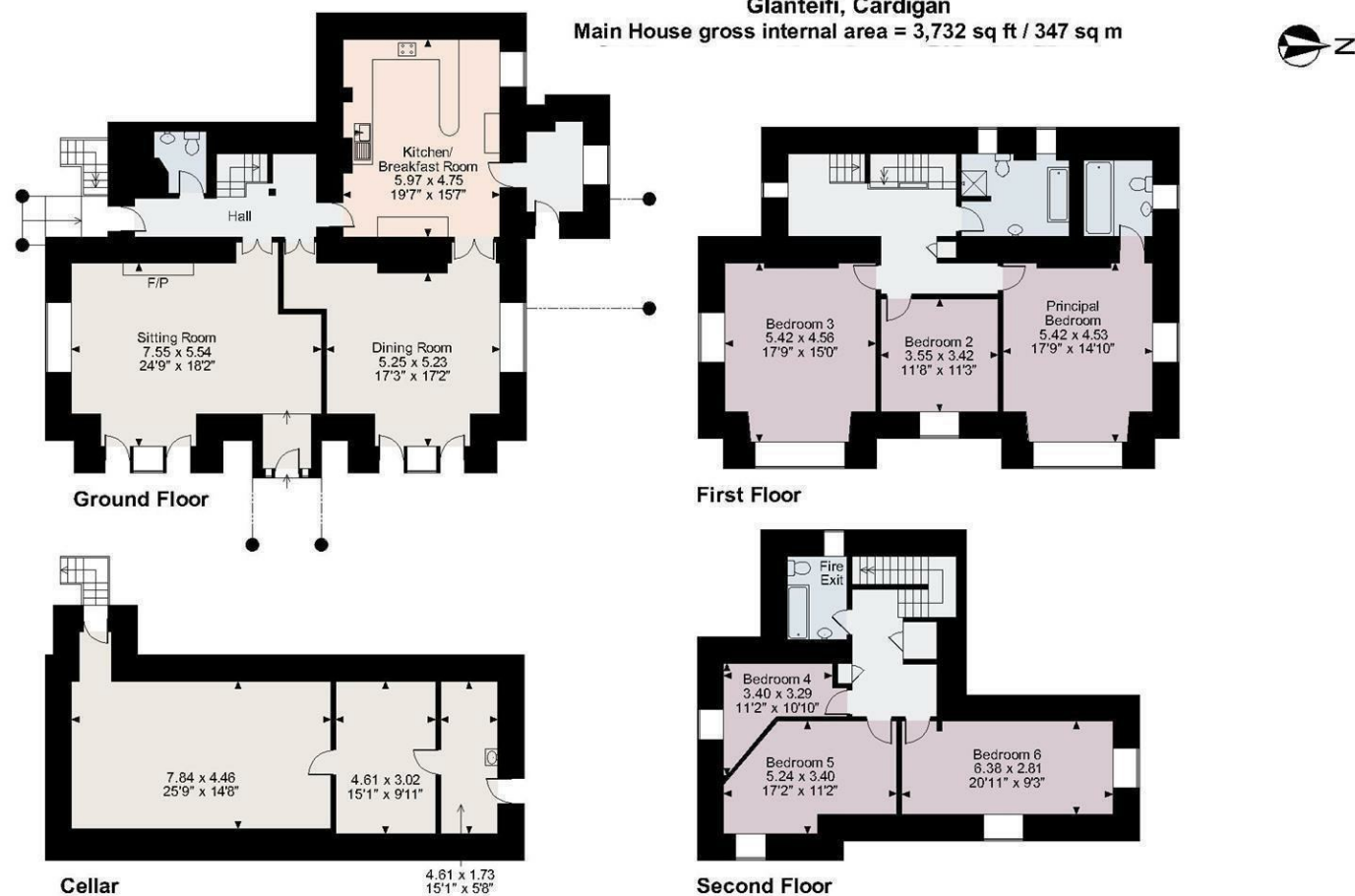


Glanteifi, Cardigan
Main House gross internal area = 3,732 sq ft / 347 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Glanteifi House St Dogmaels, Cardigan, SA43 3LL

- **Stunning Detached Property**
- **Six Bedrooms (one en suite)**
- **Stunning Views**
- **Popular Coastal Location**
- **Oil Central Heating**
- **Set Over Three Floors**
- **Landscaped Grounds, Tennis Court**
- **Character Features Throughout**
- **Approx. 4 Miles To Cardigan Town**
- **EPC Rating: F**

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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We Say...

MAIN HOUSE AND GARDENS. Exciting waterfront property fronting the River Teifi.

This waterfront property is called Glanteifi House, and is a substantial double fronted, six-bedroom period house set over three floors thought to date to the mid-1800s, that has overtime been extended and modified.

Accommodation
Glanteifi House Ground Floor

A smart portico entrance leads into the reception hall with cloakroom off and doors leading to the principal reception rooms. On the right is the large sitting room with double aspect and views across the river, double French doors that open out onto the sun terrace and a fireplace providing a focal point. Adjacent is the dining room, again with views of the river and with double French doors that open out onto the front terrace. At the rear of the house is a large kitchen breakfast room with fitted units, double oven, hob, extractor hood and space for appliances. A utility room off the kitchen opens out onto the side porch and main parking area.

Stairs rise up from the reception hall to the first-floor accommodation that includes a principal bedroom with en suite bathroom and two further bedrooms. The two larger bedrooms at either side of the house enjoy double aspects looking up and down river. A separate bathroom with shower completes the floor.

Stairs continue to the second-floor accommodation that includes three further bedrooms, including a large nursery capable of accommodating four beds and a separate bathroom.

The cellar is currently used as as a workshop, storage and boiler room. This can be accessed through doors at either end via 2 separate sets of stairs.

Externally
Entering through the main gateway, a drive leads down to the parking area outside Glanteifi house. The property features extensive landscaped grounds and gardens with large lawned areas, mature trees, hedges, bushes, shrubs and flower borders. There is an impressive stone staircase that runs down from property to the bottom gardens that features a stone Doric temple and bowling green. There is also a tennis court for avid players and those keen to dust down their tennis rackets and take up the game once more.

The grounds extend to approximately 1.5 acres although could change if boundaries change.

There is an option to purchase an adjoining four bedroom house , (Mallard House). The total Guide price for both properties is £1.2m. Please see separate online details or contact us to send you them.

The whole estate with two more cottages and the boat house with summer house (excluding the third party owned Grebe Cottage) has a Guide price of £1.75m. Again please see separate details online or ask us to send you them.

The River Teifi and its banks, including a narrow strip of the property, are designated a SSSI (Site of Special Scientific Interest) and SAC (Special Area of Conservation).



DIRECTIONS

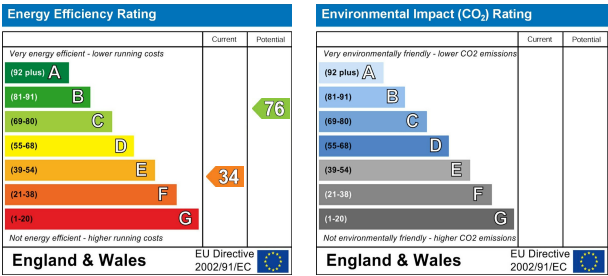
From Cardigan cross the river using the old bridge and take the first turning right on to the B4546, St Dogmaels Road towards St. Dogmaels. Proceed through St. Dogmaels village and take the right turn on Feidr Fawr, for Poppit. Continue along this road for approximately 0.8 miles and the property will be on your right hand side denoted by our For Sale Sign. What three words -
///slicer.promotion.january

GENERAL INFORMATION

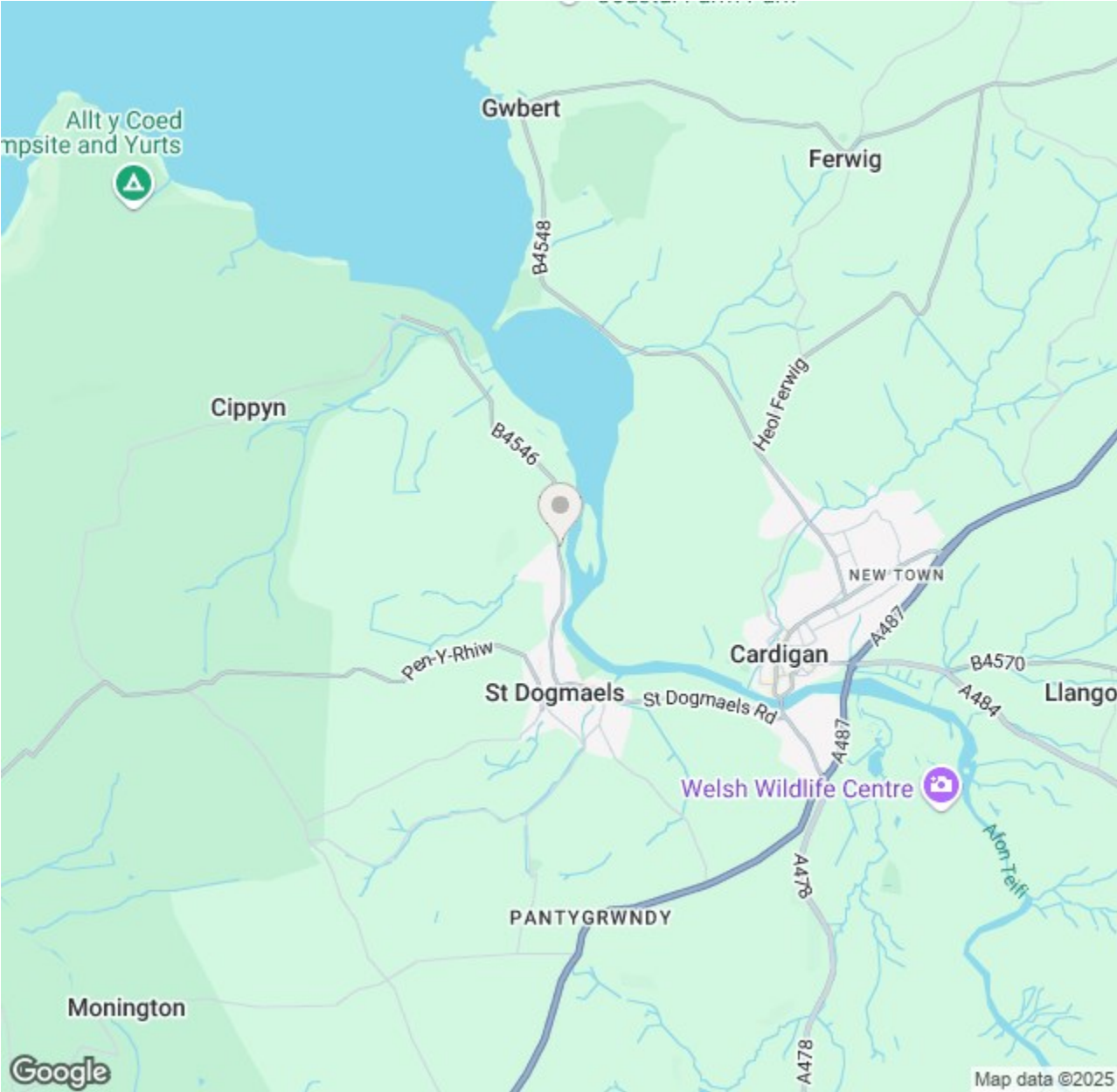
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'G' Pembrokeshire
DRAINAGE: We are advised that this property is served by private drainage.

ref:LG/AMS/07/OK/LG

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AERIAL VIEW



Boundary marked in red.



