



**MORGAN
& DAVIES**

GLANOLMARCH
MANSION

LLECHRYD, CARDIGAN,
CEREDIGION SA43 2NN

£1,275,000

9 Bedroom Victorian Country Mansion.

Set within 4 Acres. Llechryd, near Cardigan - West Wales

Designed by George Morgan of Carmarthen and completed in 1885, Glanlloch Mansion is a lovely, impressive country home set within almost 4 acres of mature gardens. Constructed of hand dressed Cilgerran stone with Bath stone mullions, this Grade II listed Victorian property has been well maintained under its current owners whose family have made it their home since 1961.

This country residence is a stone's throw from the bustling market town of Cardigan and a short drive from an array of beautiful beaches. Glanlloch Mansion is set within unspoilt, peaceful countryside, surrounded by fields, yet it is only a short walk down the tree-lined drive to the village primary school, a garage and shop, church, village hall and public house. The village of Llechryd is on the lower reaches of the River Teifi, has excellent public transport connectivity and is in close proximity to shops, restaurants, cafés, theatres, castles and coastal paths.







Glanolmarch offers a wonderful opportunity as a family home, suitable for multi-generational living, but equally could be considered as a wedding venue or boutique hotel subject to the usual permissions. Its outbuildings, which sit around a traditional courtyard, have scope for development as does the top floor stc.

Everything about this mansion exudes quality, from the handsome front door flanked by Bath stone mullions and stained glass vestibule windows, to the entrance hall with its pitch pine panelled ceiling, oak parquet floor and beautifully carved front staircase.

Leading off the hall is a formal Drawing Room enjoying views of the front lawns and the rhododendron garden at the side. The room is full of period features like the stone open fireplace and the pitch pine and plaster ceiling; it has potential for an adjoining orangery via the 7'3" window stc.

On the opposite side of the hall is the West Drawing Room, a sunny, comfortable family sitting room with wood burning stove, dual aspect windows and views to the front lawns and the long side lawn with its mature trees. Period features include an exposed wooden floor, stone fireplace and pitch pine panelled ceiling.







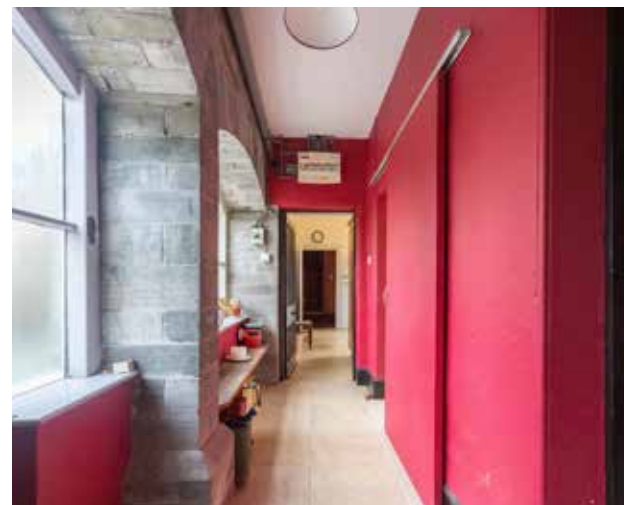


Also leading off the hall is the dining room with its exquisite original plasterwork cornice, wooden floor, an open fireplace and views to the rhododendron garden. An adjoining door leads to an inner hallway with red and black quarry tile flooring. This is L shaped, with external doors to the long side lawn and the courtyard, the staircase to the upper rear wing and access to the slate flag-stoned cellar. This also leads to the cosy study/ breakfast room, the kitchen and the rooms beyond.



The family kitchen overlooks both the long side lawn and the courtyard, making it a light bright space with its tiled floor, oil fired Aga, LPG gas hob, electric ovens and range of oak effect base and wall units. A particular feature is the row of original servants' bells picked out in black against the soft white walls.

The kitchen leads to a back corridor with exposed stone walls, huge window and external door to the courtyard from which you can access the utility room, a store room with a disabled lift to the first floor and a stunning cold larder room with original slate flagstones and slate salting beds. This larder room leads to what was the original servants' kitchen together with its inglenook fireplace and bread oven. Latterly this has been used as a bedsit with a kitchenette and shower and a wood burning stove.



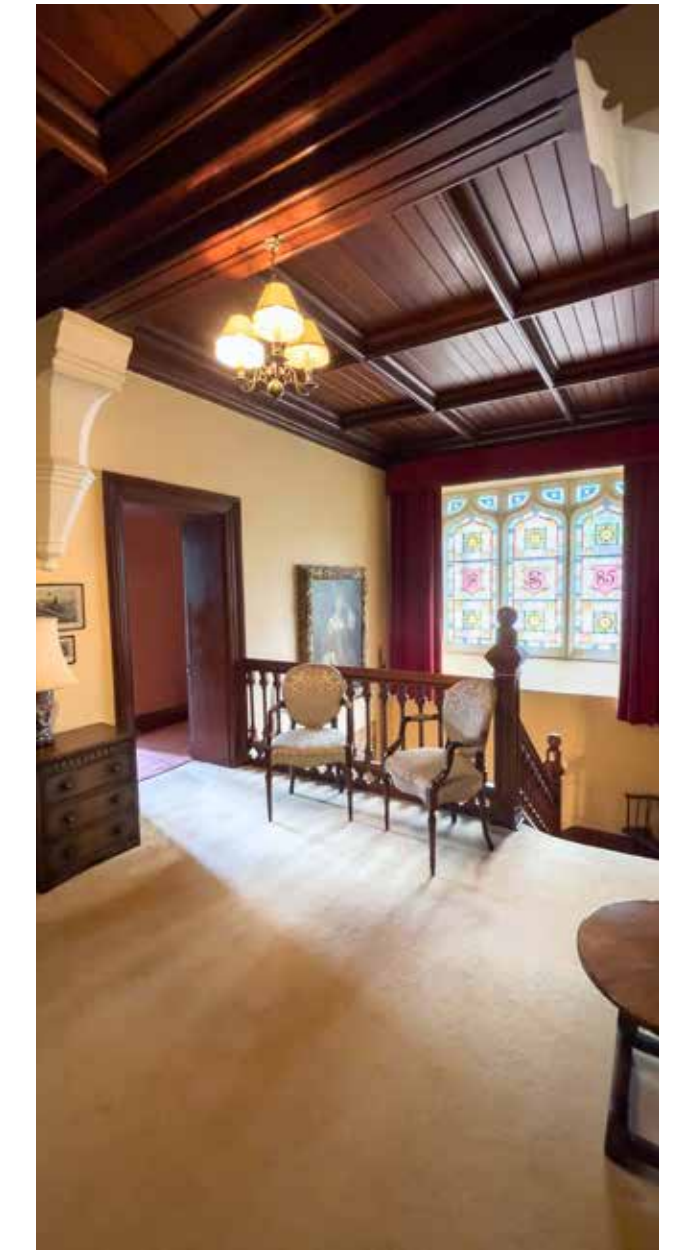


First floor

A stunning galleried landing greets you as you go up the front stairs with its carved newels and twisted ballisters, past a large stained glass window dated 1885 JWS. This landing with its pitch pine panelled ceiling leads to the master suite, billiard room, guest rooms and modern shower room. The large dual aspect principal bedroom suite has stunning views both over surrounding pastureland to the front and to the long side lawn and gardens and includes an en-suite modern shower room. Bedroom 2 once more has beautiful views of open countryside and the large Bedroom 3 enjoys dual aspect windows to the front and to the rhododendron garden. Each are served by a modern shower room with WC and walk-in shower.

The Billiard Room/Bedroom 4 currently houses a three quarter length billiard table and overlooks both the rhododendron garden and fields beyond. Its wooden floor and generous size would also make it an ideal bedroom.

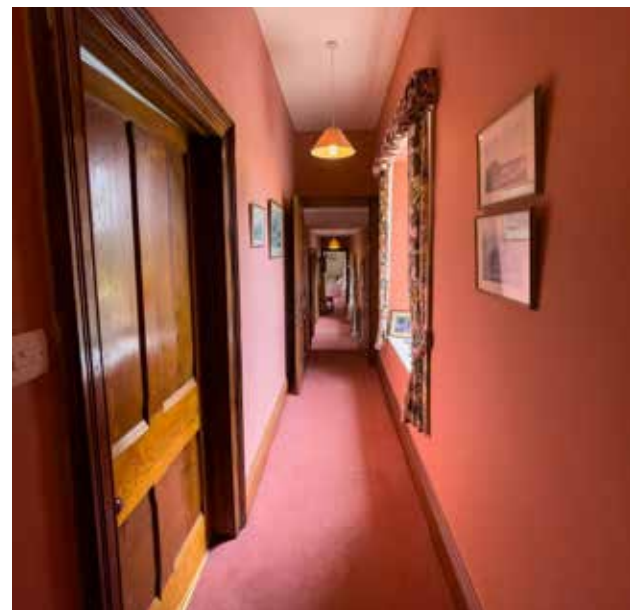
Bedroom eight with its dual aspect windows overlooking the garden and the courtyard has a hidden kitchenette. Stairs lead down to the inner hallway and up to the second floor.

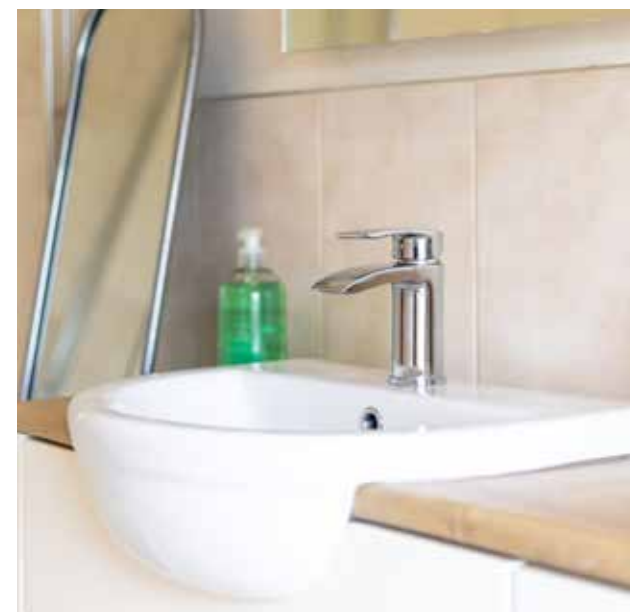






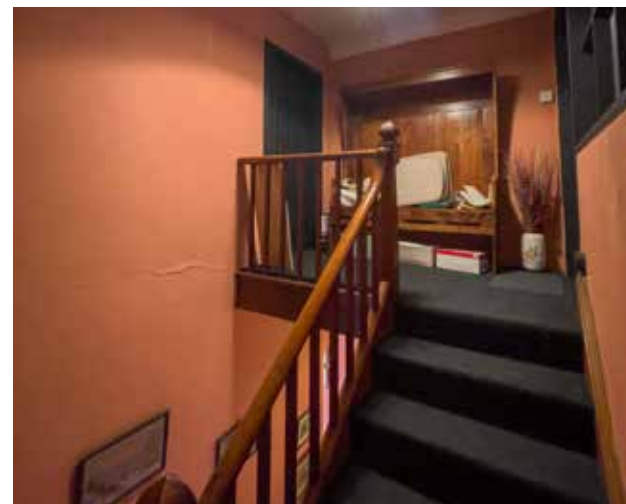
An adjoining door takes you to the rear wing where the impressively long landing allows access to bedroom five, bedroom six (which includes a wash hand basin and electric shower), bedrooms seven and eight, together with a large modern family bathroom. Bedroom eight with its dual aspect windows overlooking the garden and the courtyard has a hidden kitchenette. Stairs lead down to the inner hallway and up to the second floor.





Second floor

The second floor has significant potential for reconfiguration, to the left of the stairs a landing leads to Bedroom 9, latterly used as a Gun Room, which has a window overlooking the long side lawn and exposed beams. To the right of the stairs is large attic room 1, fully boarded, with two leaded roof lights. Attic room 2, formerly a maids' bedroom, has a window to the front of the property enjoying wonderful views over unspoilt countryside. Attic room 3 is L shaped with a 14' height to ceilings, exposed original A frame and beams and dual aspect windows to front and side, enjoying countryside views. Subject to consents, this could be additional bedroom space, a separate annex or a work from home facility.





Externally

The drive continues around the property to the courtyard at the rear which contains the former stone and slate coach house/garage, stabling for two horses, a tack room and store room, all with a large room above with potential for development stc. There is also an external WC and log store and steps up to the rear paddock with its pig sty and potting shed.

The glorious 8' high walled garden is a sun trap and is currently mainly laid to lawn, but has fruit trees and bushes and the original Victorian greenhouse with established grape vines and peach tree. In addition, what was originally an orchard, now a paddock, is walled on two sides with a doorway leading to a log store, gardener's room with fireplace and apple house. The long side lawn which runs alongside the drive provides ample space for large summer parties, with or without a marquee and specimen trees provide the front and sides of the property with opportunities for relaxing in dappled shade or sitting in full sun.

Glanolmarch Mansion is on the market with the Aberaeron office of Morgan and Davies and viewings are by appointment.















Specifications

West drawing room

24' 3" x 15' 7" (7.39m x 4.75m) into bay window. 3 x radiator, multiple sockets, tv point. Stone fireplace with log burner, exposed timber flooring, panelled pitch pine ceiling.

Formal drawing room

15' 7" x 24' 2" (4.75m x 7.37m) into bay window. 7'3" side window. Open stone fireplace, pitch pine and plaster ceiling, multiple sockets, 2 x radiators.

Dining room

18' 6" x 14' 2" (5.64m x 4.32m) bay window. Fireplace with quarry tile hearth. Original plasterwork detailed cornicing, 2 x radiators.

Cloakroom and WC

13' 9" x 14' 5" (4.19m x 4.39m) Cloakroom and separate WC, single wash hand basin and vanity unit, side window, radiator, half tiled walls.

Study/Breakfast room

11' 6" x 12' 7" (3.51m x 3.84m) 3 x radiator, multiple sockets, BT/Wi-fi connection point.

Cellar

10' 10" x 12' 7" (3.30m x 3.84m) with 7' 3" standing height and slate flagstones.

Kitchen

17' 1" x 13' 2" (5.21m x 4.01m) original servants bells to ceiling, 2 radiators, BT point, multiple sockets. Oil fired Aga which also heats hot water. Oak effect kitchen units. Double sink, stone effect tiled floor, electric double oven, LPG hob, extractor fan, hot plate.

Utility room

8' 0" x 11' 9" (2.44m x 3.58m) original English Rose kitchen base and wall units, worktop, steel sink and drainer, plumbing for washing machine.

Back corridor

14' 0" x 5' 11" (4.27m x 1.80m) Exposed stone walls, side door to rear courtyard, large curved picture windows, stone effect tiled floor.

Store room

4' 9" x 11' 8" (1.45m x 3.56m) with disabled lift to first floor.

Larder room

15' 3" x 8' 7" (4.65m x 2.62m) with original slate flagstones and scullery with slate uprights, dual aspect windows, multiple sockets.

Original Servants' kitchen/Bedsit

15' 3" x 16' 4" (4.65m x 4.98m) bed sitting room with kitchenette and shower, inglenook fireplace with wood burning stove, original bread oven. Multiple sockets.

First floor

Galleried landing

22' 3" x 25' 5" (6.78m x 7.75m) via original pitch pine staircase, carved newells, twisted ballisters and punched ornament on string, large stained glass window dated 1885 JWS to half landing, 2 x radiators.

Principal Bedroom 1

14' 9" x 17' 6" (4.50m x 5.33m) into bay window. Large double bedroom suite, 3 x radiators, original ceiling cornices, multiple sockets, TV point.

En-Suite Shower Room

10' 7" x 6' 5" (3.23m x 1.96m) A modern Shower room with large shower, side glass panel, vanity unit with single wash hand basin, mixer tap, mirror with light over, WC, electric underfloor heating, side window, heated towel rail, tiled flooring and walls.

Bedroom 2

15' 5" x 17' 5" (4.70m x 5.31m) Double Bedroom, large Window to front with countryside views, radiator, multiple sockets.

Bedroom 3

13' 0" x 11' 0" (3.96m x 3.35m) Double bedroom with feature bay window to front and side window with views over the garden and countryside, 2 x radiators, multiple sockets.

Family Shower Room

9' 3" x 8' 9" (2.82m x 2.67m) Family shower room with walk in shower, WC wash hand basin, heated towel rail, window to side.

Billiard Room/Bedroom 4

13' 9" x 16' 5" (4.19m x 5.00m) Double bedroom currently housing a large billiard table and floor to ceiling bookshelves, 2 x radiator, multiple sockets.

Bedroom 5

11' 5" x 12' 0" (3.48m x 3.66m) Double Bedroom, radiator, multiple sockets.

Bedroom 6/Linen Room

12' 6" x 14' 0" (3.81m x 4.27m) Double Bedroom currently used as a linen room, radiator, side window, fitted wardrobe/airing cupboard, wash hand basin, electric shower.

Family Bathroom

8' 0" x 11' 0" (2.44m x 3.35m) Modern Bathroom suite including corner tiled shower unit, panelled bath, electric underfloor heating, WC, single wash hand basin, vanity unit, side windows, tiled flooring, heated towel rail, spotlights to ceiling.

Bedroom 7

14' 6" x 11' 10" (4.42m x 3.61m) Double Bedroom currently accommodating the disabled lift from the ground floor store room, 2 x radiators, multiple sockets.

Bedroom 8

15' 3" x 16' 4" (4.65m x 4.98m) Double Bedroom, dual aspect windows to side overlooking garden and rear courtyard, hidden kitchenette, 2 x radiators and multiple sockets.

Second Floor

Bedroom 9/Gun room

14' 7" x 14' 6" (4.45m x 4.42m) exposed beams, electric sockets.

Attic room 1/Potential bedroom 10

9' 8" x 11' 2" (2.95m x 3.40m) fully boarded, excellent ceiling height, multiple sockets, 2 x leaded roof lights.

Attic Room 2

14' 2" x 11' 2" (4.32m x 3.40m) with window to front enjoying wonderful aspects over the adjoining countryside, multiple sockets.

Attic Room 3

36' 2" x 28' 4" (11.02m x 8.64m) 'L' shaped, 14' height to ceilings, exposed original A frame and beams to ceiling, dual aspect windows to front and side enjoying countryside views with excellent potential as additional bedrooms, a separate apartment or a work from home facility. During the War, the house was used as a school and this room was the gymnasium.

Externally

Garage/Coach house

13' 6" x 13' 4" (4.11m x 4.06m) with steel up and over door, slate flagstone flooring, rear window, multiple sockets. Internal doors to stables and tack room.

Stables

14' 0" x 17' 6" (4.27m x 5.33m) side window, slate flagstone flooring. Internal door to coach house/garage.

Tack Room

16' 0" x 8' 0" (4.88m x 2.44m) with original stone walls, fireplace, window to rear, slate flagstone flooring.

Store Room

9' 9" x 7' 4" (2.97m x 2.24m) with exposed stone walls, fireplace, window to side.

Loft Over Garage

34' 0" x 70' 6" (10.36m x 21.49m) benefitting from external access and currently used for storage, rear window on one end, potential for conversion into a separate unit, accommodation with income potential or as an Annex (stc).

External w.c. in Courtyard

To the rear of the main house with w.c., wood panelling to walls, red and black quarry tiled flooring, window overlooking courtyard.

Log Store

10' 9" x 7' 4" (3.28m x 2.24m) Exposed stone walls, window to front.

Original Victorian brick greenhouse

in walled garden

19' 0" x 23' 0" (5.79m x 7.01m) Brick plinth with timber windows.

Extensive gardens

with mature hedgerows and specimen trees. Tarmacadam driveway.

Money laundering

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Tenure

The property is of Freehold Tenure. No onward chain.

Services

We are advised that the property benefits from mains water and electricity. Oil central heating system. Private drainage. Recent electrical condition certificate.



For further information or to arrange a viewing on this property please contact :

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Floorplans





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