



Manor House And The Court House, Wiston, Haverfordwest SA62 4PN

Offers in the region of £549,950

Grade 2 Listed Farmhouse
4 Bedrooms

2 Reception Rooms And Study
Family Bathroom, Utility

Double Garage And An Abundance Of Off Road Parking

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AW/RO/69544/180419

DESCRIPTION

A truly unique opportunity to purchase a Grade 2 Listed Farmhouse 4 bedroom Pembrokeshire Long House with 10 acres of grazing land with beautiful rural views, situated in the popular hamlet of Wiston. This property has a wealth of history, not to mention an uninterrupted view of Wiston Castle. Wiston Castle is considered one of the best preserved motte-and-bailey castles in Wales. The property is surrounded by luscious countryside and a great village community.

ENTRANCE HALL

17'08 x 10'04 (5.38m x 3.15m)

A character filled entrance hall with floor tiles, high vaulted ceiling, window to front aspect and night storage heater, a pantry cupboard also sits into the walls which has one of the few remaining doors.

THE DAIRY

15'03 x 10'05 (Max) (4.65m x 3.18m (Max))

Lots of original features retained in this room including stunning slate flooring, slate shelving and the original slate preparation area. In recent years this room has been used as a utility room to include plumbing for a washing machine, night storage heater and a shower which runs direct from the boiler.

CLOAKROOM

5'05 x 3'10 (1.65m x 1.17m)

Low level WC, wash hand basin, tiled floor and extractor fan.

LOUNGE

19'09 x 14'11 (6.02m x 4.55m)

A really homely family room consisting of a sash windows with shutters, patio doors to rear aspect facing the views of the rear garden and land, wooden flooring, LPG fire and night storage heater.

STUDY ROOM/BEDROOM

17'02 x 14'11 (5.23m x 4.55m)

Sash window with shutters to rear aspect, night storage heaters.

KITCHEN

13'04 x 10'03 (4.06m x 3.12m)

A double glazed window to front aspect and being one of the rooms which benefits from an uninterrupted view of the Wiston Castle. A range of base and wall units, 1.5 bowl sink, Aga, extractor fan, integrated dishwasher and integrated fridge. Exposed beams in the ceiling and a cupboard made from one of the original doors from when the property was built.

DINING ROOM

15'08 x 15'01 (4.78m x 4.60m)

Two windows to rear aspect with shutters, facing the garden with a view of the land, carpet flooring, night storage heater, LPG fire are some of the more recent additions to the property but this room also houses an abundance of original features which are absolutely beautiful. A bread oven sits to the left of the fire which stands at approximately 6ft. We are told that behind the fire there is a very narrow stairway which was once many years ago used by

the owner to climb up and 'smoke the fish for their supper'.

BEDROOM 1

15'01 x 12'10 (4.60m x 3.91m)

Sash window to rear aspect overlooking the land, carpet, night storage heater, 2 storage cupboards.

BEDROOM 2

12'07 x 11'01 (3.84m x 3.38m)

Sash window to rear aspect overlooking the land, carpet, night storage heater, storage cupboard.

BEDROOM 3

12'0 x 11'02 (3.66m x 3.40m)

Sash window to rear aspect overlooking the land, carpet, night storage heater, storage cupboard.

BEDROOM 4

11'03 x 11'0 (3.43m x 3.35m)

Sash window to rear aspect overlooking the land, carpet, night storage heater.

BATHROOM

14'10 x 5'07 (4.52m x 1.70m)

Sash window to side aspect, bath with mixer tap, wash hand basin, low level WC, electric towel rail, carpet flooring.

LOFT SPACE/STORAGE ROOM

Window to side aspect, restricted headroom.

STORAGE/STUDY ROOM/S

Window to side aspect, restricted headroom.

EXTERNALLY

To the fore is a driveway which leads up to the

property where plentiful off road parking spaces can be found. The current owners are told that beneath the lawn there are the original cobbles. Please note, they have never been seen by the current vendor. The rear has a patio area which is enclosed and an area where the solar panels sit. A **DOUBLE GARAGE** sits next to the property, this has the main sources for the solar panels.

LAND

We are advised that the land totals to approximately 9.8 Acres. There is a pond the the very bottom of the fields. A public footpath crosses the land. Currently there is no boundary fence separating the land for Wiston Castle and the land owned by Manor House but it can be seen clearly on the land registry plan. Please ask a sales advisor for further information.

THE COURTHOUSE

Something you see very rarely, an outbuilding with the original truces inscribed with Roman numerals. Completely unique, the building has lapsed planning consent (early 2020) for an open plan lounge and kitchen, 2 bedrooms, master en-suite and main bathroom. A storage area sits beneath part of the building which according to the current

vendors, dates back to medieval times.

SERVICES

We are advised that mains water and electricity are connected to this property.

VIEWING

By appointment with the selling Agents on 01437 768 281 or e-mail haverfordwest@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Haverfordwest proceed out of the town on the A40 signposted to St Clears. Continue along this road then turn left signposted to Wiston. Bear left over a small bridge then take your next left signposted for Wiston onto Conkland Hill. Upon entering the village bear right then turn right. The property can be found on your left hand side as denoted by our John Francis For Sale Board.

Manor House And The Court House, Wiston,



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