway, with recessed ceiling spotlights and travertine tiles with underfloor heating, exposed stone wall, 3 windows with slate sills provide ample natural light and an oak door opens to the Ensuite shower room.

#### Ensuite Shower Room

10'5 x 8'1

A highly appointed room with tiled floor, walk in shower with rainfall head, WC, sink unit, Recessed ceiling spot lights. Obscure window with exposed stone feature.





#### Stairs & Landing

Solid oak stairs to the oak floored landing with Velux window, recessed lights and exposed timbers. Doors lead to three bedrooms and family bathroom.

#### Bedroom

14'5 x 10'11

A spacious double bedroom with exposed beams in a vaulted ceiling, 2 windows, and large walk in storage cupboard with hanging and shelf space plus light.

#### Bedroom Suite

16'9 x 12'6

Several steps down to a spacious bedroom with sitting/dressing area and Ensuite shower room. With exposed beams and trusses, a sitting dressing area is first accessed before a step up to the sleeping space with two windows, built in under eaves storage and central light.

#### Ensuite Shower Room

Newly completed with corner mains shower, tiled floor, pedestal vanity hand basin with mixer tap, recessed lighting and WC.

#### Family/Jack & Jill Bathroom

10'9 x 10'3

Currently being refitted, further details to follow.

#### Bedroom

15 x 14'6

Rear double bedroom with features that include a glazed stable door to the old stone steps descending to the garden paths below, exposed timbers in a vaulted ceiling, dual aspect windows with oak sills, exposed stone feature wall and Velux window.

#### EXTERNALLY

##### Garage Block

Triple garages of timber and block construction with wood cladding that include a mezzanine level that can be accessed externally. Two have double wooden doors and one is open for easy access, use as a car port or to house garden equipment, motorcycles or bicycles, etc. Two external wall lamps plus interior strip lighting and power. The building could be converted for further accommodation, subject to planning consent.

##### Patio/Outdoor Living Area

A super outdoor living area just steps from the house, perfect for entertaining, relaxing with the family or enjoying a BBQ/al fresco meal followed by a comforting dip in the 6 person hot tub. Part fenced providing shelter and privacy, attractively paved and landscaped with low stone walled flower beds, featuring a practical outdoor lounge/dining area in an open fronted summer room providing shelter.

##### Woodshed

Alongside the patio area with easy access from the house.

##### Storage Shed

Located off the patio and accessed via a timber door, this larger shed provides space for additional firewood/garden equipment and is screened from view.

##### Wood Pellet Storehouse

Purpose built structure to receive stock of and then disburse wood pellets for use in the Biomass Boiler. Underground piping facilitates the transit of pellets to the boiler room/boiler unit on a continuous as-needed basis.

##### PV Panels

A bank of 16 PV panels lie below the patio screened from household view, benefiting from the all day sun and resulting savings/income on energy.

#### Grounds & Gardens

Cottleys Barn and outbuildings sit serenely in approximately 5.5 acres of rural Pembrokeshire countryside with stunning rural view, mature trees, and established shrubs and tended garden areas. The land is mostly meadow and paddock gently sloping down to an area of neighbouring woodland, and also features a natural pond. On occasion the cattle come to drink at the pond providing the perfect picture of rural Pembrokeshire - largely a farming community, whilst the area is abundant with wildlife and birds.

There are many areas of lawn and gardens around the barn to enjoy - the main patio and outdoor living area is attractively laid out and superbly situated to maximise the sheltered, sunny aspect it enjoys. The property sits in an elevated position thus enjoying views over the beautiful, unspoiled countryside, and a patio extending around the exterior of the barn provides an opportunity to relax and enjoy a morning cuppa or an evening sunset from numerous vantage points.

#### Services, etc.

Services - Mains water and electric block of 16PV panels greatly reduced electricity costs. Private drainage. Heat and hot water provided by Froling Biomass Boiler (with Pellet fuel). Local Authority - Pembrokeshire County Council  
Property Classification - Band G  
Tenure - Freehold and available with vacant possession upon completion.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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