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Glanteifi St. Dogmaels, Cardigan, SA43 3LL

- Stunning Waterfront Property
- Tennis Court
- Approx. 4 Miles To Cardigan Town
- Landscaped Gardens
- Oil Central Heating
- Popular Coastal Location
- Full of Character & Charm
- Total of 10 Bedrooms
- Access To River & Mooring for Boat
- EPC Rating: F

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We Say...

This waterfront property called Glanteifi House includes its west wing called Mallards House. Glanteifi House is a substantial double fronted, six-bedroom period mansion set over three floors thought to date to the mid-1800s, that has overtime been extended and modified. To the rear is an adjoining property called Mallard House that faces south, with its own fenced yard. It was once a wing forming part of the main house but over time was separated as a stand-alone dwelling. This could be reincorporated back into the main house.

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 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 a workshop, storage and boiler room. This can be accessed through doors at either end via 2 separate sets of stairs.

Mallard House

On the ground floor is a reception hall and large living room, with a separate kitchen area adjacent.

Stairs rise to the first-floor accommodation that includes a second reception room and the principal bedroom with an adjacent bathroom. Stairs continue to the second floor where there are three further bedrooms, a bathroom and a separate cloakroom.

Externally, entering through the main gateway, a drive leads down to the parking area outside the houses. 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 the 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 about 1.8 acres (stms - subject to measured survey) although could change if boundaries change.

Glanteifi House is also for sale on its own with gardens, grounds and tennis court, Guide Price £900,000. 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. What three words - //slicer.promotion.january

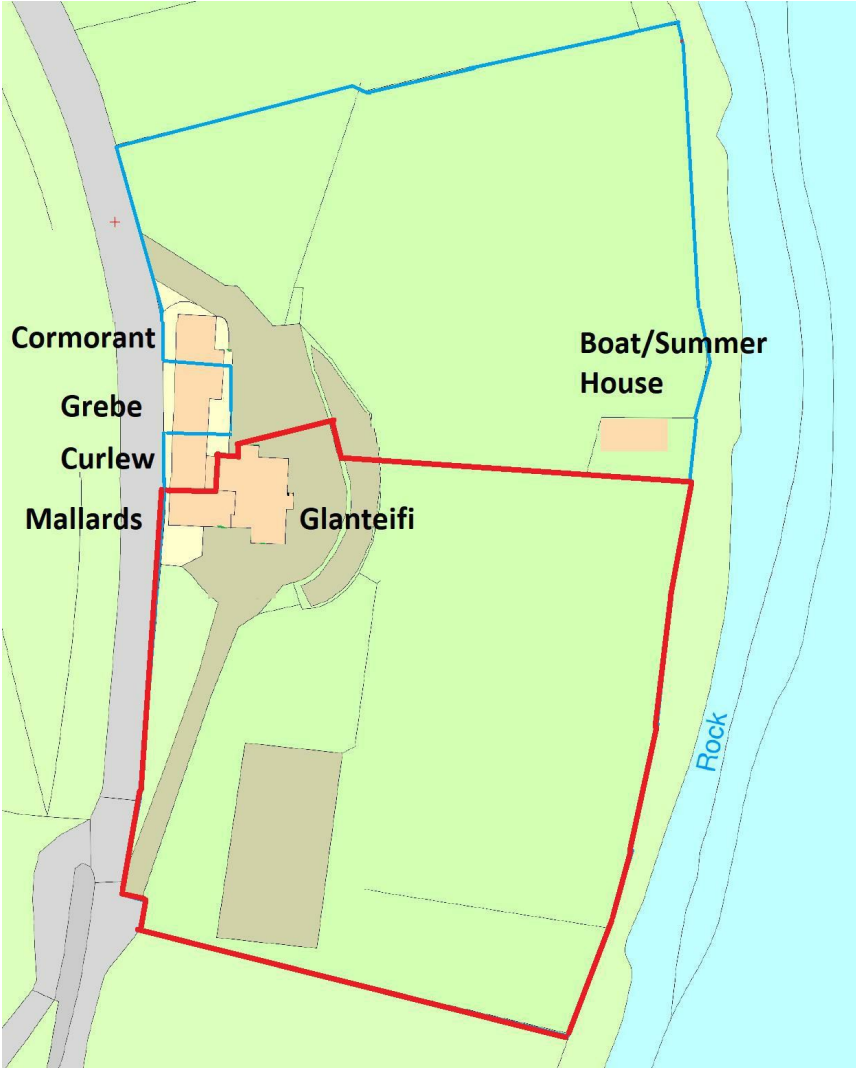
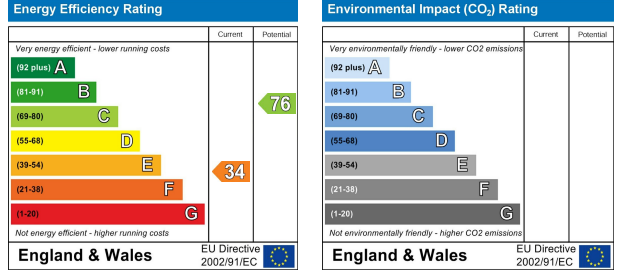
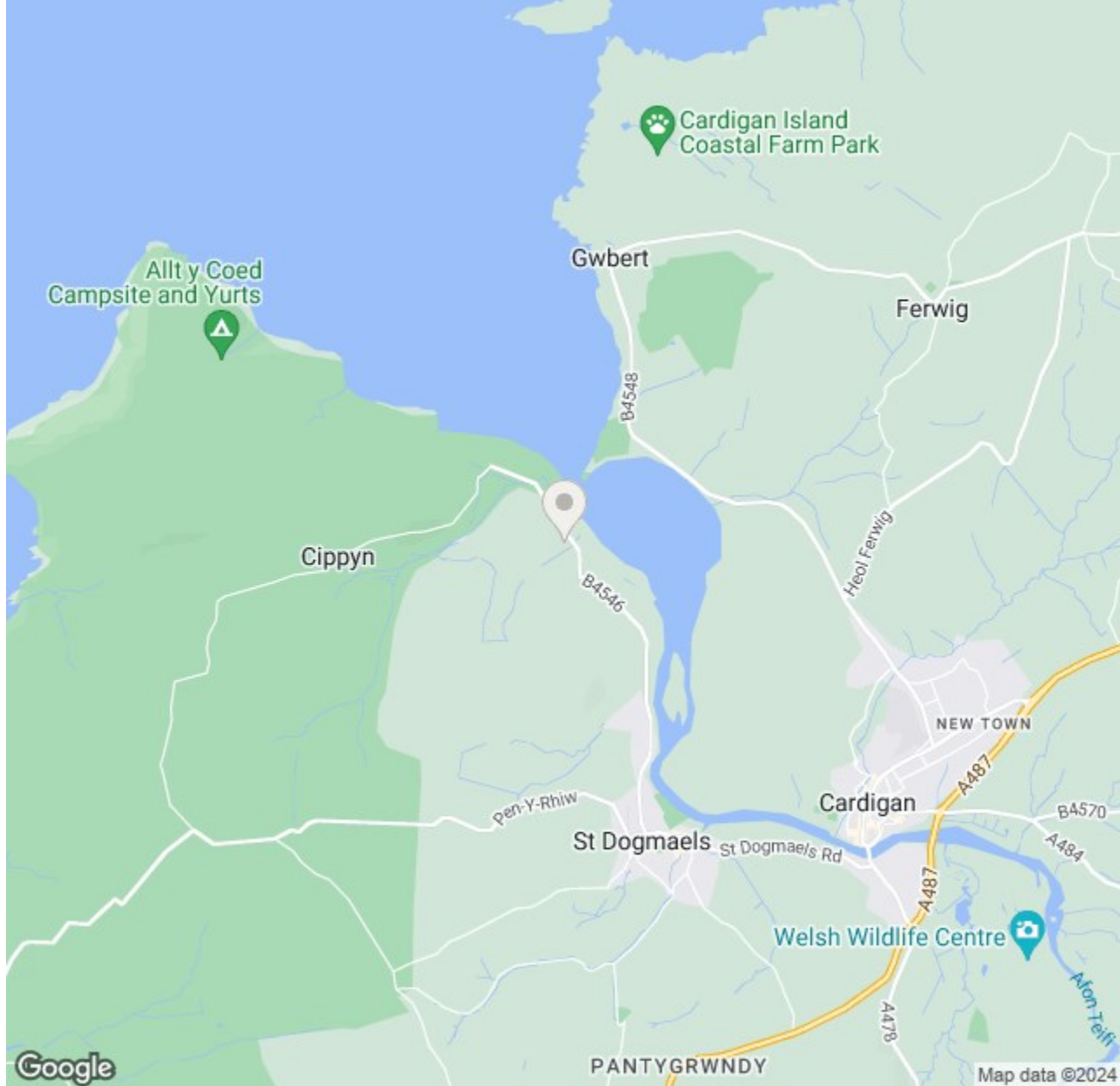
GENERAL INFORMATION

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/07/24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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AERIAL VIEW



Boundary marked in red.

Location

The Glanteifi estate originally comprised all of the land between St Dogmaels and Poppit, although over the years much of the farmland has been sold off. It was originally owned by a succession of shipowners and sea captains: the house provided a perfect vantage point to view their ships setting sail for Europe or the Americas, as it sits in a prominent position on a peninsula with the beautiful River Teifi curving around.

Today the Teifi is a popular waterway for those that enjoy boats as well as a rich haven for wildlife, including otters and a wide variety of birds. Poppit Sands beach is only about a mile away providing a stunning playground. The popular village of St Dogmaels is also only about a mile away providing award winning gastropub, community owned pub in which the estate even has a share, Abbey ruins with café, working water mill, weekly market, and lots of community activities, including a choir, theatre group and sporting activities.

The larger shopping town of Cardigan is about four miles away providing banks, high street shops, and restaurants. Local road connections provide quick access to neighbouring towns and further afield with Carmarthen and the A48 M4 link road being about 27 miles away taking you onto south Wales (Swansea about 57 miles and Cardiff about 100 miles) the Severn Bridge and into England (about 119 miles).



