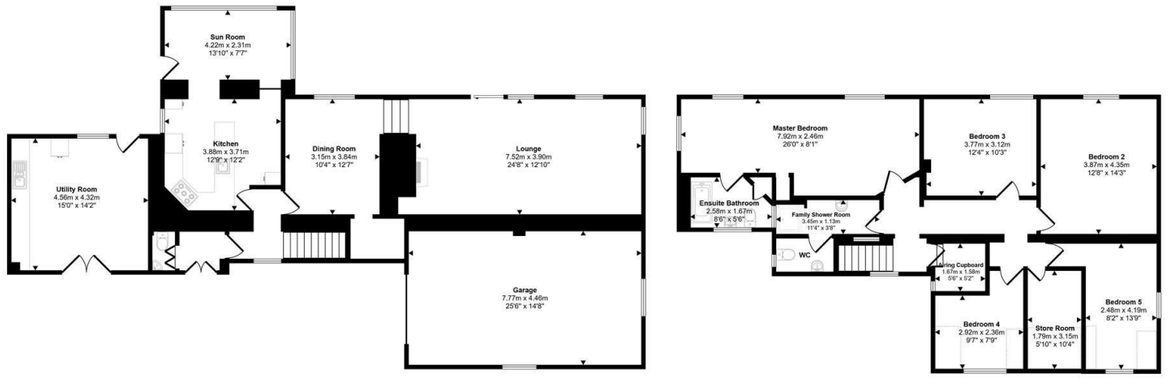
Approx Gross Internal Area
257 sq m / 2769 sq ft



Ground Floor
Approx 148 sq m / 1589 sq ft

Denotes head height below 1.5m

First Floor
Approx 110 sq m / 1180 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
HEATING: Oil
TAX: E

We would respectfully ask you to call our office before you view this property internally or externally.

SLS/SBE/04/26/OK/SLS

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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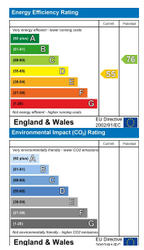






Brambles Cottage, Barn Lane, Rosemarket, Milford Haven, Pembrokeshire, SA73 1LH

- **FOR SALE BY MODERN AUCTION**
- **Family Shower Room & Ensuite**
- **Countryside Views**
- **No Immediate Neighbours**
- **Village Location**
- **Five Bedrooms**
- **Accessed Via A Private Lane**
- **Versatile Accommodation**
- **Ample Off Road Parking**
- **EPC Rating D**



Auction Guide £350,000

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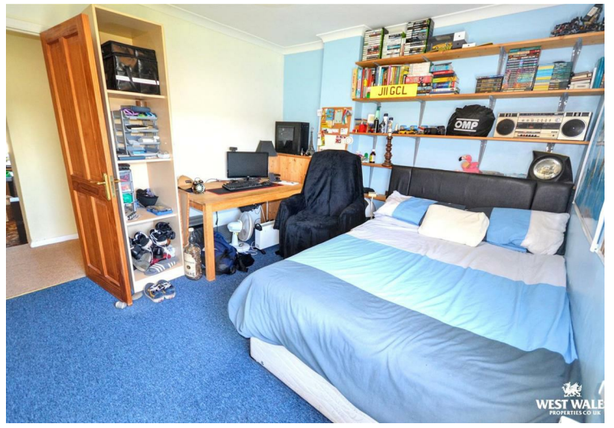




















If you're looking for a home with privacy and no immediate neighbours, Brambles Cottage could be just what you've been searching for. Tucked away at the end of a private lane, this versatile five-bedroom detached property offers an excellent opportunity to create a long-term family home.
The property benefits from ample off-road parking and an attached garage, all set within a peaceful semi-rural location that provides a strong sense of privacy without feeling isolated.

Surrounded by open countryside and enjoying far-reaching views, this home combines rural living with everyday convenience. Whether you're seeking peace and quiet, flexible accommodation, or a balance of country lifestyle with easy access to local amenities.

The accommodation briefly comprises an entrance hall with a convenient downstairs WC. The kitchen opens into a bright sun room enjoying countryside views, currently used as the main dining area. From the entrance hall, there is also a separate dining room leading into a spacious lounge, with patio doors opening onto the south-facing garden and decking area. A generous utility room is accessed from the rear patio and benefits from its own external entrance.
To the first floor, there is a large airing/store cupboard, a family shower room, and a principal bedroom enjoying stunning countryside views, complete with an ensuite bathroom featuring a bath with overhead shower. In addition, there are four further bedrooms accessed from the landing.

Externally, the property benefits from an attached garage and a separate brick outbuilding. The generous south-facing garden includes a patio area outside the sun room, along with a tiered decking area providing multiple seating spaces—ideal for enjoying the sunshine and entertaining.

For further information on the auction process please use link below
(TBC)

DIRECTIONS

From our Milford Haven office, continue down Fluke Street and turn left onto Hamilton Terrace (A4076). Follow the A4076 through Steynton and turn right at the traffic lights onto Neyland Road, continuing onto the A477. At the roundabout, take the second exit and remain on the A477. Turn left towards Rosemarket, then turn right onto West Street. After approximately 100 metres, take the slight left and continue for around half a mile, where you will see a sign and a gravel lane on the left for Brambles Cottage. Proceed down the private lane to reach the property.
What 3 Words///rejoiced.impresses.crafted

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.