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RICS



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Grand Country Guest House set within 2 Acres. Cardigan - West Wales.



Caemorgan Mansion, Caemorgan Road, Cardigan, Ceredigion. SA43 1QU.

Ref A/4838/RD

£850,000

****A Grand Country Guest House**9 En Suite Bedrooms**Adjoining self contained Cottage**Set within just under 2 Acres**Currently run as a profitable Guest House**5 Star Trip Advisor Reviews**Excellent Range of Stone Barns and Outbuildings with potential for conversion (stc)**Original Character Features preserved and enhanced**In a convenient location along the edge of Cardigan**Mature Grounds**Feature Pond**Gated Entrance in a private setting****

****An excellent opportunity for somebody wishing a change of lifestyle with potential to earn their own income in a sought after location****

The property is situated on the edge of the Former Market town of Cardigan on the banks of the river Teifi. The own offers an excellent range of local facilities and services including primary and secondary schools, sixth Form College, Leisure Centre, Local and National Retailers, Supermarkets, traditional High Street offerings with local cafes, bars, restaurants. Access to the renowned Teifi Estuary. Wealth of coastal and rural walks in the immediate surrounding area. The Pembrokeshire Coast National Park is within 10-15 minutes drive from the property as is Cardigan Bay with its array of sandy beaches including feature coves such as Mwnt, Tresaith and Penbryn.

GENERAL



An outstanding country residence currently used as a 9 bed Guest House with a side self contained annexe. Recently been fully renovated and refurbished. The property has been finished to the highest order with a wealth of character features retained and has been enhanced exposing the wonderful qualities of this property.

The property is surrounded by stone walls and accessed via a private gated entrance into just under 2 Acres of private grounds with potential to be used as additional income e.g. Glamping/Functions.

A traditional stone range is located to the rear of the property and this also has the potential to be converted to provide additional supporting accommodation to the Business.

An absolutely stunning and fabulous property being part Stuary, Georgian and Victorian Mansion with feature sash windows which allow excellent natural light into the property and the accommodation benefits from under floor heating via a biomass boiler with RHI for heating hot water and solar panels on the roof to support electricity usage.

HISTORY

We believe Carmorgan Mansion dates back to round 1600 when it was originally a single storey farmhouse. In 1870 the Mayor of Cardigan bought the developed the property into a Mansion.

The current owners took ownership in 2010 and extensively re-renovated and refurbished the mansion and cottage into what we see today.

THE ACCOMMODATION

GROUND FLOOR

Wide covered Entrance Porch

Large glass panelled entrance door, ornate tiled flooring, arched windows. Access into -

Reception Hallway

35' 5" x 6' 6" (10.79m x 1.98m) with decorative cornice, original stairs to first floor, warm air over head heaters. Doors to all ground floor rooms and basement.



Owners Lounge

15' 8" x 14' 9" (4.78m x 4.50m) with feature inset log burner, large double glazed sash window to front, exposed timber flooring, decorative cornice, double glazed external French doors to side. TV Point, multiple sockets, spot lights to ceiling.





Dining Room

23' 7" x 20' 4" (7.19m x 6.20m) (max) with double glazed sash window to front and feature bay window to side, exposed timber flooring, central wood burning stove, space for 20 covers, spot lights to ceiling, window overlooking garden, double sockets, wi fi connection. Archway into -

Lounge/Bar

15' 10" x 13' 10" (4.83m x 4.22m) with side double glazed sash window, bar area, timber flooring, arched display recesses with lighting, part panelled walls. Side door to hallway.

Kitchen

19' 5" x 13' 10" (5.92m x 4.22m) with a range of high quality base and wall units with stainless steel work surfaces, double stainless steel sink and drainer, plumbing for dishwasher, recess for American style fridge/freezer, stainless steel wash hand basin, double Lamona oven and grill, 2 induction hobs, side window and side door to garden. Spot lights to ceiling.



Office & Basement Rooms

Accessed from the main hallway with door opening onto steps which lead down to the basement and door to -

Office

11' 5" x 7' 9" (3.48m x 2.36m) double glazed external door to side, connecting doors to adjoining cottage.



Basement

14' 10" x 12' 11" (4.52m x 3.94m) currently used as a laundry/utility area with plumbing for washing machines and

space for white goods, twin hot water tanks, under floor heating manifolds.

A small area which is used for housing a wine cellar.

FIRST FLOOR

Half Landing

With door to -

Cloak Room



7' 9" x 5' 3" (2.36m x 1.60m) double glazed frosted arched sash windows. Suite includes w.c. single wash hand basin, tiled flooring and part tiled walls.

Landing



19' 4" x 6' 3" (5.89m x 1.91m) with stairs continuing up to second floor, wall arches, recessed book shelving. Connecting door to adjoining cottage, built in display cabinets. Door to -

Bedroom 1



15' 9" x 14' 10" (4.80m x 4.52m) a double bedroom suite with dual aspect windows overlooking the side garden and rear with countryside views, multiple sockets, TV point.

En Suite Shower Room



7' 10" x 5' 10" (2.39m x 1.78m) comprising a corner steam shower with multiple jets and seating, single wash hand basin, w.c. exposed stone wall, tiled flooring, spot lights to ceiling.

Bedroom 2





16' 6" x 13' 9" (5.03m x 4.19m) a double bedroom suite located at the front of the property enjoying dual aspect double glazed windows to front and sides enjoying a lovely countryside aspect, feature free standing copper bath, built in shower cupboard. Door to walk in wardrobe. Side door to -

En Suite Shower Room



10' 1" x 6' 10" (3.07m x 2.08m) a luxurious En Suite facility comprising of a large walk in double shower with his and hers shower units, single wash hand basin, w.c. tiled flooring, tiled walls, heated towel radiator, frosted double glazed sash window to side.



Bedroom 3



16' 4" x 14' 9" (4.98m x 4.50m) a double bedroom suite with window to front, built in wardrobe with shelving and hanging space, attractive cornices, LED Spot lights to ceiling.

En Suite Shower Room



A quality En Suite facility comprising of a shower cubicle with dual headed unit and side water jets, w.c. single wash hand basin, heated towel rail, feature stone wall, tiled flooring, part tiled walls, double glazed window to side, spot lights to ceiling.

SECOND FLOOR

Landing



30' 0" x 6' 6" (9.14m x 1.98m) with window to half landing. Access to airing cupboard and storage room. Spot lights to ceiling.

Bedroom 4



15' 6" x 11' 10" (4.72m x 3.61m) a double bedroom suite with exposed A frame ceiling beams, velux roof light over, TV point, multiple sockets, spot lights to ceiling.

En Suite



9' 10" x 5' 7" (3.00m x 1.70m) a large suite comprising of bath with mixer shower over, corner shower cubicle with shower unit, w.c. single wash hand basin, tiled flooring, tiled walls, spot lights to ceiling.

Bedroom 5



16' 5" x 12' 9" (5.00m x 3.89m) (max) being L shaped double bedroom suite, twin double glazed windows at side enjoying countryside views, exposed A frames to ceiling, spot lights.

Side door to -

En Suite Shower Room



7' 8" x 5' 0" (2.34m x 1.52m) Bathroom suite comprising of corner shower cubicle, single wash hand basin, w.c. tiled floor, tiled walls, spot lights to ceiling.

Bedroom 6



16' 4" x 10' 5" (4.98m x 3.17m) a double bedroom suite with double glazed window at side with Juliette balcony, exposed A frames to ceiling, multiple sockets, TV point. Side door to -

En Suite Shower Room



8' 7" x 5' 10" (2.62m x 1.78m) a White bathroom suite including bath with mixer shower over, single wash hand basin, tiled flooring, tiled walls, velux roof lights over, spot lights to ceiling.

ADJOINING SELF CONTAINED COTTAGE

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With side double glazed front door from garden. Leading to -

Entrance Area

With slate flooring and access to first floor.

Kitchen



16' 9" x 13' 7" (5.11m x 4.14m) fitted with a high quality range of base and wall units with Oak worktop, Belfast sink with mixer tap over, side window overlooking garden, space for range cooker, breakfast bar, double glazed sash window to side, spot lights to ceiling, connecting door to the office of the mansion, under stairs cupboard. Door leading to -

Lounge



13' 6" x 10' 8" (4.11m x 3.25m) side window, multiple sockets, double glazed sliding doors connecting through to -

Bedroom 1



14' 11" x 10' 2" (4.55m x 3.10m) a double bedroom with dual aspect windows to front and side, multiple sockets, TV point, side door to -

En Suite Shower Room



10' 5" x 7' 8" (3.17m x 2.34m) a large en suite room

comprising of a wet room style shower, w.c. pedestal single wash hand basin, double glazed window. Connecting door to the office of the Mansion. Tiled walls, non slip floor.

FIRST FLOOR

Landing

with double glazed sash window, built in wardrobe, connecting door to first floor landing in the Mansion area. Further doors to -

Bedroom 2



13' 5" x 10' 5" (4.09m x 3.17m) a double bedroom with fitted wardrobes, multiple sockets, side window.

En Suite Shower Room



9' 11" x 10' 8" (3.02m x 3.25m) a luxurious suite comprising of a w.c. large walk in shower, bidet, single wash hand basin, tiled floor, tiled walls, heated towel rail, 2 double glazed sash windows to side.

Bedroom 3



12' 1" x 10' 2" (3.68m x 3.10m) a double bedroom with side sash window, built in wardrobe and storage cupboards. Doors leading down into -

En Suite Bathroom

10' 6" x 5' 10" (3.20m x 1.78m) bathroom suite comprising of bath with shower over, single wash hand basin, w.c. heated towel rail, tiled flooring, part tiled walls, spot lights to ceiling.

EXTERNALLY

To the Front



The property is accessed and approached by its own private entrance leading from the adjoining roadway via wrought iron gates to a parking area with ample parking for guests and visitors to the property.



The Gardens



The gardens boasts an ornamental pond and a larger wildlife pond, extensive lawns and open spaces for seating with mature trees to borders to enhance the privacy and serenity of the property.



Stone Barn



22m x 5m (72' 2" x 16' 5") A traditional stone and slate barn which is ripe for conversion. Providing several rooms/compartments, also housing the Biomass boiler which provides hot water and central heating to the Mansion and cottage. There is potential to convert these barns into further accommodation/holiday use (subject to planning) or as a Live/Work Unit (stc).

Useful Outbuilding

within its own rear courtyard with a separate access point.



Services

We are advised that the property benefits from Mains Water and Electricity with Private Drainage. Under floor heating throughout except for the main entrance. Heating is provided by Biomass Boiler which is part of a Government RHI Renewable Source Scheme with excellent financial incentives. Currently the owners receive £7,880 (based on 2017-2018) which is split into quarterly payments. There are also PV Solar Panels heating the hot water.

The approximate fuel costs for all the heating and hot water was £5,000 for 2017-2018. The RHI Scheme lasts for 20 years from December 2013 and is fully transferable to a new owner subject to the new owner applying and being eligible for the Scheme.

Directions

From Cardigan travel North on the A487 taking the 1st left hand turning into Cae Morgan. Travel along this road to the bend and the property is located on the left hand side clearly identified by its own name sign.

