

A substantial and significant country house nicely positioned on the banks of the renowned River Teifi and set in its own gardens of approx. 1.46 acres. Near Llandysul, West Wales



County Gate, Llanfihangel-Ar-Arth, Pencader, Ceredigion. SA39 9JB.

£499,000

REF: R/5058/LD

***No onward chain ***Substantial country residence set on the banks of the River Teifi ***Formerly a renowned Teifi Valley Hotel ***Superior six double bedoomed, two bathoomed accommodation ***Exceptionally spacious ground-floor accommodation including four reception rooms and a generous family kitchen/diner ***Renewable biomass heating, solar thermal for hot water, double glazing and remarkably low running costs

***Set within approximately 1.46 acres of beautifully landscaped, south-facing gardens ***Detached garage/workshop (previously with planning for a two-bedroom annexe) ***Steel-framed outbuilding housing the biomass system ***Extensive lawns maintained by a robot mower ***Breathtaking views across the River Teifi and Valley ***Gardens offer superb family space and could easily be adapted into a small paddock ***Excellent access, a large driveway with ample parking ***Proximity to two popular fishing beats

***School bus pick-up point directly outside ***Short walk to a well-loved family-run Public House ***Ideal for multi-generational living, a spacious family home, or a superb opportunity for a B&B, guest house, hotel, or rural retreat



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Llammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

LOCATION

The property is well positioned on the outskirts of the popular rural Community of Llanfihangel-Ar-Arth, only some 2 miles distant from the Teifi Valley Market Town of Llandysul offering a good range of local facilities, some 8 miles distant from the University Town of Lampeter, 14 miles North from the County Town and Administrative Centre of Carmarthen with many large National Employers and access to the M4 Motorway and a 20 minute drive from the Ceredigion Coast.



GENERAL DESCRIPTION

A significant and substantial country house, formerly a renowned hotel, sympathetically converted in the late 1990s and further modernised by the current owners. The property now provides an impressive family home offering six double bedrooms, two bathrooms, and generous ground-floor living accommodation.

Set within approximately 1.46 acres of its own grounds, the property enjoys beautifully landscaped gardens which could easily be reconfigured to create a small paddock if desired. The outbuildings include a garage/workshop with lapsed planning permission for a separate two-bedroom annexe, along with a general-purpose outbuilding housing the biomass boiler and four-tonne hopper.

Overall, this is an exceptional and substantial family residence positioned on the banks of the River Teifi, while remaining conveniently located for the nearby market town of Llandysul, the county town of Carmarthen, the university town of Lampeter, and the stunning Ceredigion coastline.



THE ACCOMMODATION

The accommodation at present offers more particularly the following.

Ground Floor

MAIN ENTRANCE HALL

16' 7" x 11' 6" (5.05m x 3.51m). With ceramic tiled flooring, double UPVC entrance door, radiator.



W.C.

With low level flush w.c., wash hand basin.

RECEPTION HALL/MUSIC ROOM

23' 5" x 13' 1" (7.14m x 3.99m). With several alcoves, spot lighting, impressive staircase to the first floor accommodation, two radiators.



RECEPTION HALL/MUSIC ROOM (SECOND IMAGE)



RECEPTION HALL/MUSIC ROOM (THIRD IMAGE)



LIVING ROOM

27' x 16' 1" (8.23m x 4.90m). With strip pine flooring, two sliding UPVC patio doors, open fireplace housing a cast iron wood burning stove on a slate hearth, radiator, opening onto the Sun Lounge.



LIVING ROOM (SECOND IMAGE)



SUN LOUNGE

10' x 10' 1" (3.05m x 3.07m). With sliding UPVC door, ceramic tiled flooring, insulated ceiling.



DINING ROOM

15' x 22' 7" (4.57m x 6.88m). With oak block flooring, two radiators.



DINING ROOM (SECOND IMAGE)



CONSERVATORY/GAMES ROOM

10' 4" x 29' (3.15m x 8.84m). With sliding French doors, sunny South facing aspect, laminate flooring.



KITCHEN

24' x 10' 9" (7.32m x 3.28m). A Bespoke Kitchen of contemporary style, ceramic tiled flooring, fitted floor cupboards, 8 ring Flavel Milano multi fuel 100 Range with warming pan, grill and double oven. enamelled single drainer sink with mixer tap, automatic Bosch Dishwasher, inset ceiling lights, two radiators.



KITCHEN (SECOND IMAGE)



KITCHEN (THIRD IMAGE)



KITCHEN (FOURTH IMAGE)



KITCHEN SNUG

10' x 10' (3.05m x 3.05m). With sliding UPVC door, ceramic tiled flooring, insulated ceiling.



LAUNDRY ROOM

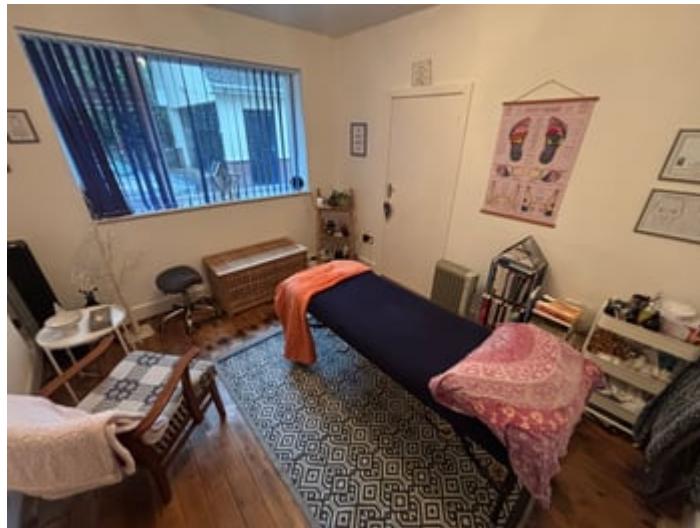
12' x 9' 10" (3.66m x 3.00m). With plumbing and space for automatic washing machine and tumble dryer, fitted cupboards housing the hot water cylinder for the biomass heater and the solar thermal controls, radiator.

CLOAKROOM

Being newly refurbished with low level flush w.c., wash hand basin, radiator.

STUDY/RECEPTION ROOM

12' x 11' 10" (3.66m x 3.61m). Perfectly suiting a home office or business potential, having a separate entrance point, radiator, original floor boards.



THROUGH HALL

To rear entrance door, with secondary staircase leading to the first floor accommodation.

First Floor

GALLERIED LANDING

16' x 13' (4.88m x 3.96m). Accessed from the main staircase from the Reception Hall, three radiators, access to a boarded loft room, inset ceiling lights.



FIRST FLOOR CLOAKROOM

With low level flush w.c., wash hand basin, vanity unit, radiator.

REAR BEDROOM 1

15' 4" x 12' 1" (4.67m x 3.68m). With double aspect windows, radiator, original floor boards.



FRONT BEDROOM 2

15' 4" x 14' 7" (4.67m x 4.45m). With original floor boards, double aspect windows, radiator.



FRONT BEDROOM 3

11' 3" x 10' 9" (3.43m x 3.28m). With radiator, painted original floor boards.

FRONT BEDROOM 4 (PRINCIPLE)

10' 8" x 22' 9" (3.25m x 6.93m). With two windows to the front enjoying views over the River Teifi, radiator, painted original floor boards.



FRONT BEDROOM 4 (SECOND IMAGE)



REAR BEDROOM 5

11' 9" x 9' 8" (3.58m x 2.95m). With radiator, original floor boards.



SHOWER ROOM

11' 9" x 10' 1" (3.58m x 3.07m). A modern and stylish suite with a walk-in mixer shower facility, low level flush w.c., pedestal wash hand basin, radiator, extractor fan, two heated towel rails, inset ceiling lights.



FRONT BEDROOM 6

10' 8" x 13' 4" (3.25m x 4.06m). With double aspect windows, radiator, painted original floor boards.



BATHROOM

11' 10" x 19' (3.61m x 5.79m). Being 'L' shaped with marble tiled flooring, part fully tiled and part tiled walls, dressing area off, low level flush w.c., pedestal wash hand basin, antique style bath with mixer tap and shower attachment, shower cubicle with mixer shower, inset ceiling lights, extractor fan.



BATHROOM (SECOND IMAGE)



Second Floor

LOFT SPACE

62' x 27' (18.90m x 8.23m). Being fully boarded and insulated. Offering great conversion opportunities for further living accommodation (subject to consent). There also lies a small office space to the rear.



Externally

DETACHED GARAGE

20' x 20' 9" (6.10m x 6.32m). Traditionally built with sliding access doors, fully boarded loft space over. Formerly having planning approval for a 2 bedroomed self contained annexe.

TWO STORE ROOMS

10' x 4' (3.05m x 1.22m). Accessed via the garage.

LEAN-TO CAR PORT

17' x 9' (5.18m x 2.74m).

STEEL FRAMED OUTBUILDING

40' 0" x 20' 0" (12.19m x 6.10m). With electricity connected, large opening, currently housing the Grant Spira biomass boiler with the 4 tonne hopper. The barn could be utilised for machinery, workshop, games room, etc.



GARDEN

A magnificent garden which only compliments this superior Family home. The garden enjoys extensive lawned areas offering ample playing areas along with a range of deciduous mature trees, hedges, flower shrubs and a delightful Wildlife pond.



GARDEN (SECOND IMAGE)



GARDEN (THIRD IMAGE)



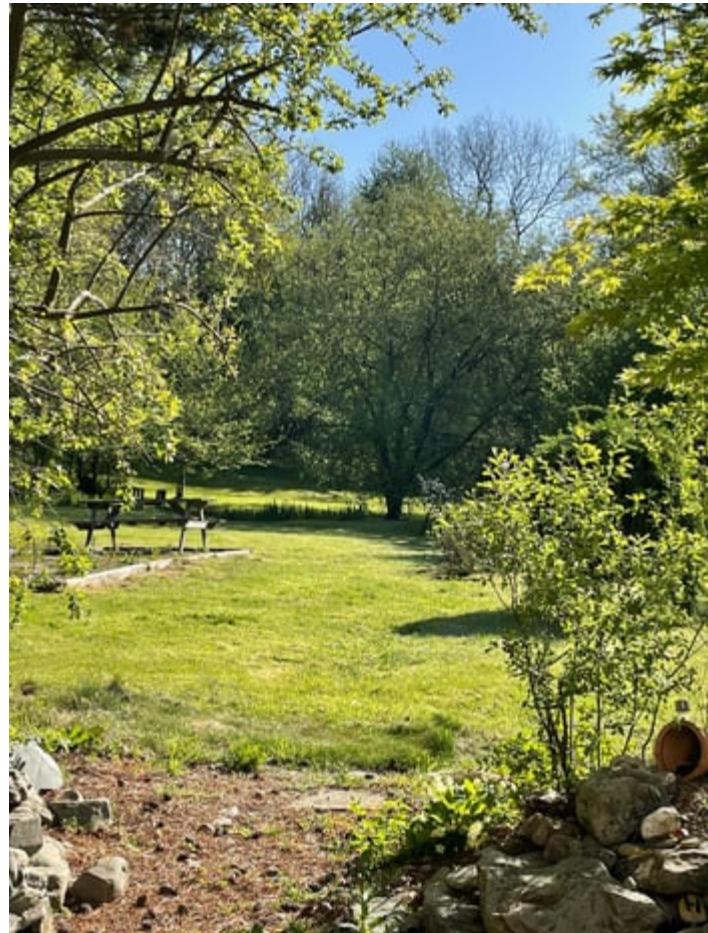
GARDEN (FOURTH IMAGE)



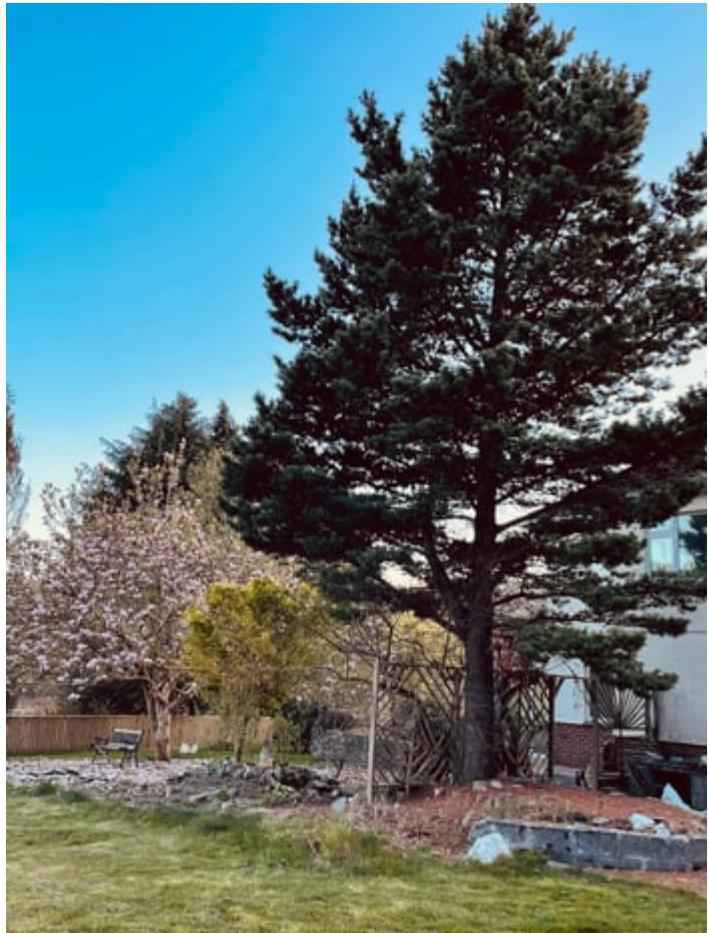
GARDEN (FIFTH IMAGE)



GARDEN (SIXTH IMAGE)



GARDEN (EIGHTH IMAGE)

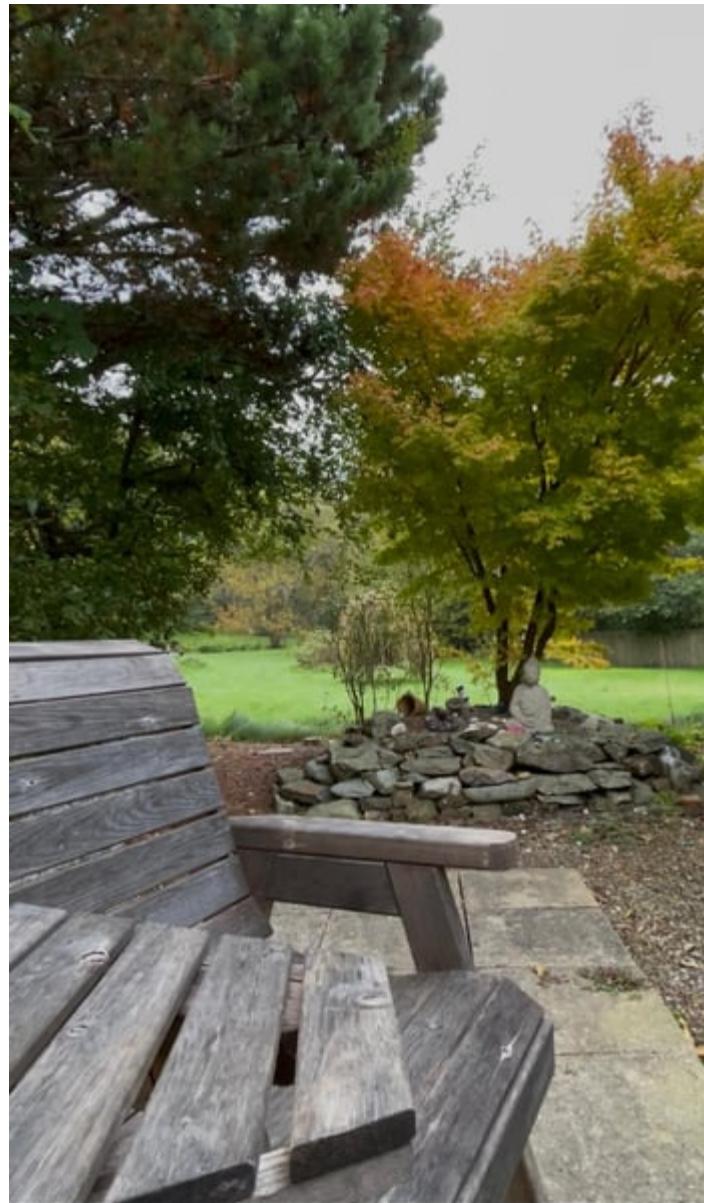


GARDEN (SEVENTH IMAGE)



PATIO AREA

To the front of the property lies a paved patio area that enjoys breath taking views over the River Teifi and the Valley beyond.



PARKING AND DRIVEWAY

A gravelled parking area with ample parking and turning space for numerous vehicles and good access to the main property and workshop.



FRONT OF PROPERTY



REAR OF PROPERTY



POSITION



TENURE AND POSSESSION

We are informed the property is of Freehold Tenure and will be vacant on completion. No onward chain.

COUNCIL TAX

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - 'H'.

MONEY LAUNDERING REGULATIONS

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.

For Identification Purposes Only

**MORGAN
& DAVIES**

LAMPORT
12 Market Square, Lampeter,
Ceredigion SA48 7DT
TEL: 01570 423 623
lampeter@morgananddavies.co.uk

www.morgananddavies.co.uk

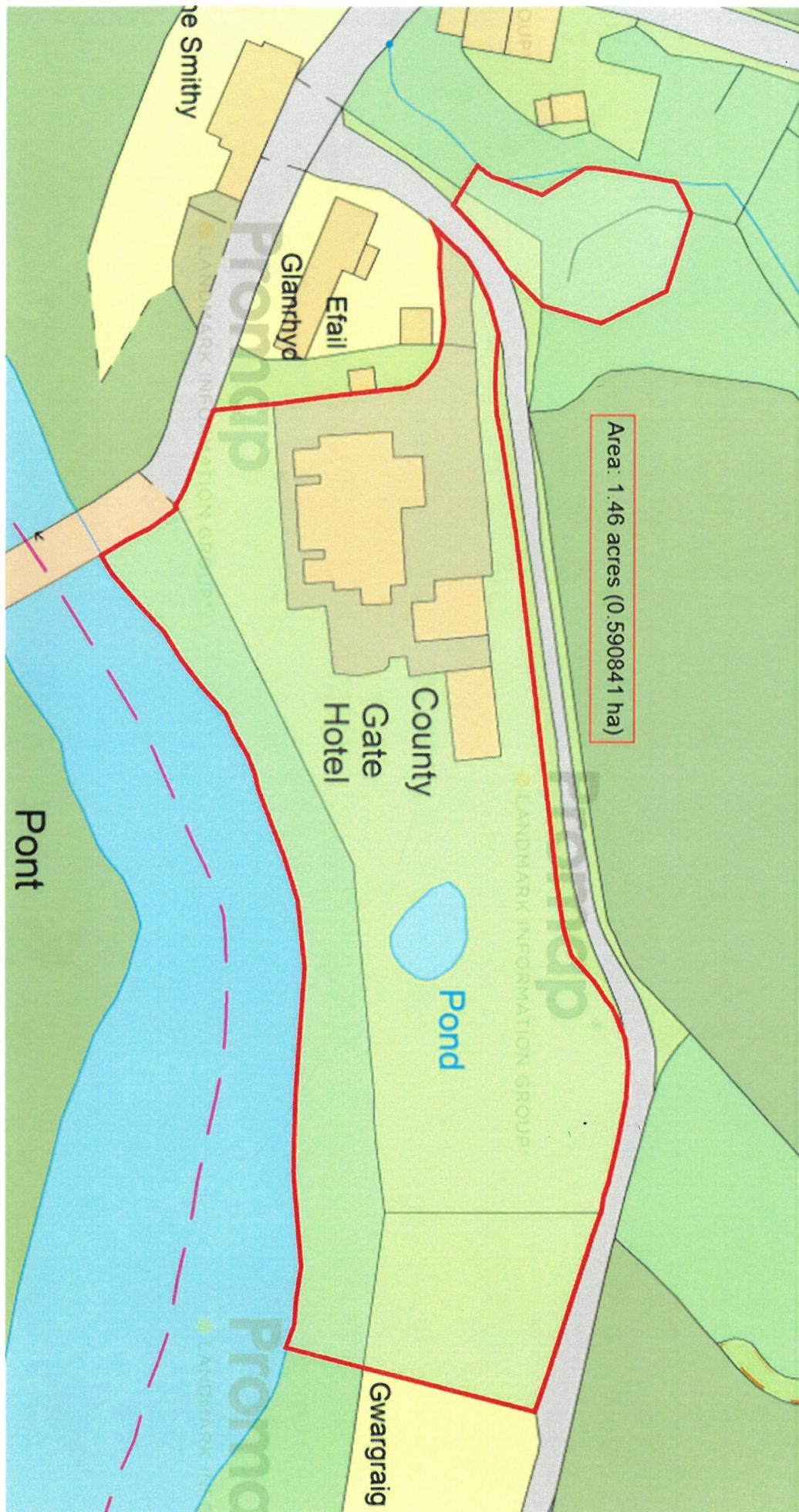
ABERARFON
4 Market Street, Aberaeron,
Ceredigion SA66 0DS
TEL: 01545 571 500
aberaeron@morgananddavies.co.uk

Andrew Morgan FRICS FRAIA
T. Dylan R. Davies MNAEA FRAIA
Rois ap Dylan Davies BA (Hons) MIP
T. Dylan R. Davies MNAEA FRAIA
Llun ap Dylan Davies BA (Hons) MIP
Rois ap Dylan Davies BA (Hons) MIP
T. Dylan R. Davies MNAEA FRAIA

Associates:
Iain Davies, Associate MNAEA
Neville Thomas, Associate

CARMARTHEN
11 Llanwern Street, Carmarthen,
Carmarthenshire SA3 1 JAD
TEL: 01267 493 444
carmarthen@morgananddavies.co.uk

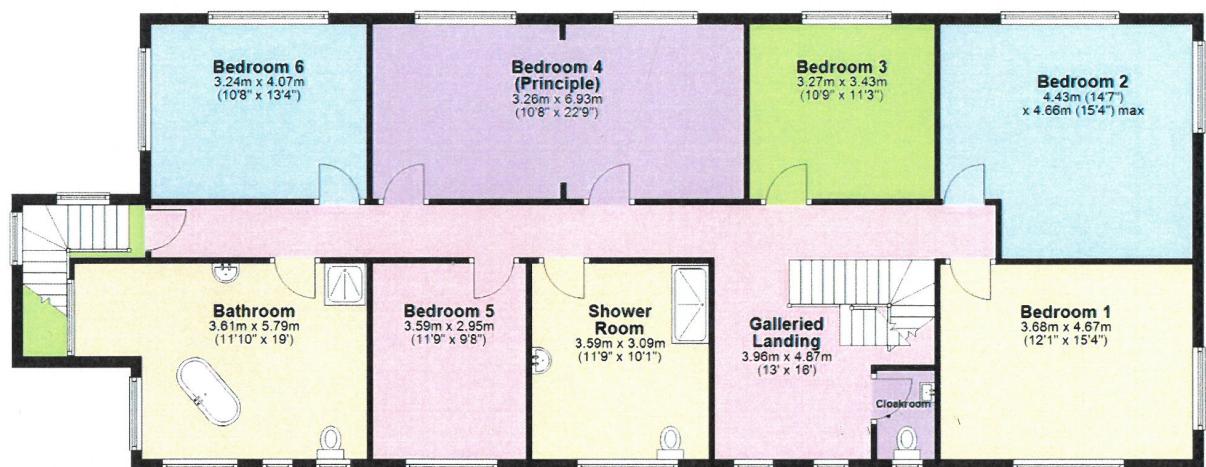
Morgan & Davies is a trading name of Morgan & Davies Ltd. A Company registered in Wales 11101575



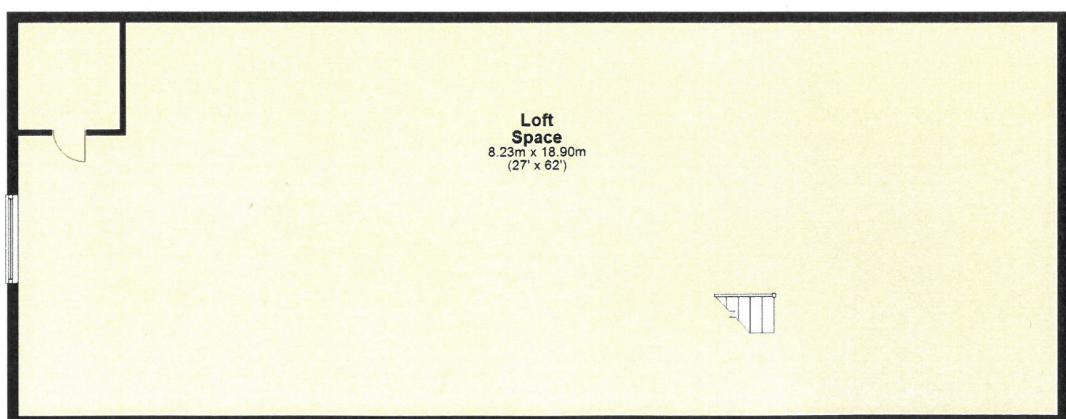
Ground Floor



First Floor



Second Floor



The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp

Council Tax: Band H

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Biomass Boiler. Double Glazing. Solar Thermal.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (59)

Has the property been flooded in last 5 years?

No

Flooding Sources:

Any flood defences at the property? No

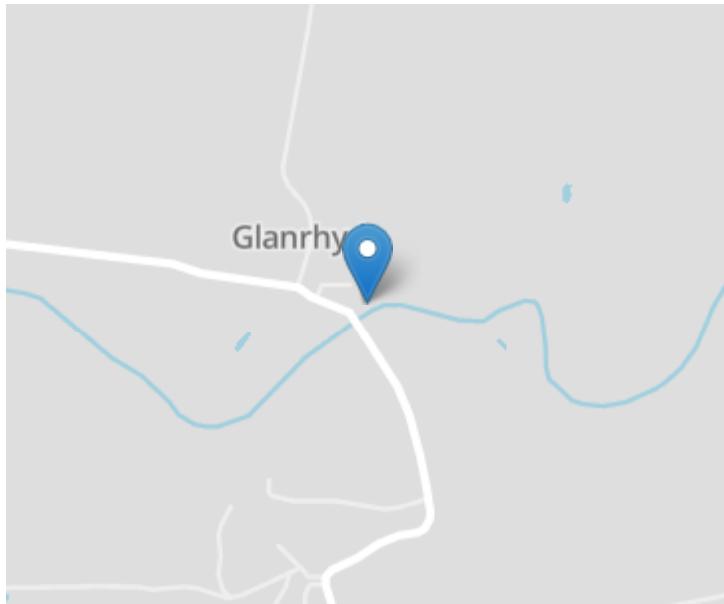
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	77	
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

From Lampeter take the A485 road South towards Carmarthen. Proceed to the Village of Llanllwni via Llanybydder. Once reaching Llanllwni take B4336 road right on leaving the Village towards Llandysul. Proceed to Llanfihangel-ar-Arth Square and by the former Public House turn right. Continue past The Eagle Inn Public House on the right hand side and Parish Church on your left. Follow the road until you come to the Bridge over the river Teifi where you will see County Gate straight in front of you. The entrance for the property will be the first on your right, as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page – www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

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

Lampeter Office
12 Harford Square
Lampeter
Ceredigion
SA48 7DT

T: 01570 423623
E: lampeter@morgananddavies.co.uk
<http://www.morgananddavies.co.uk>



Regulated by
RICS®