



9 Bedroom Victorian Country  
Mansion set within 4 Acres,  
Llechryd, near Cardigan - West  
Wales

**MORGAN  
& DAVIES**

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GLANOLMARCH  
MANSION, LLECHRYD,  
CARDIGAN,  
CEREDIGIONSA43 2NN

**£1,275,000**

**REF: Ref A/4903/RD**



Image Caption

**GLANOLMARCH MANSION,  
LLECHRYD,  
CARDIGAN,  
CEREDIGION,  
SA43 2NN**

**£1,275,000**

Victorian Mansion  
Approx 4 Acres of grounds  
9 bedrooms  
Cardigan Bay Coast  
Potential Income  
Walled Garden



Image Caption



Image Caption

**\*\*One of the best surviving Victorian Country Residences in West Wales \*\* Grade II Listed completed in 1885 \*\* Designed by George Morgan of Carmarthen \*\* Impressive 9 Bed Victorian Mansion \*\* 4 spacious Rec Rooms \*\* One of the most well maintained period properties along Cardigan Bay \*\* Wonderful Park and woodland setting \*\* Mature gardens overlooking unspoilt countryside \*\* Ideal family home or multi-generational living \*\* Income potential as a Guest House or Airbnb \*\* Approached via a drive of some 0.5km from the former Lodge adjoining the County road \*\* Graceful and Elegant period property with a wealth of original character features \*\* Been in the same family ownership for over 60 years\*\* Outstanding Country property, rarely available along this favoured coast line \*\***

The property is situated on the fringes of the Coastal village of Llechryd being on the lower reaches of the River Teifi. The town of Cardigan, steeped in its history provides a range of local amenities including community hospital, an array of local cafe's, bars and restaurants, doctors surgery, supermarkets, cinema, access to the Teifi Estuary, Poppit Sands and Gwbert. The larger strategic centre of Carmarthen is some 40 minutes drive away as is access to the M4 and the National rail connections.



Image Caption

## SETTING & DESCRIPTION

An impressive and sophisticated Country property set in just under 4 acres of gardens including designated walled garden area and Victorian greenhouse.

Access to the property is via a private wooded tarmac lane, being in excellent order, providing access to adjoining farmland and Glanolmarch only.

The house was completed in 1885 and designed by George Morgan of Carmarthen for J W Stephens. Constructed of coursed Cilgerran stone with Bath stone dressings and steep slate roofs with crested ridges and corniced chamfered stone stacks. The property is set across 3 floors with cellar.

Internally, impressive wooden doors to vestibule with stained glass panels to the inner door sets, feature staircase with stained glass window dated 1885 JWS. The main hallway and West Drawing Room feature original pitch pine ceilings while the Formal Drawing Room has ceilings panelled in plaster between moulded timber ribs being part of the original features.

The property offers a wonderful opportunity as a continuing family home with opportunities for multi-generational living but also as an attractive potential for income earning as a guest house or Airbnb accommodation or home office.

The second floor, currently used as a gun room and attic space provides a wonderful opportunity to provide additional accommodation or for self contained units (stc).

All in all, a unique and stunning period residence.

The village of Llechryd offers an excellent range of local facilities and amenities including a village shop, primary school, places of worship, village hall, petrol station, fish and chip shop and excellent public transport connectivity - all within walking distance of this fabulous property.



## THE ACCOMMODATION



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### Reception Hallway

28' 9" x 11' 0" (8.76m x 3.35m) impressive vestibule with wooden entrance doors with feature stained glass insets leading into a majestic reception hallway with oak parquet flooring, original pitch pine ceilings, arched cornices, radiators, multiple sockets, original staircase to First Floor with understairs cupboard.



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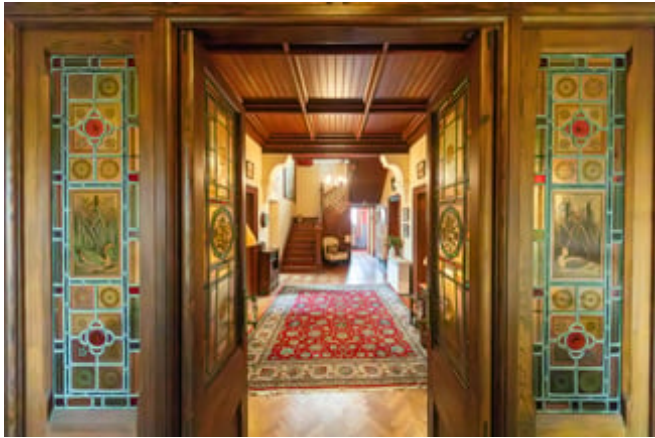
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**MORGAN  
& DAVIES**

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**MORGAN  
& DAVIES**

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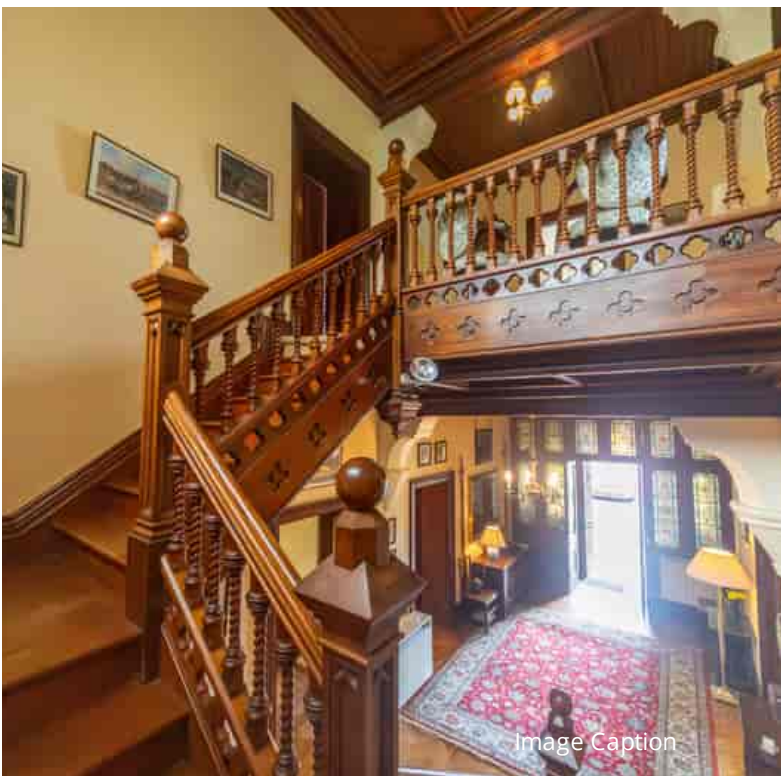


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### West Drawing Room

24' 3" x 15' 7" (7.39m x 4.75m) into bay window. A delightful and sunny family sitting room benefitting from dual aspect windows to front and side enjoying views over the garden and adjoining countryside. Exposed timber flooring, fireplace with log burner with stone surround and hearth, pitch pine ceiling, 3 x radiator, multiple sockets, tv point.



### Formal Drawing Room



15' 7" x 24' 2" (4.75m x 7.37m) into bay window. A formal drawing room with open fire and potential for an adjoining orangery overlooking the rhododendron garden via the 7'3" wide window. Window to front enjoying views of the garden and countryside, open fireplace with timber surround, pitch pine and plaster ceiling, multiple sockets, 2 x radiator.

### Dining Room



18' 6" x 14' 2" (5.64m x 4.32m) side bay window, multiple sockets, fireplace with quarry tile hearth, original plasterwork detailed cornicing, 2 x radiator.

### Cloakroom & 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.



## Breakfast Room / Study



11' 6" x 12' 7" (3.51m x 3.84m) a comfortable room with windows overlooking the large side lawn and entrance to the property, 3 x radiator, multiple sockets, BT/Wi-fi connection point.

## Inner Hallway

Being 'L' shaped with 2 external doors to side garden and rear courtyard, black and red quarry tile flooring, radiator, understairs cupboard, access to cellar. Staircase to rear wing.

## 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) with a range of oak effect base and wall units, tiled splash back, dual aspect windows to side lawn and rear courtyard, formica worktop, dishwasher, double sink with mixer tap, LPG gas hob, oil fired Aga (which also supplies the hot water) with canopy over, fitted fridge freezer, stone effect tiled flooring, Hotpoint double oven, original servants bells to ceiling, 2 radiators, BT point, multiple sockets.

## 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, window.

### Rear Hallway



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

### Store Room

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

### Larder



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

### Original Servants Kitchen / Bedsit

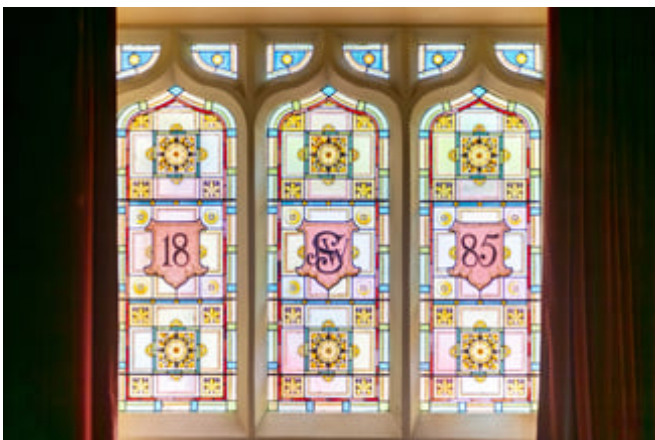


15' 3" x 16' 4" (4.65m x 4.98m) bed sitting room with kitchenette and shower, inglenook fireplace with wood burning stove, original bread oven, window to rear courtyard

## 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.



countryside and side window to garden, 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



### 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, front bay window overlooking



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 radiator, 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 facility currently housing a large snooker table and floor to ceiling bookshelves, side window enjoying views over the rhododendron garden and countryside, 2 x radiator, multiple sockets.

## Inner Landing



3' 6" x 59' 7" (1.07m x 18.16m) in length across split level landing with separate side staircase to inner hallway on the Ground Floor and leading to Second Floor and Attic space. 3 x radiators.

## Bedroom 5



11' 5" x 12' 0" (3.48m x 3.66m) Double Bedroom, side window overlooking large side lawn, 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, full length fitted wardrobes, single wash hand basin, electric shower.

## 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 tower rail, spot lights 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 side windows overlooking garden, 2 x radiator, 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 radiator, multiple sockets.

## SECOND FLOOR

### Bedroom 9/Gun Room



14' 7" x 14' 6" (4.45m x 4.42m) Accessed from the original side staircase from the Rear Hallway,

window to front, exposed beams to ceiling.

### 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 Second World War, the house was used as a school and this room was the gymnasium.

## EXTERNALLY

### To the Front

The property is approached via a sweeping attractive tarmac driveway bound to both sides by mature hedgerows and specimen trees, front tarmac forecourt over looking the adjoining countryside and garden.

This driveway continues around the property to a rear courtyard and former Coach House and stables of stone and slate construction split across 2 floors providing accommodation as:





### **Garage**

13' 6" x 13' 4" (4.11m x 4.06m) with steel up and over door, slate flooring, rear window, multiple sockets.



### **Stables**

14' 0" x 17' 6" (4.27m x 5.33m) side window, slate flagstone flooring.

### **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.

### **Rear Garden**

Extended area laid to lawn with multiple out houses, potting sheds of stone construction under a box profile roof being linked to the walled garden, mature specimen trees

### **Walled Garden**





An impressive, private garden area bound by 8' stone walls, this sun trap is predominantly laid to lawn with vegetable and flower beds and:

### **Orchard**

Originally the orchard, this grassed area is walled on two sides with doorway leading to the Apple House and Gardener's Room plus additional Log Store.

### **Original Victorian Brick Greenhouse**



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

original timber windows surrounding to all sides.

### **To the side**



Extensive side and rear garden adjoin the driveway on the approach to the property adding to its appeal as a unique country property.

### **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.



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### Tenure

Freehold

### 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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