



An excellent country business opportunity in glorious surroundings with period farmhouse, 10 cottages, Leisure Centre/Bar plus 11 acres of land and outbuildings.



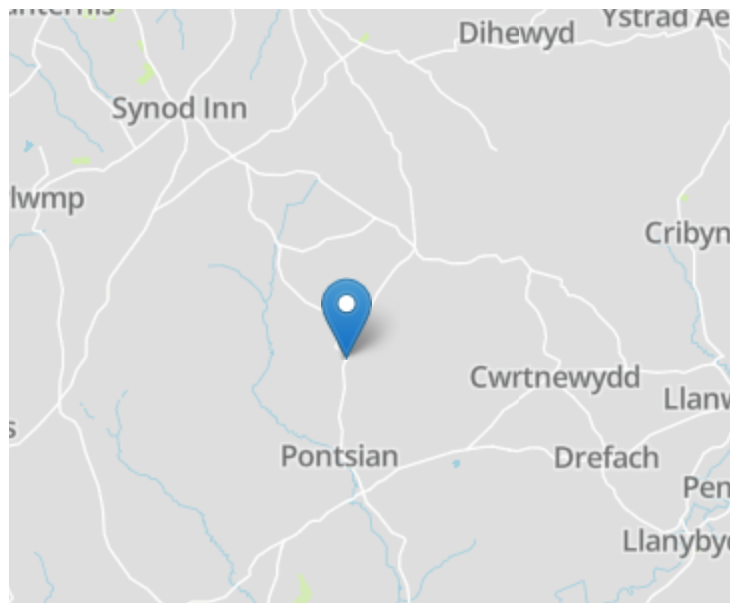
Castell Howell Pontsian, Llandysul, Ceredigion. SA44 4UA.

C/2251/AM -GUIDE PRICE

£1,600,000

An excellent countryside business opportunity to derive a substantial income. With period farmhouse, 10 cottages, Leisure Centre/Bar plus 11 acres.*** Castell Howell is a renowned, diversely appealing business with excellent lifestyle qualities set in a beautiful part of West Wales just 8 miles inland from the Cardigan Bay coast at New Quay.*** Admirably suited to 3 generational occupation + change of lifestyle and exceptional opportunity ***

Extensively up-graded in recent times includes up to 9 bedroomed period farmhouse for family occupation. A stable yard.*** 10 self-contained cottages of which 6 do not have holiday restriction (i.e. can be occupied year-round).*** Leisure complex with Public Bars, Restaurant, Kitchen, indoor swimming pool, squash courts, showering and changing facilities. *** ***Former indoor riding arena/manege.*** Tennis Court, extensive pasture land.*** Biomass plant. *** Well managed gardens and grounds.*** In all 11 acres or thereabouts.***



TY MAWR - The Farmhouse - Front Elevation

The Property

The placing of Castell Howell on the open market provides prospective purchasers with an opportunity of acquiring an excellent family run lifestyle business opportunity in the heart of this unspoilt area between the Cardigan Bay Coast at New Quay and the Teifi Valley at Llandysul.

The property is well renowned and chronicled in the history of the area having an association with non-conformism and a seat of learning in the 18th and 19th century.

In all, the property has a diverse range of appeal to any prospective buyer seeking a lucrative primary or secondary income and would be a valuable bolt-on business to an existing enterprise or admirably suited as a stand alone business venture/opportunity.

TY MAWR

The farmhouse provides extensive accommodation with up to 9 bedrooms in total. It is constructed of stone, rendered elevation under a slate roof and has the benefit of extensive recent refurbishment works now providing a most comfortable and very desirable character Grade II listed home.

The house is set within its own gardens, laid to lawns, and mature shrubs and trees, greenhouse, vegetable beds with separate private drive and includes numerous outbuildings. Planning and Listed Building Consents have been obtained to create a new Kitchen/Day Room and Front porch.

The accommodation provides:-



Lounge

17' 5" x 26' 8" (5.31m x 8.13m) A most attractive room featuring a large Inglenook fireplace with stone cheeks, wood burner and slate floor. The front windows overlooking front garden and extensive views of the cottages and the rear window overlooks the back garden and wooded bank. 3 radiators. Recently replaced double glazed sash windows.





Study/Office

14' 3" x 14' 0" (4.34m x 4.27m) With large radiator beneath window cill and with UPVC double glazed window overlooking back garden and wooded hill sides.



Kitchen

17' 2" x 15' 3" (5.23m x 4.65m) exposed beams, custom made oak kitchen with oak floor and wall units. Recently fitted double glazed sash windows overlooking the front garden.



Rear Entrance Hall

Hall with solid Oak back door, tiled floors. Wall lights.

Inner Lobby

Utility Room

11' 0" x 9' 0" (3.35m x 2.74m) with plumbing for washing machine and dishwasher. Stainless steel sink, worktop with cupboards below.

Cloakroom

With w.c. and wash hand basin.

Boot Room and Boiler Room

Additional Reception Room

28' 0" x 15' 9" (8.53m x 4.80m) overall. With 3 radiators, and UPVC double glazed windows overlooking the side garden. The vendors have obtained Listed Building Consent and Planning Consent to convert this into an exceptional Kitchen/Day room with the existing kitchen becoming the Dining Room.

Main staircase to First Floor



FIRST FLOOR

First Floor Landing

17' 5" x 22' 9" (5.31m x 6.93m) This delightful room has 3 new double glazed sash windows and overlooking the front garden and cottages. There is also a large store room (originally a bathroom & w.c.. The plumbing remains in place and could easily be reverted).



Master Bedroom

14' 7" x 15' 5" (4.45m x 4.70m) The bedroom is fitted with 2 radiators, and has large UPVC double glazed windows overlooking the rear gardens and wooded banks and meadows beyond to watch nesting Red Kites and Buzzards and a host of garden birds.



En-suite Bathroom



15' 7" x 7' 11" (4.75m x 2.41m) with slip bath, wash hand basin, low level flush w.c., half tiled.

Bedroom 2

17' 0" x 14' 0" (5.18m x 4.27m) With 2 radiators, 1 built in cupboard/wardrobe. 2 new double glazed wood framed sash windows.



Bedroom 3

12' 4" x 16' 2" (3.76m x 4.93m) This room is a South facing room and has 2 large Upvc double glazed windows overlooking the side garden and farmland and also 2 smaller UPVC double glazed windows overlooking the front garden and cottages. This room is currently in use as a second Lounge/TV room and would serve as a 'Granny Flat' lounge.



Bedroom 4

11' 7" x 17' 1" (3.53m x 5.21m) It was the vendor's intentions to create this as a 'Granny Flat' bedroom. It has a large UPVC double glazed window facing South-East over the side garden and large radiators beneath.

Rear Landing

With built-in wardrobe.

Bedroom 5

11' 6" x 14' 4" (3.51m x 4.37m) A triple aspect room currently serving as a dressing room/ironing room which would easily convert to a kitchen in a 'Granny Flat' setting. 2 radiators, 3 UPVC double glazed windows overlooking the side garden, stable block and rear garden etc.



Cloakroom

Having w.c., wash hand basin and radiator

Bedroom 6



8' 10" x 12' 10" (2.69m x 3.91m) This room is currently used as a dressing room and this would simply convert to a dining room in a 'Granny Flat' configuration. Single radiator and large UPVC double glazed window overlooking the rear garden.

Second Floor

Landing

Spacious with cruck frames, Velux window and radiator.



Bedroom 7



15' 0" x 15' 4" (4.57m x 4.67m) with en-suite shower, w.c., and wash hand basin. Radiator.

Bedroom 8

Suitable for single bed, but currently used as a store room.

Bedroom 9

14' 2" x 20' 10" (4.32m x 6.35m) A double aspect room overlooking the stable yard, rear and side gardens.



Bathroom

9' 7" x 8' 6" (2.92m x 2.59m) comprising bath with shower over, w.c, and wash hand basin.

Gardens

Walled patio to front with Planning Consent and Listing Building Consent to re-erect a now missing porch. Extensive lawned gardens to both sides and rear of house. including a private drive and hard based parking area to the rear and access to stable yard.

NOTE: Much of the stabling has been re-built and converted to useful outbuildings and stores for logs, oil, tools and the like.

A further garden area is in the process of development as a kitchen garden and includes a new 20' x 8' 'Rhino' greenhouse and full planted vegetable and flower beds.



The Cottages

In the past, a range of traditional farm buildings have been converted to 10 separate dwellings. Each cottage benefits from kitchen and bathroom and, whilst some of the cottages benefit from unrestricted residential use, in recent times many of the cottages have been utilised as holiday cottages, providing a useful income. Further information including floor plan and photographs are available upon request.





Cottage example of Living Area



Cottage example of Bedrooms



Leisure Centre

The Leisure Centre has recently benefitted from complete refurbishment and was run as a commercial enterprise by the current vendor. The complex includes a bar, Restaurant and kitchen.

The other leisure facilities include a heated indoor pool (36' x 5' depth), Children's pool, plus sauna, ladies changing room with two showers, gents changing room with two showers, and 2 squash courts. Outside, there is an area set out as a football pitch and a hard tennis Court.

Car park for visitors and clientele.



Games room/function room

28' 7" x 21' 7" (8.71m x 6.58m) overall



Function room (At First Floor Level)



25' 6" x 43' 0" (7.77m x 13.11m) with Ladies and Gents toilets and vaulted ceiling.

Bar

25' 0" x 15' 0" (7.62m x 4.57m) with fitted bar server.



Cellarage Off

21' 9" x 12' 0" (6.63m x 3.66m) with tiled floor.

Squash Courts



Swimming Pools



Farm Building

Located on the opposite side of the farmstead is a substantial farm building, 120' x 100', of modern steel framed construction under a fibre cement roof and cladding, with concrete floor in part. The building is suitable for livestock or storage and also houses the new Biomass boilers which heat the various properties. The building, in the past, has been used as a riding arena/manege.



Conservation area and woods



The Land

The land is predominately laid to permanent pasture, with a couple of fields mowed for forage, utilised for the grazing of livestock, with stock proof fencing and natural hedge rows, and in the main accessed via a good hard core road.

Biomass System

5 Biomass wood pellet boilers which all provide the necessary heating and hot water for farmhouse, cottages and leisure centre, including swimming pool.

In the last financial year, the Biomass systems produced a substantial income. Further details available on application to the agents.

Stable and Yard

Adjoining to the rear of the house are a set of 8 stable buildings and a yard. Suitable for housing horses or indeed a variety of other uses.



Services

Services include mains electricity, mains water and private borehole. private drainage, 5 Biomass wood pellet boilers which provide all necessary heating and hot water for the farmhouse, cottages and leisure centre, including the swimming pool.

Directions

See location plan.

