

A magnificent, versatile multi purpose Country Estate set in an idyllic rural location. Offering commercial / residential appeal. Ceredigion/Carmarthenshire.



Waunifor, Maesycrugiau, Pencader, Ceredigion. SA39 9LX.

£1,375,000

REF: A/5368/LD

*** A magnificent and versatile Country Estate *** idyllic rural location *** favourable Commercial and Residential opportunity *** Currently run as a Centre for holiday retreats, residential courses, workshop, events and wedding parties *** Sought after rural location set on the border of Ceredigion and Carmarthenshire - Close to the Cardigan Bay Coast

*** Consisting of an historical Mansion House currently of mixed commercial use with meeting rooms, art studios, offices *** Six superior holiday cottages and two 3 bedroomed flats *** An unrivalled multi purpose function/event hall/auditorium *** Restaurant/cafe with fully fitted kitchen *** Exceptional landscaped and mature walled gardens *** Rural but not remote *** Excellent investment or commercial opportunity *** In all set in approximately 3.605 acres with small wooded areas *** Suiting alternative use for leisure and also to expand the current growing wedding business/concerts, retreats and seminars *** Alternative residential use for multi Family Estate ***

*** Great income capabilities - with holiday let forecasts available on request ***



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LOCATION



Waunifor is a hidden gem offering stunning holiday cottages and retreat centre with self catering accommodation set within the Teifi Valley in West Wales. Originally an historic Estate steeped in local history. Waunifor is a magnificent and special place much loved and valued by all Visitors. It is an oasis of peace lying on the borders of Ceredigion and Carmarthenshire and close to the renowned Pembrokeshire Coast. Waunifor is located along a quiet rural lane close to the Market Town of Llandysul that offers an extensive range of everyday amenities.

GENERAL DESCRIPTION

An unrivalled residential and commercial opportunity awaits. Waunifor is a delightfully positioned rural country Estate that has been transformed in recent years to offer itself as a Retreat Centre, Holiday Business sand Events Venue.

It currently offers the original Waunifor Mansion that offers itself as a mixed use commercial with offices, meeting rooms and an apartment, six character holiday cottages, two apartments and, of course, the Cedar Hall which is an impressive auditorium/hall, along with a Restaurant/smaller event room.

Therefore in all creating a highly sought after opportunity for those seeking a residential and commercial investment or as a large holiday business or impressive events venue. This property is highly versatile, suiting mixed use, and most

importantly enjoying a private rural location, yet not being remote, and being close to the Cardigan Bay Coast and the Market Towns of Llandysul, Lampeter and Newcastle Emlyn. An opportunity not to be missed. Further information is available from the Sole Selling Agents.

THE MAIN HOUSE



Waunifor Mansion is steeped in local history and has previously offered itself as a superior Country Residence. Currently it offers a mixed use space with various offices, meeting rooms, treatment rooms and a self contained apartment on the second floor. It benefits from various w.c.'s and kitchen. The property could lend itself perfectly to be re-introduced as residential or to split into various apartments (subject to the necessary consents being granted). The accommodation is split over three floors and boasts fine original character features and has been unspoilt yet enjoying everyday modern conveniences. Energy Performance Certificate Rating - G.

MAIN HOUSE - FLOOR PLAN



MAIN HOUSE - KITCHEN



MAIN HOUSE - OFFICE

MAIN HOUSE - STAIRCASE



MAIN HOUSE - INTERNAL ELEVATION (FIRST IMAGE)



MAIN HOUSE - INTERNAL ELEVATION (SECOND IMAGE)



MAIN HOUSE - INTERNAL ELEVATION (THIRD IMAGE)



SELF CATERING HOLIDAY COTTAGES

Comprising as follows:-

DUCKPOND COTTAGE



A single storied 1 bedroomed cottage with a new kitchen, new flooring and benefiting from oil fired central heating. Energy Performance Certificate Rating - D.

DUCKPOND COTTAGE - FLOOR PLAN



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The position & size of doors, windows, appliances and other features are approximate only.
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DUCKPOND COTTAGE - KITCHEN



DUCKPOND COTTAGE - LIVING AREA

DUCKPOND COTTAGE - BEDROOM



ROBIN COTTAGE



A 3 bedroomed (sleeps six) character cottage with a newly completed kitchen, an open plan living/ dining room, shower room and benefiting from oil fired central heating. Energy Performance Certificate Rating - D.

ROBIN COTTAGE - FLOOR PLAN



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ROBIN COTTAGE - KITCHEN



ROBIN COTTAGE - OPEN PLAN LIVING/DINING ROOM



ROBIN COTTAGE - BEDROOM



ROBIN COTTAGE - SHOWER ROOM



STABLE COTTAGE



A two storied 3 bedroomed (sleeps six) character cottage with a kitchen/diner, living room, 3 bedrooms to the first floor, 1 bathroom, 1 shower room and benefiting from oil fired central heating.

Energy Performance Certificate Rating - E.

STABLE COTTAGE - FLOOR PLAN



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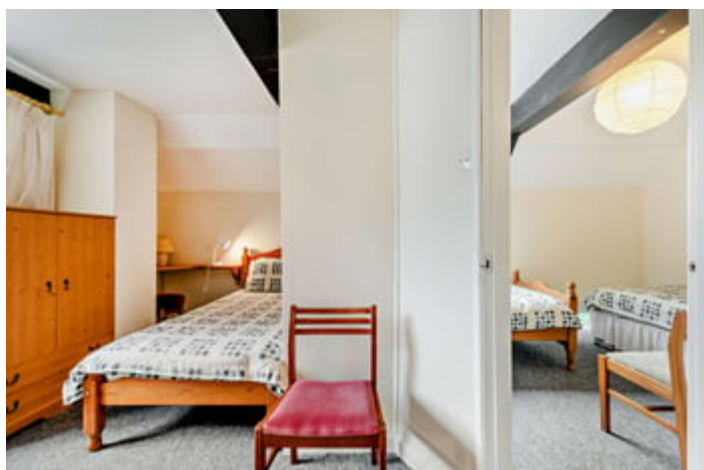
STABLE COTTAGE - KITCHEN/DINER



STABLE COTTAGE - LIVING ROOM



STABLE COTTAGE - BEDROOM



STABLE COTTAGE - BEDROOM AND BATHROOM



CARRIAGE MEWS



A single storied 3 bedroomed (sleeps six) apartment style cottage with an open plan kitchen/diner/living area with a multi fuel stove and benefiting from oil fired central heating and newly fitted double glazing. Energy Performance Certificate Rating - E.

CARRIAGE MEWS - FLOOR PLAN



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CARRIAGE MEWS - OPEN PLAN KITCHEN/DINER/LIVING AREA



CARRIAGE MEWS - BEDROOM (FIRST IMAGE)



CARRIAGE MEWS - BEDROOM (SECOND IMAGE)



THE COACH HOUSE



A first floor apartment style cottage with 5 bedrooms (sleeps ten) accommodation, open plan kitchen/diner/living room, 2 shower rooms, benefiting from oil fired central heating and newly fitted double glazing. Energy Performance Certificate Rating - E.

THE COACH HOUSE - FLOOR PLAN



THE COACH HOUSE - OPEN PLAN
KITCHEN/DINER/LIVING ROOM



THE COACH HOUSE - LIVING AREA



THE COACH HOUSE - BEDROOM



THE LONG HOUSE (MASTER PIECE)



Being a very popular two storied detached cottage with 5 bedroomeed (sleeps ten) with an impressive inglenook fireplace, 2 bathrooms, galley kitchen, oil fired central heating and single glazing, and benefiting from its own designated garden area whilst enjoying views over the delightful walled garden to the rear. Energy Performance Certificate Rating - F

THE LONG HOUSE - FLOOR PLAN



THE LONG HOUSE - KITCHEN



THE LONG HOUSE - LIVING AREA



THE LONG HOUSE - BEDROOM IMAGE



THE LONG HOUSE - BATHROOM



THE APARTMENTS

Comprising as follows:-

HERON 1



A ground floor apartment offering a spacious 3 bedroomed styled property with a large living room, bathroom and ample accommodation. Having a designated garden area. Council Tax Band: B. Energy Performance Certificate Rating - D.

HERON 1 - FLOOR PLAN



HERON 1 - KITCHEN AREA



HERON 1 - LIVING AREA



HERON 2



A first floor apartment with 3 bedrooms, kitchen, large living room, shower room and storage loft space. Again having its own designated garden and parking area. Council Tax Band B. Energy Performance Certificate Rating - D.

HERON 2 - FLOOR PLAN

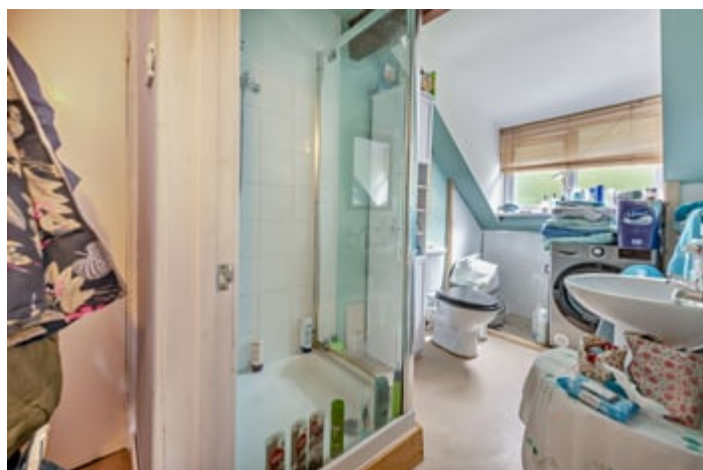


HERON 2 - KITCHEN AREA

HERON 2 - LIVING AREA



HERON 2 - SHOWER ROOM



LAUNDRY



An impressive laundry facility with a drying room, washing room and storage.

CEDAR HALL



An impressive and stunning communal space. The building is 30 metres long and the main hall is 1,650 sq ft with a capacity of 40/100 People. The building has been created to offer a fantastic social space and has been utilised for many events such as Seminars, Retreats, Workshops, Concerts, Arts and Crafts Classes, Yoga, Meditation and the highly successful Waunifor Arts Exhibition which drew in thousands of People every year.

To the fore is a large reception area with a kitchenette that leads onto the Ladies and Gents w.c.'s and onto the large auditorium hall which is a highly impressive and unique space that has had many testimonials over the years, only unique to Waunifor.

To the rear of the hall lies a library/meditation room. To the first floor lies a mezzanine with views over the hall. This Venue in itself offers a great opportunity for commercial use, is very versatile, and could be utilised for many uses. Energy Performance Certificate Rating - C.

CEDAR HALL (SECOND IMAGE)



CEDAR HALL - FLOOR PLAN



CEDAR HALL - ENTRANCE HALL



CEDAR HALL - GREAT HALL (FIRST IMAGE)



CEDAR HALL - GREAT HALL (SECOND IMAGE)



CEDAR HALL - GREAT HALL (THIRD IMAGE)



RENDEZVOUS



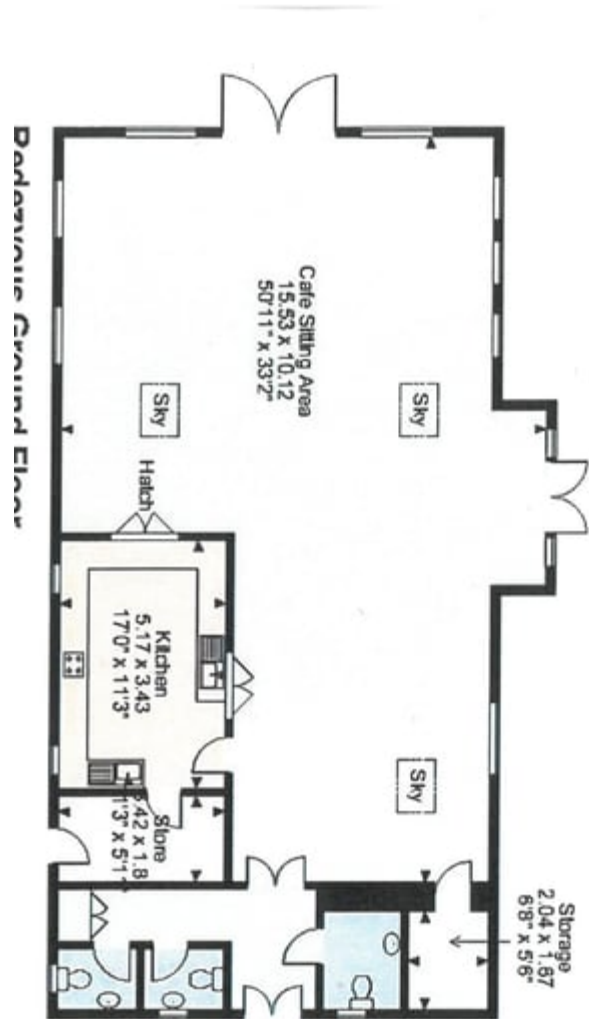
Rendezvous is a highly versatile with 1,300 sq ft of space and is suitable for 15/70 People as a small event room or as a Restaurant/Cafe which also benefits from a fully equipped catering kitchen. To the exterior the building is surrounded by its own decking with a veranda overlooking a small stream and enjoying views across the fields and woodland. This building has been used for workshops, social gathering, lectures and talks, courses, seminars, retreats and various birthday and wedding celebrations. Energy Performance Certificate Rating - B

The Rendezvous could offer itself as a separate business proposition.

RENDEZVOUS (SECOND IMAGE)



RENDEZVOUS - FLOOR PLAN



RENDEZVOUS - CAFE/SITTING AREA (FIRST IMAGE)



RENDEZVOUS - CAFE/SITTING AREA (SECOND IMAGE)



RENDEZVOUS - KITCHEN



ART STUDIO



A useful and versatile space which is located to the rear of the main house and has previously been utilised as a pottery studio, art studio and as a small meeting room.

ART STUDIO (INTERNAL IMAGE)



OUTBUILDINGS

Comprising of:-

WOOD WORKING SHED

VARIOUS TOOL SHEDS AND STORE SHEDS

GARDEN

The property sits within its own land of approximately 3.605 acres of landscaped and mature Wildlife garden areas being peaceful and private with rolling lawned areas and mature hedges.

TRADITIONAL WALLED GARDEN

A traditional walled garden with various flower and shrub beds.

LADIES MEDITATION GARDEN



A peaceful setting and the perfect meditation area.

FRUIT TREE ORCHARD

PARKING AND DRIVEWAY

The property enjoys the benefit of a designated parking area and two good access points off a small rural road.

PLEASE NOTE

There lies a working farm to the rear of the property but is private and not overlooked.

TENURE AND POSSESSION

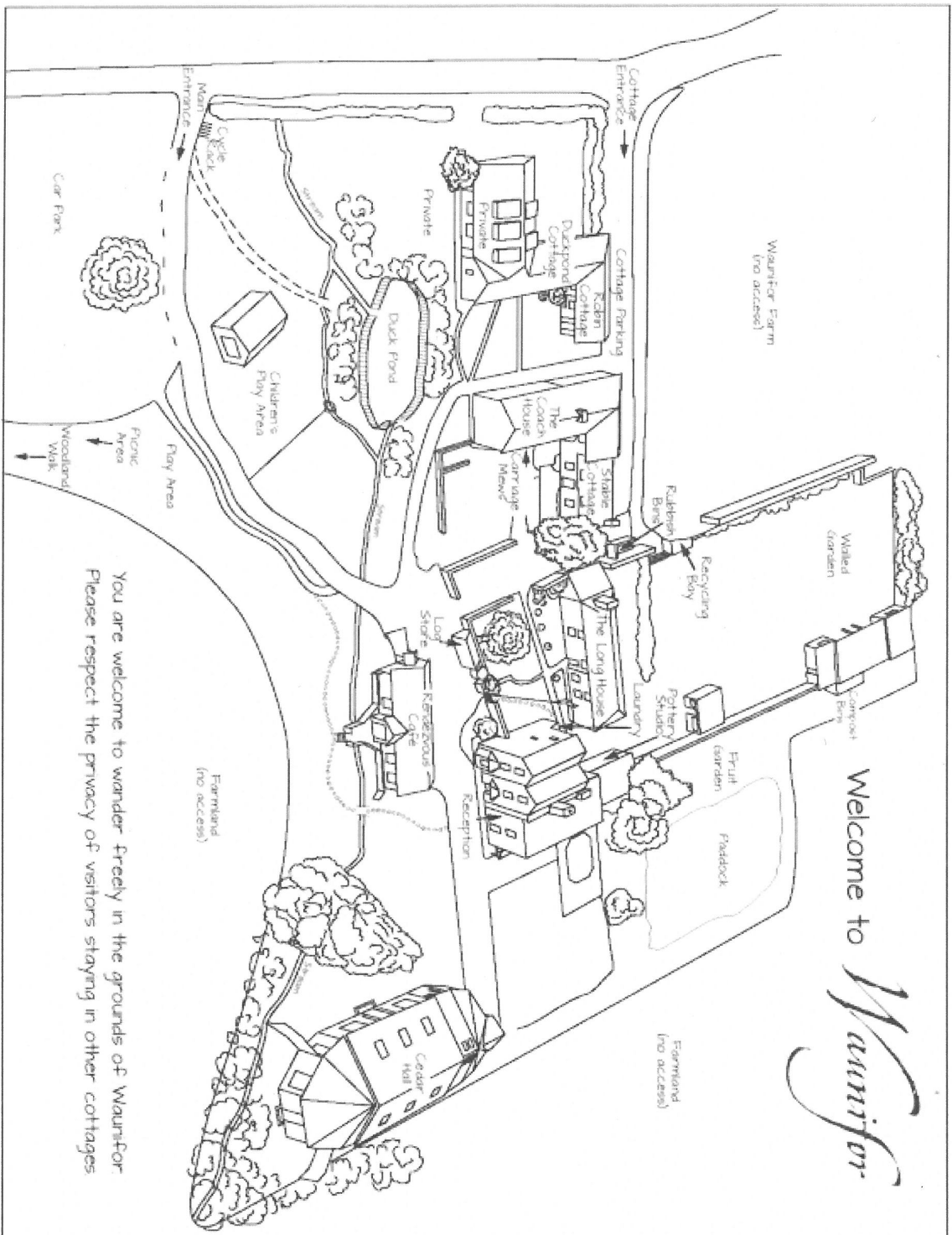
We are informed the property is of Freehold Tenure and will be vacant on completion.

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.

Services

We are informed by the current Vendors that the property benefits from mains water, mains electricity, private drainage, oil fired central heating.





For Identification Purposes Only

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Associates:
Ilan Davies, Associate MNAEA Neville Thomas, Associate

Council Tax:

N/A

Parking Types: Driveway. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

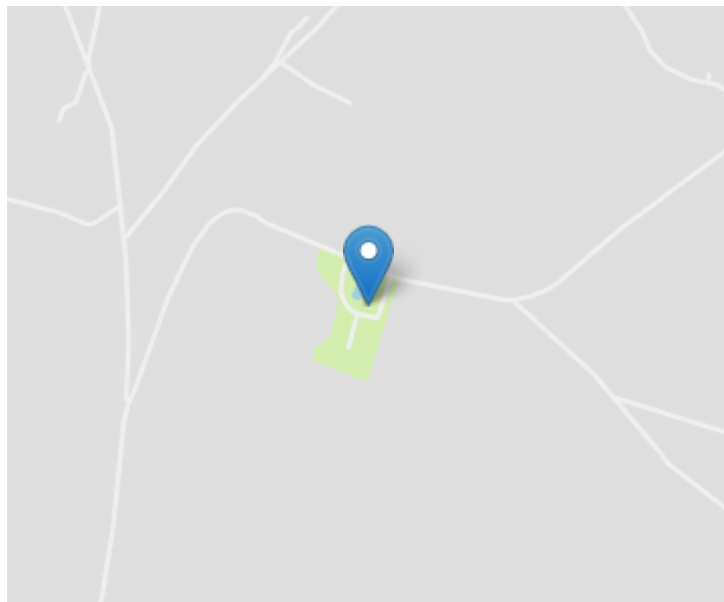
Any risk of coastal erosion? No

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



Directions

From the direction of Carmarthen/Swansea drive West until the end of the M4 and continue towards Carmarthen. From Carmarthen drive West until the end of the M4 and continue towards Carmarthen. Follow the by-pass around the four roundabouts and take the A485 towards Lampeter. Drive through the Village of Alltwalis and just past the Oil for Wales Petrol Station take the left turn onto the B4459 to Pencader. Proceed through Pencader and continue to Llanfihangel Ar Arth. Go straight over at the crossroads, down the hill past the Church on the left hand side, and then over a stone bridge. After the bridge take the first turning on the right and continue on this road for approximately 1 mile until you come to Waunifor on the right hand side at the bottom of the hill.

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'.

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

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