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Glanteifi St. Dogmaels, Cardigan, SA43 3LL

- Stunning Waterfront Property
- Approx. 4 Miles To Cardigan Town
- Popular Coastal Location
- Main House & Three Cottages
- Oil Central Heating
- Two Reception Rooms & Six Bedrooms
- Mooring For Boat & Landscaped Gardens
- Investment Opportunity
- Boathouse & Summerhouse
- EPC Rating: F

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WHOLE ESTATE

This waterfront estate comprises four properties that include Glanteifi House, a substantial double fronted, six-bedroom period mansion set over three floors thought to date to the mid-1800s, that has over time been extended and modified. The west wing of the house is now a separate four-bedroom dwelling called Mallard House that is currently let to a tenant. Attached to the north of Glanteifi is a cosy two-bedroom cottage called Curlew Cottage, again let to a tenant. The one-bedroom cottage furthest north is called Cormorant Cottage which is run as a holiday let. The cottage (Grebe Cottage) is owned by a third party. The whole estate comprises about 3.25 acres (subject to measured survey) and includes delightful, landscaped grounds and gardens bordering the River Teifi with a tennis court and a boat house with summer house above. Available for sale as a whole or in part.

Glanteifi House Ground Floor

A smart portico entrance leads into the reception hall with cloakroom and doors leading to the principal reception rooms. On the right is the sitting room with double aspect 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 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.

First Floor

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.

Second Floor

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

Cellar

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

Mallard House

Mallard House 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. 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.

Curlew Cottage

This cosy cottage is attached to both Mallard House and Glanteifi. On the ground floor is an entrance porch that leads into a living room with views of the river together with a separate kitchen area. Stairs rise up from the living room to the first-floor accommodation where there are two bedrooms that share the use of a bathroom.

Cormorant Cottage

This cottage has stunning views of the river. On the ground floor is a reception hall with cloakroom off. Adjacent is a bedroom. Accessed from outside is a useful storage area. Stairs rise up to the first floor accommodation. This includes a living room with double aspect views of the river, separate kitchen and a separate bathroom.

The Boat and Summer House

This attractive building provides space for boats with slipway to the river, and the upper level provides a comfortable summer house with an open plan sitting/bedroom area with wood burning stove, kitchen area to one side and a separate shower room. Bi-folding glazed doors provide the perfect view of the river as when folded aside, they bring the 'outside in' as they open out onto the balcony. There is a mooring for a boat on the River Teifi opposite the boat house.

Externally

Entering through the main gateway, a drive leads down to the parking area outside Glanteifi house. A second rear entrance leads to a carpark with space for five cars (Grebe has the right to one of these spaces). There is space for further parking on the track which leads down to the Boat House. The property features extensive landscaped grounds and gardens with lawned areas, including croquet lawn, bowling green, orchard, mature trees, including a very rare Elm, rose garden, hedges, bushes, shrubs and flower borders. There is an impressive stone staircase that runs down from property to the bottom gardens, a stone Doric temple, obelisk and pond with fountain. 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. In all, the property extends to about 3.25 acres (stms). There is an option to purchase the main house with the tennis court and part of the grounds down to the river. Guide Price £900,000. Also an option to purchase the main house and attached Mallard House with tennis court and southern part of the grounds down to the river. Guide Price £1.2m. Please see separate listings for further details or contact 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](http://www.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.

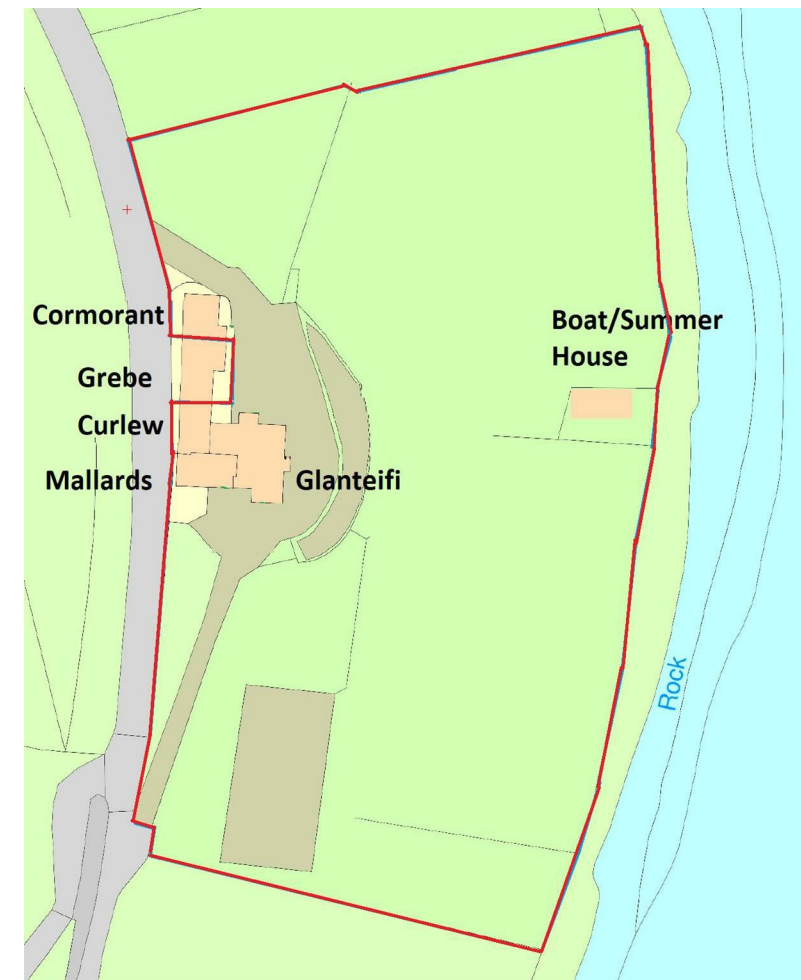
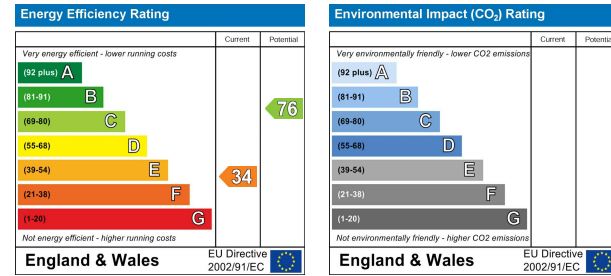
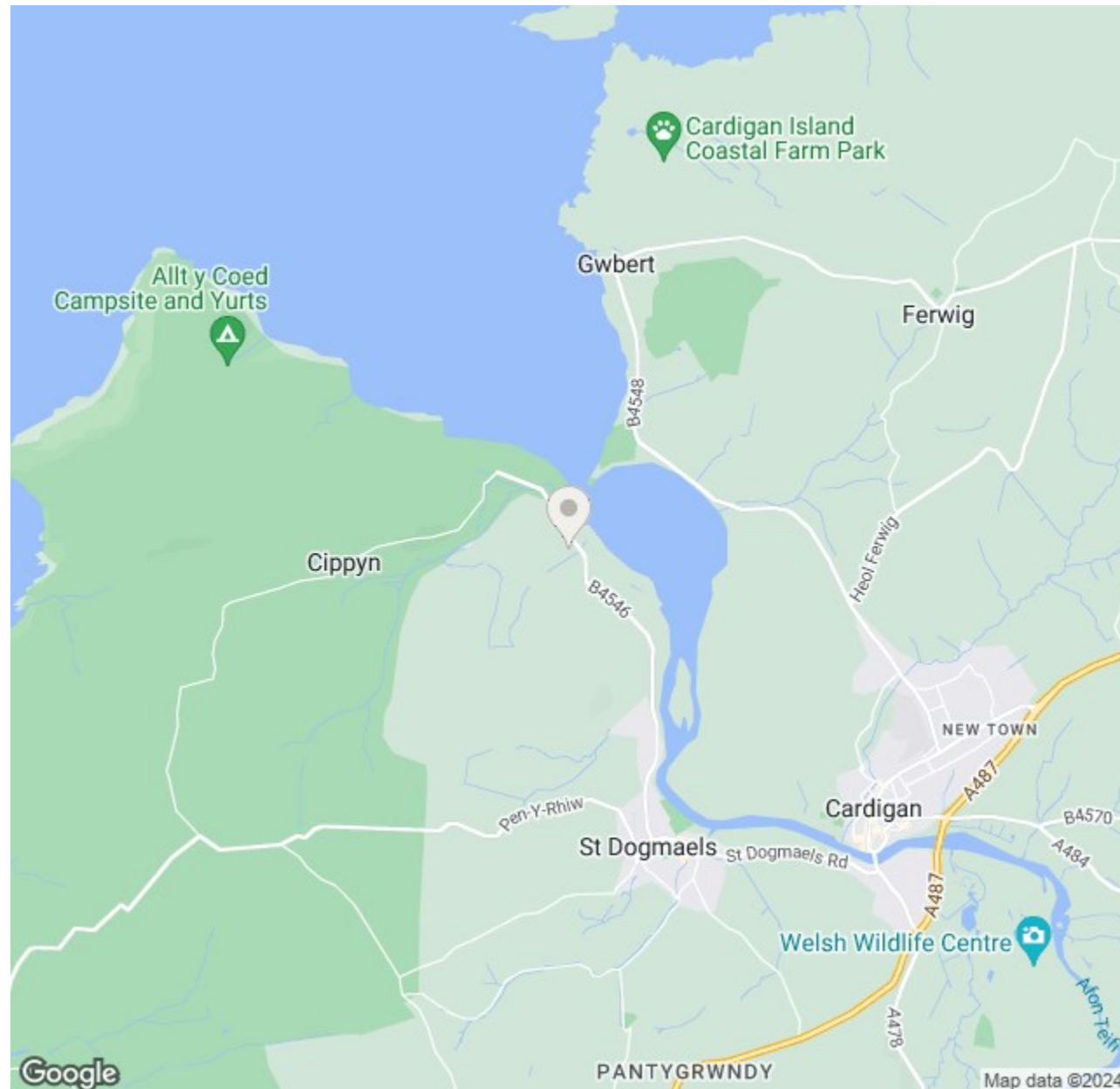
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AERIAL VIEW



Boundary marked in red.

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 approximately 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).



