

*Majestic coastal mansion house set within some 3.75 acres or thereabouts. Overlooking Cardigan Bay. Cei Newydd (New Quay) - West Wales.*



**Plas Llanina, New Quay, Ceredigion. SA45 9SJ.**

**£1,175,000**

**A/5335/RD**

**\*\* A majestic coastal mansion house with origins back to the 17th century \*\* Set within some 3.75 acres or thereabouts \*\* Overlooking Cardigan Bay \*\* Property boundary set at mean high tide \*\* Spacious 5 bedroom accommodation with converted loft space into additional overflow bedrooms \*\*walled garden \*\* Expansive views over Cardigan Bay towards New Quay harbour \*\* Footpath access to Traeth Gwyn/Llanina Point \*\* Private driveway access \*\* Grade II listed as a good example of a small scale gentry house \*\* Spacious living accommodation \*\* Private with no overlooking \*\* South facing garden \*\* The ultimate coastal des res \*\* A true gem along the Cardigan Bay coastline \*\* Walking distance along beach to New Quay \*\* Set within historic gated community with a nearby church \*\* One of the finest properties to come on the market along the Cardigan Bay coastline \*\* A RARE OPPORTUNITY NOT TO BE MISSED \*\***

The property is situated on the fringes of the coastal fishing village of New Quay with its good level of local amenities and services including primary school, doctor surgery, places of worship, local shops, cafes, bars and restaurants, sandy beaches, access to the All Wales Coastal Path and good public transport connectivity. The Georgian harbour town of Aberaeron is some 15



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## GENERAL

An exquisite coastal mansion house set within a historic gated community which provides Llanina mansion house, Llanina church and 2 separate residential properties within this community.

Plas Llanina enjoys an elevated position over the adjoining property with raised wall garden area running along the boundaries of the property to Traeth Gwyn beach with expansive views over the beach towards New Quay harbour and Cardigan Bay. The vendor has created a wonderful private garden space with elevated seating areas enjoying the outlook, ensuring no overlooking of the main garden area.

The original house dates back to the 17th century with roughly a "T" plan house within its core with 18th century interior details and later 19th century additions to the eastern end of the property.

Part of the property was rebuilt in the later ends of the 18th century and early 19th century along the eastern elevations. Internally the property provides expansive stonework with feature inglenook fireplaces throughout complemented by custom made sycamore kitchen providing a wonderful and comfortable family living space. A large family living room and side sitting room is also provided as well as a cosy study/work space. A feature sun lounge is also provided along the rear elevation of the property.

To the first floor are 5 double bedrooms running across the entire length of the property with separate stairs access leading up to a converted loft space which is currently used as overflow accommodation and storage area.

A property of historic local interest and one that is not expected to be on the market for long.

The accommodation provides:



## GROUND FLOOR

### Reception Hallway



14' 4" x 60' 9" (4.37m x 18.52m) accessed via hardwood door into open reception hallway with feature slate flagstone flooring, window to front, part exposed stone walls, alcove cupboards, exposed beams to ceiling, door to stairwell, open plan into:

### Lounge

13' 2" x 31' 9" (4.01m x 9.68m) a large open plan family living space with feature fireplace with oak mantle, multifuel burner on quarry tiled hearth, oil underfloor heating at this point of

the property, exposed beams to ceiling, windows overlooking garden with views towards the coastline, period marble fireplace with cast iron fire, multiple sockets, TV point.



### Study

11' 8" x 12' 1" (3.56m x 3.68m) with window to garden, quarry tiled flooring, multiple sockets, a range of fitted shelving.



### Sitting Room

18' 3" x 19' 2" (5.56m x 5.84m) feature period inglenook fireplace and surround with open fire set on quarry tiled hearth, original bread oven to side and oak mantle over, window to front, quarry tiled flooring, broadband connection point, multiple sockets, Tv point, exposed stone walls, 3 x radiator, exposed beams to ceiling, connecting door into:





### Sun Lounge

29' 0" x 10' 0" (8.84m x 3.05m) with glass roof, quarry tiled flooring, windows to garden, exposed stone walls, multiple sockets, connecting door to:



### Kitchen

18' 6" x 26' 5" (5.64m x 8.05m) Also accessible from the sitting room with custom made sycamore kitchen, fitted electric oven and grill with extractor over, double stainless steel sink and drainer with mixer tap, space for freestanding fridge/freezer, dishwasher connection, space for 10+ person table, space for kitchen island and side walk-in pantry, feature seating area with inglenook fireplace with multifuel burner and oak mantle over, quarry tiled flooring, windows to front and rear, exposed beams to ceiling, second staircase to first

floor.



### Utility Room

17' 8" x 9' 8" (5.38m x 2.95m) with a range of base and wall units, connected to the sun lounge and enjoying external access door, multiple sockets, glass roof over.



### Stairwell

Completely rebuilt in recent times providing access to the first floor and potential connecting access to the loft space (stc).

Beneath the stairwell is a ground floor WC with Belfast sink, slate flagstone flooring. There is a french window to half landing allowing excellent natural light and overlooking garden.



## FIRST FLOOR

### Main Landing Area

48' 7" x 0' 1" (14.81m x 0.03m) Running across the rear elevation of the property with 2 x radiator, rear windows to garden.

### Master Bedroom

26' 4" x 15' 3" (8.03m x 4.65m) large double bedroom suite with exposed 'A' frames to ceiling, part exposed stone walls, multiple sockets, TV point, period fireplace, dual aspect windows to front and side overlooking churchyard, multiple sockets.



### Dressing Room

11' 3" x 9' 5" (3.43m x 2.87m) with a range of fitted wardrobes, rear window, radiator, multiple sockets. Balcony.



### Mezzanine Floor

15' 0" x 8' 8" (4.57m x 2.64m) currently a useful office space with dressing room below, side window enjoying sea views, 9'1" height, connecting door to attic rooms.

### En Suite

with enclosed shower, roll top bath, single wash hand basin and w/c





### Bedroom 2

14' 1" x 21' 1" (4.29m x 6.43m) large double bedroom with 2 front windows to garden, fitted wardrobes, 2 x radiator, multiple sockets, connecting door to:



### Bathroom

13' 2" x 7' 6" (4.01m x 2.29m) Jack and Jill bathroom arrangement with enclosed tiled shower, WC, single wash hand basin, radiator, tiled flooring, rear window.



### Rear Bedroom 3

11' 8" x 12' 4" (3.56m x 3.76m) double bedroom, window to garden, radiator, period fireplace with cast iron fire, exposed stone walls, multiple sockets.



### Bedroom 4

11' 0" x 12' 7" (3.35m x 3.84m) double bedroom, fitted cupboards, rear window to garden, multiple sockets, radiator, connecting door to:



### Rear Landing Area

With feature juliet balcony overlooking the adjoining churchyard towards the coast, connecting staircase to ground floor kitchen area.

## Bathroom

8' 3" x 6' 8" (2.51m x 2.03m) panelled bath with shower over, single wash hand basin, WC, fully tiled walls, spotlights to ceiling, heated towel rail, radiator, tiled flooring.



## Bedroom 5

13' 1" x 8' 8" (3.99m x 2.64m) double bedroom, fitted cupboards, multiple sockets, radiator, window to garden.



## Attic Rooms

Connected from the main landing area with steps leading up to:

### Room 1

27' 3" x 11' 1" (8.31m x 3.38m) currently additional overflow bedroom space with 2 x Velux rooflights, under eaves storage, stairs to main landing area, multiple sockets, radiator.



### Room 2



25' 10" x 12' 1" (7.87m x 3.68m) currently used as a bedroom space with under eaves storage, radiator, Velux rooflights overlooking existing churchyard, connecting door into:

### Storage Area

40' 0" x 10' 7" (12.19m x 3.23m) being 'L' shaped with 7'3" ceiling height, window to front and fully boarded loft area currently used for storage purposes.

## EXTERNALLY

### Gated Community

The property is approached via a gated entrance from the adjoining highway and along a private driveway that leads to the side elevation of the property dominated by the walled garden and side access to the adjoining churchyard and front of the property.

The gardens and grounds of the property extend to just under 3.75 acres or thereabouts providing excellent privacy and protection to the setting of the property and are a notable feature along with the wonderful coastal aspect.





## MAIN GROUNDS

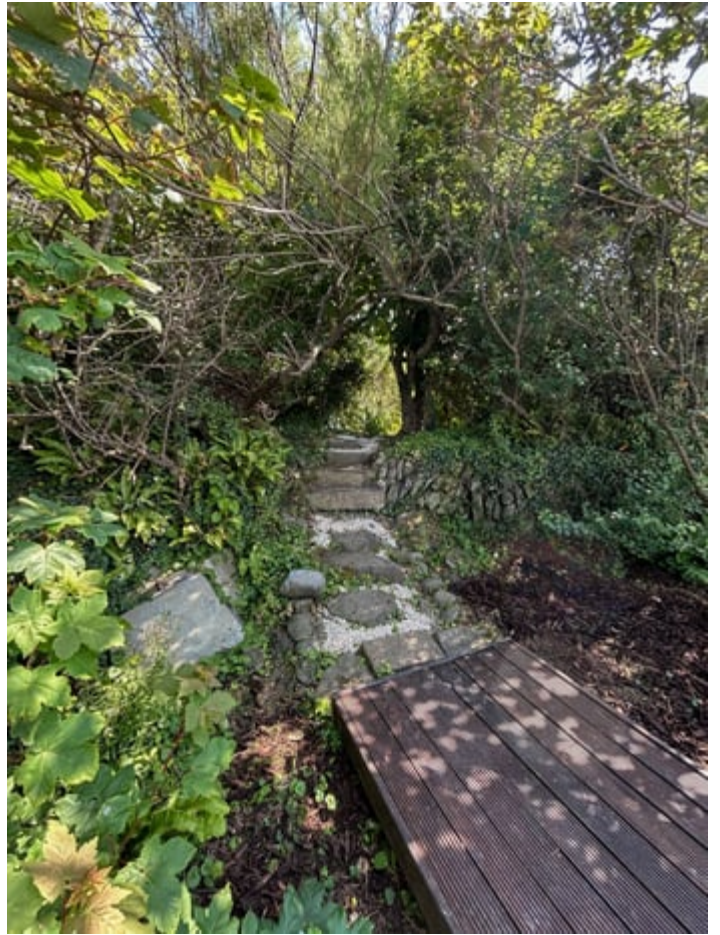
### Front and Side Gardens

From the property entrance the gardens continue at the same level to 2 large separate, private areas laid to lawn with mature planting to borders, fully orientated to maximise the outlook over the adjoining Bay. The garden is at a higher level to the beach below with the boundaries of the property leading to the mean high tide along the beach.

At this point there is a seating area specifically designed to be private but allowing an excellent outlook over the Bay towards New Quay.

In addition, the former Chapel St. Caradoc is still evident with 4 stone walls previously used by Augustus John to undertake his painting and we believe that this has the potential to be reused subject to new roof and various consents (stc). There is private pedestrian access at this point leading down onto the beach below.





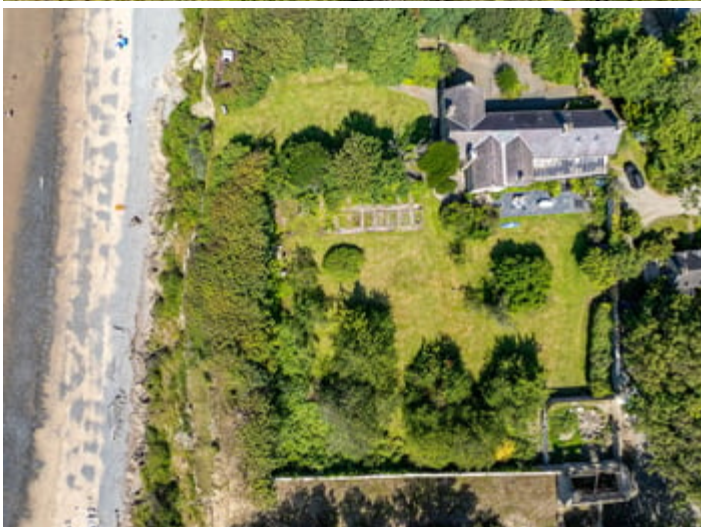


## Rear Gardens

To the side of these garden areas is a 0.7 acre walled garden in total which is accessed from the southern and western elevations of the property with raised patio area leading from the sun lounge enjoying a wonderful south-west aspect throughout and all day sunshine.

To the corner are an array of raised vegetable beds and former glass house with mature planting and trees throughout.





## **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**

The property benefits from mains water, electricity and drainage. Oil central heating.

Council Tax Band - D.

Tenure - Freehold.





### Directions

From New Quay head east along the B4342 road and after heading out via New Road past Quay West Holiday Park on your left, take the immediate next left hand turning signposted Cei Bach/Traeth Gwyn opposite the Cambrian hotel and proceed along Cei Bach road for approximately ½ mile heading down hill where there is a car park entrance on your right hand side and then an immediate entrance into Plas Llanina on your left. Continue through the gated entrance along the track to its end and Plas Llanina is located immediately in front of you.

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

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