



THE LOOK OUT

St. Dogmaels | Cardigan | SA43 3J

FINE & COUNTRY

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For Sale: The Lookout – An Architectural Marvel in St Dogmaels with Historical Annexe and Local Charm

Overview: Presenting "The Lookout," a remarkable estuary-view property estate complemented by over 8 acres of versatile land. Built between 2018 and 2019 by esteemed local developer Matthew Greenland, this estate not only captures the essence of luxury rural living but also embraces the community-centric charm of St Dogmaels.

Property Highlights:

- **Unique Architectural Heritage:** The Lookout and its two neighbouring properties epitomize high-end bespoke living. The included annexe, "The Old Sty," is a converted derelict farm building that served as the developer's residence during construction and is now a luxurious supplement to the main house, adhering to its restricted planning consent for accommodation.
- **Eco-Friendly and Modern Design:** This property features a main house with 5 en-suite bedrooms and an eco-friendly sedum roof. Enhancements include panoramic floor-to-ceiling glass windows, state-of-the-art security, a custom gym, and a large agricultural barn.
- **Self-Sustaining Land with Agricultural Benefits:** The surrounding land offers potential income from organic hay, with minimal maintenance required, offering both practical and picturesque value.
- **Equestrian Opportunities:** The attractive land also comes with potential for stables amidst the Agricultural Barn.



THE LOOK OUT

- Innovative Design Elements: The lower ground floor is ingeniously set into the hillside, featuring a 'secret' reception room that promises both privacy and exclusivity. Panoramic floor-to-ceiling glass windows throughout the home ensure the estuary view is always within sight.
- Enhanced Security and Amenities: Recent upgrades include dual electric gates, a bespoke boot room, state-of-the-art CCTV, a new alarm system, and comprehensive landscaping. Additional facilities include a modern gym and a spacious 60'x40' agricultural barn equipped with an electric door, suitable for garaging or equestrian use.
- Luxurious Annexe/Multi Family Accommodation: A beautifully appointed 3-bedroom annexe offers flexibility for multi-generational living, an Airbnb venture, or as opulent guest accommodation. Furniture options are available through separate negotiation, allowing for a tailored move-in experience.

Local Attractions and Community Life:

- Vibrant Coastal Community: St Dogmaels is a thriving tourist destination known for its historical sites and robust local gastronomy. Within walking distance are two significant pubs; "The Ferry," an award-winning gastropub, and "The White Hart," community-owned and operated, reflecting the village's spirited local engagement. Within walking distance to Poppit Sands Beach.
- Culinary and Historical Richness: The village boasts Y Felin, a historic working mill selling organic flour near the ancient St Dogmaels Abbey ruins. Local fresh seafood is readily available from community-famed fisherman Len Walters, enhancing the area's appeal as a 'foodie' destination.
- National Park Location: Set within a National Park, this property promises unrivalled views and an unrepeatable setting that shifts beautifully with the seasons, making it a treasure for nature and tranquillity lovers.

Special Mention: The current owners, who are selling to relocate closer to family, have cherished their time in this idyllic setting. Their experience underscores the property's capability to provide a serene and fulfilling lifestyle.

Invitation to View: "The Lookout" is a testament to architectural beauty, community spirit, and the peaceful Welsh lifestyle. We invite you to schedule a viewing to fully appreciate what this exceptional property has to offer. This opportunity to own a piece of St Dogmaels' enchanting landscape and vibrant community life is truly a rare offering.



Video Link: <https://youtu.be/PXsB5CmzdIE>



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

ENTRANCE HALL

Impressive entry to the spacious hall and open plan living areas. Modern open tread oak, glass and steel stairs from the hall to the upper floor. The expanse of floor to ceiling picture windows compels you to come closer and marvel at the wondrous views. Engineered Oak flooring.



SPECTACULAR KITCHEN

7.34m x 17.55m (24'1" x 57'7")

A spacious area for food prep, casual dining and socialising where a luxury, gourmet kitchen can be found, comprising a central island for quick meals with built-in induction hob and fitted extractor hood overhead. There are two Neff ovens, built-in large fridge and freezer, comprehensive storage in the cupboards throughout. A door leads to a large walk in pantry. Large north east facing window. Engineered Oak flooring.

DINING ROOM

7.34m x 17.55m (24'1" x 57'7")

Open plan with floor to ceiling picture windows and oversized sliding patio doors this will provide an impressive place to dine and entertain spilling out on sunny days and warm evenings to the stylish black limestone patios. Three pendant light fixtures are positioned to be above the dining table. Engineered Oak flooring.





SITTING ROOM

7.34m x 7.80m (24'1" x 25'7")

Now this truly is a room with a view! Breath taking vistas up and down the River Teifi that include undulating landscape, distant coastal views, across the river to Gwbart Sailing Club and Ferwig, the many boats bobbing on their moorings and the pretty town of Cardigan, observed through two walls of connecting floor to ceiling corner windows. Enjoy the view without the need for window treatments as the house from this aspect is surrounded only by the patios, garden and paddocks belonging to the property ensuring total privacy. Engineered Oak flooring, ceiling spotlights, door to a landing where stairs descend to the lower ground floor.

UTILITY ROOM

3.68m x 2.39m (12'1" x 7'10")

Porcelain tiled floor, window overlooking front drive, fully glazed door to the front path, fitted cupboards, door to WC and door to boot room.



PANTRY

With glass shelving, built-in dishwasher, washing machine, tumble dryer, double stainless steel sink and Quooker tap for instant boiling water.

OFFICE / CINEMA / BEDROOM

2.82m x 4.06m (9'3" x 13'4")

A flexible room suitable as a ground floor bedroom, study, office or Cinema Room. One wall is set with connections for a wall mounted large screen TV or cinema screen. Rear wall window. Two wall lights.

UPPER LANDING

The landing provides access via a galleried hallway to the 5 ensuite bedrooms. A triple paned picture window with south westerly views of the countryside provides ample natural light. Proposed are glass balustrade panels with an oak handrail providing a contemporary minimalistic appearance. Inset ceiling lights and three feature pendant lights.



MASTER BEDROOM

3.73m x 5.49m (12'3" x 18'0")

A very spacious master bedroom on the corner, featuring two adjoining floor to ceiling picture windows with stunning panoramic views up and down the Teifi River.

Super sized sliding doors give way to a frameless glass sided balcony with pebble stone and resin floor and overhead spotlights. Custom made pocket doors slide neatly away to provide entry to the en suite bathroom and the dressing room. Inset ceiling spot lights plus hanging pendant lamps either side of the bed.

DRESSING ROOM

2.77m x 3.48m (9'1" x 11'5")

Can be fitted with a range of cupboards and drawers providing shelves and hanging space providing excellent storage



ENSUITE BATHROOM

2.77m x 2.82m (9'1" x 9'3")

Spacious, luxurious and on-trend with an attractive patterned porcelain floor, twin hand basins with mixer taps set in a contemporary glass topped vanity, toilet, extra large shower enclosure with glass screen, luxury double ended bath with hand spray, inset ceiling lights and side window. Modern vertical radiator in Anthracite colour.

BEDROOM TWO

2.54m x 4.04m (8'4" x 13'3")

The central back bedroom is a generous double with more amazing views from a large picture window. Inset ceiling lights. The ensuite shower room features porcelain floor tiles, part tiled walls and extra large shower enclosure with glass screen, modern shower fitting, and contemporary vanity unit with hand basin and mixer tap and elegant toilet.

BEDROOM THREE

2.95m x 4.57m (9'8" x 15'0")

Also featuring scenic water and countryside views through a picture window with tilt and turn feature, this generously sized double room has inset ceiling lights and a shower room with porcelain floor tiles, part tiled walls and extra large shower enclosure with glass screen, modern shower fitting, contemporary vanity unit with hand basin and mixer tap, and elegant toilet.

BEDROOM FOUR

3.05m x 3.94m (10'0" x 12'11")

Double sized with side window, inset ceiling lights and a shower room with porcelain floor tiles, part tiled walls and extra large shower enclosure with glass screen, modern shower fitting, modern vanity unit with hand basin and mixer tap, and an elegant toilet.

BEDROOM FIVE

2.72m x 4.83m (8'11" x 15'10")

Generously sized double with elongated window, inset ceiling lights and large ensuite shower room with porcelain floor tiles, part tiled walls and extra large shower enclosure with glass screen, modern shower fitting, modern vanity unit with hand basin and mixer tap, and an elegant toilet.

GAMES ROOM, GYM, CINEMA ROOM, ART STUDIO, SECOND SITTING

Accessed internally from the sitting room, stairs descend to a large room with flexible use featuring adjoining floor to ceiling corner windows directly overlooking the River Teifi up and downstream, with spectacular panoramic views. Sliding door leads to the patio and gardens. Porcelain floor tiling

THE LOOKOUT BARN

It's hard to believe this comfortable 3 bedroomed home with underfloor heating and all the 'mod-cons' started life as a stone pig shed! Having undergone a complete refurbishment that included a timber framed, cedar clad extension, aluminium anthracite windows, conservation style Velux roof windows, oak ledge and brace doors with pewter hardware, plus a modern open plan design, the barn is delightful and features the same wonderful elevated views over the River Teifi and surrounding coastal countryside. A half glazed stable door opens to an open plan kitchen, dining and lounge area with underfloor heating beneath porcelain tiles.

KITCHEN/ DINER

4.11m × 6.30m (13'6" × 20'8")

A range of modern lower level cupboards and drawers with integrated Kenwood stainless steel fronted dishwasher, Kenwood range with electric ovens and hob (gas connection behind) with lighted extractor hood above, inset black 1½ bowl composite sink and drainer with swan neck tap, Kenwood fridge/freezer, ceiling down lights, large picture window with exposed stone work and wooden lintel. A shelved walk in pantry provides additional storage. Sensor ceiling spot.

CLOAKROOM

Handy ground floor WC with concealed cistern toilet, oval corner hand basin, tongue in groove walls and cupboard, sensor spot light. (Laura Ashley) Porcelain floor tiling.

LOUNGE

4.70m x 3.99m (15'5" x 13'1")

Exposed stone wall feature with painted tongue in groove wood panelling in a comfortable room with impressive views from an elongated west facing window and large sliding patio door. Ceiling spot lights. An open plan staircase with storage beneath ascends past a Velux roof window on the half landing to the first floor.

LANDING

Providing storage space and facility for a washer/tumble dryer.

BEDROOM ONE

4.06m x 3.56m (13'4" x 11'8")

A double room with sloping ceiling and Velux roof window featuring stunning panoramic views of the River Teifi and surrounding coastal countryside from floor to ceiling windows. Continue the enjoyment after dark lying in your bed watching the shooting stars in the night time sky. Engineered oak floor and centre pendant light.

TWIN BEDROOM

2.54m x 5.05m (8'4" x 16'7")

Velux roof window. Oak floor. Pendant light.

SINGLE BEDROOM

1.65m x 4.14m (5'5" x 13'7")

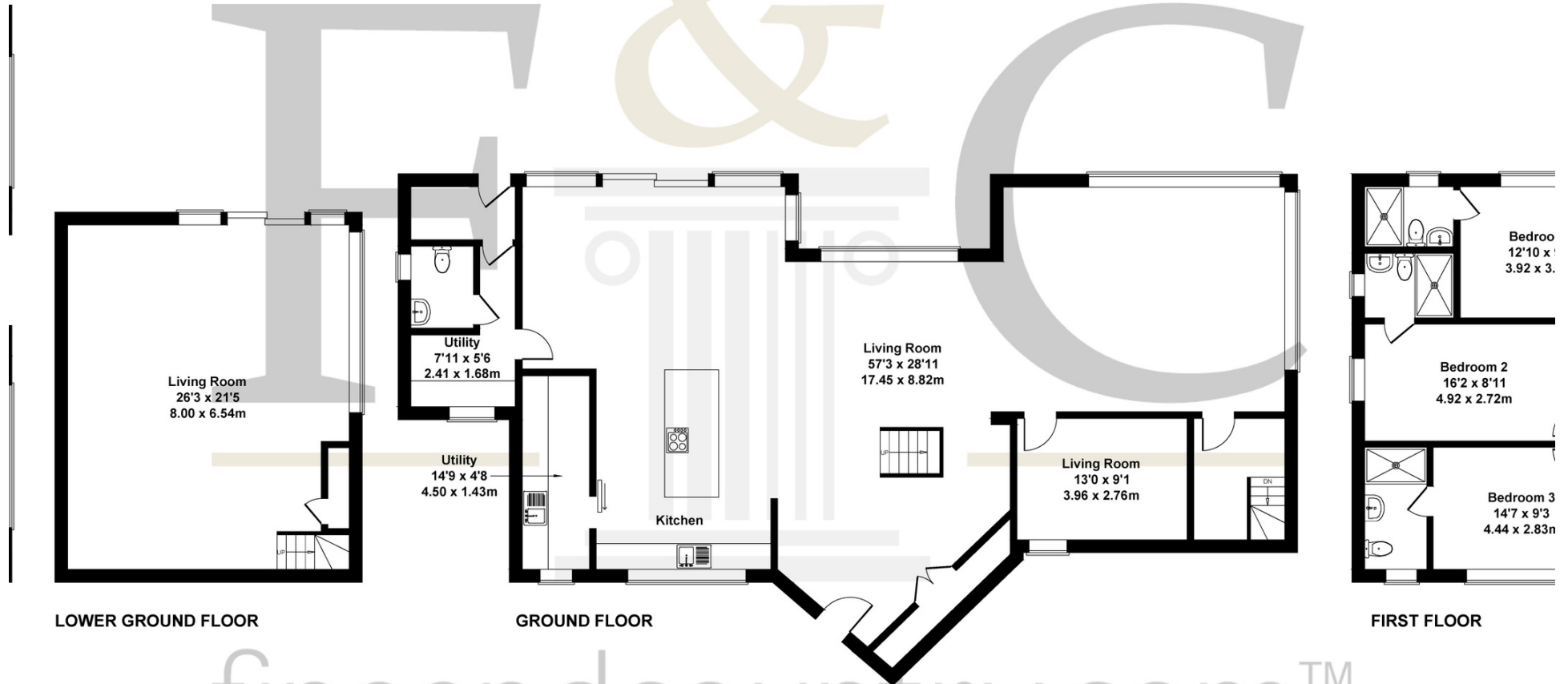
Velux roof window. Oak floor. Pendant light.

BATHROOM

Bath with shower over/ glass screen. Part tiled walls, hand basin in vanity unit, toilet, and white ladder style towel radiator.

The Lookout St Dogmaels

Approximate Gross Internal Area
4725 sq ft - 439 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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