





## SITUATION

Aberaeron 17 miles, Aberystwyth 18.5 miles, New Quay 23.5 miles.  
Llandovery 26 miles, Carmarthen 34 mile.

**Airports:** West Wales Airport 35 miles, Cardiff Airport 95 miles

- 5 Bedroom House, 4 Bathrooms
- 2 Bedroom Annexe.
- Formal Sitting Room,
- Kitchen/Breakfast Room
- Garden Room
- Terrace.
- Parking for several car.

Terrace Grounds.

**Monarch House** is situated in the ancient market town of Tregaron, situated alongside the River Brenig within Conservation Area. Monarch is a private family home, but due to the layout making it ideal for Family, Bed & Breakfast Business, or lifestyle change family.

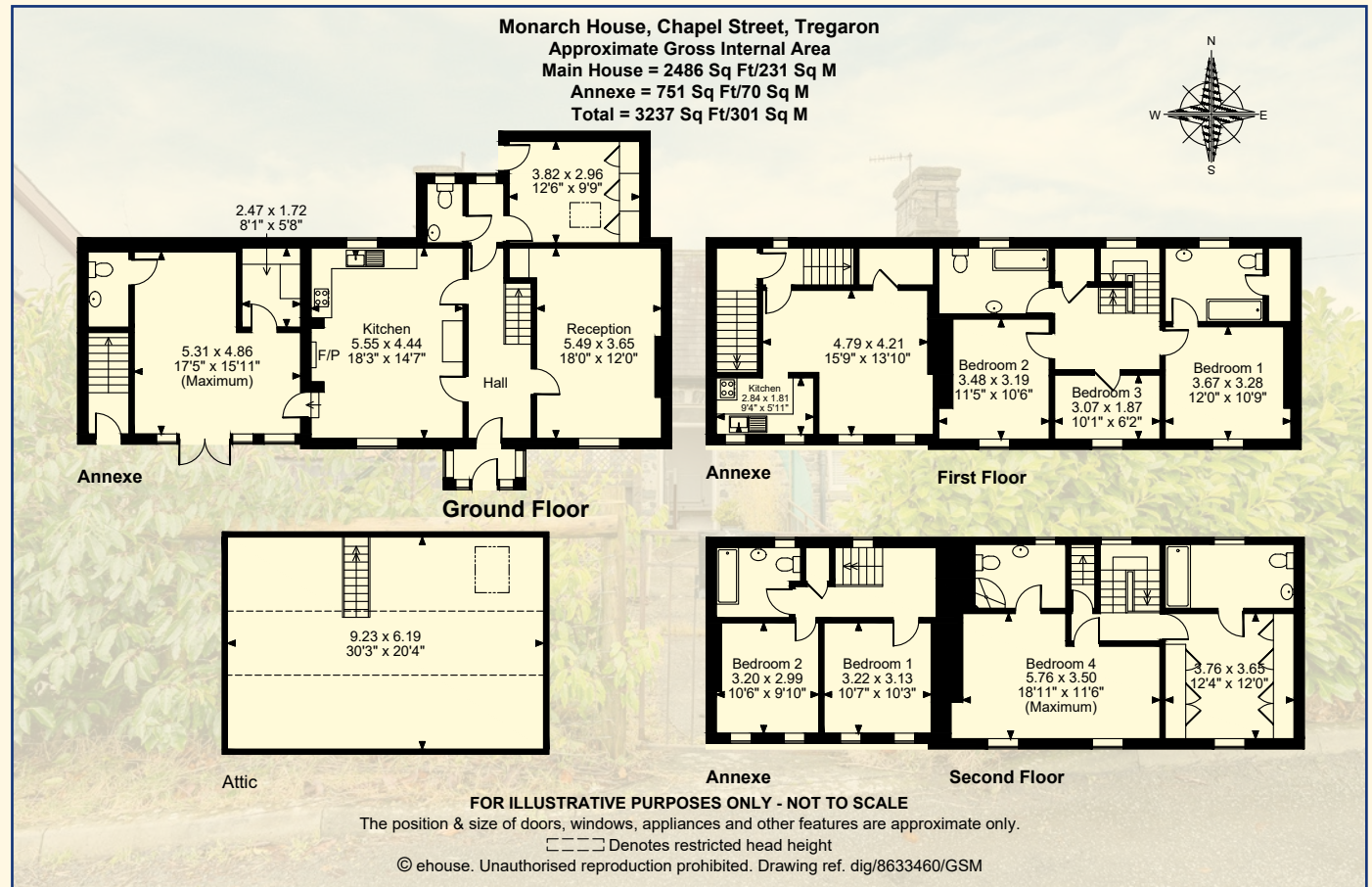
**Education** There is an excellent range of both primary and secondary schools in Tregaron or Aberaeron. There is a significant range of independent schools in the area including Rehill School. For independents see [www.isc.co.uk](http://www.isc.co.uk) and for state school information see [www.carmarthenshire.gov.wales/home/council-services/education-schools](http://www.carmarthenshire.gov.wales/home/council-services/education-schools)

**Local, Sporting & Recreational** The surrounding area provides a wealth of sporting and recreational opportunities with Cardigan Bay in the South to the Brecon Beacons, which offer National Botanic Garden of Wales, Flag Beaches, Carmarthen Castle, Dolphin watching at New Quay, fishing, sailing, kayaking and swimming. Excellent cycling and walking can be found. Further information on [www.visitwales.com/destinations/mid-wales/carmarthenshire](http://www.visitwales.com/destinations/mid-wales/carmarthenshire)

## MONARCH HOUSE

is situated in a private yet well-located town position making it a lovely setting for private family home, restaurant or holiday business. The property is approached via a private driveway which leads down to the side of the house.

The house was originally built in 1860 to be the town hotel, to serve the railway station that was to be built, this never happened. The property became a private family home, which it has been ever since. The house is blending itself to being B & B, Air BnB, Restaurant, or Offices, all subject to planning. On entering the house via entrance hall, with doors leading off to the spacious kitchen/breakfast with woodburning stove with integral oven and hob, tiled floor and breakfast area. There is door through to the Garden room, with pantry and door to wc. This room would be ideal for dependent relative or home office. Across the hall is the spacious Sitting room with open fireplace and high ceilings. From the hallway further doors lead to Study/workshop, wc and covered workshop with door to the rear of the house. On the first floor there is Master Bedroom with En Suite with 2 further bedrooms and family bathroom.





Further stairs off the landing lead to the second floor with two further bedrooms one with bathroom and one with shower room, with door to outside. Due to the separate external access from the second floor out on to the rear terrace garden, this floor along with the attic, blend themselves to being a flat for either teenager, or Air BNB. The annexe is in the adjoining part of the house, with separate access and offers two bedroom accommodation over 2 floors with family bathroom, lounge and kitchenette.

The property has a terrace garden to the rear with access out to the street behind, with patio area. To the front is mature shrub garden with patio area under a gazebo.

### AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**LOCAL AUTHORITY:** Ceredigion County Council 01545 570514

**COUNCIL TAX:** F

**SERVICES:** Mains water and drainage, air source central heating.

**TENURE:** Freehold with vacant possession.

**FIXTURES & FITTINGS** Unless mentioned specifically by separate negotiation.

Property located in Conservation area.





## VIEWINGS

All viewings strictly by appointment through the agents on 01432 367802. Please contact **Liz Langford** for further details or email [liz@foxgrant.com](mailto:liz@foxgrant.com)



Liz Langford

**Fox**Grant

**MONARCH HOUSE  
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## WHAT3WORDS

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[foxgrant.com](http://foxgrant.com)

**COUNTRY  
& VILLAGE**

**FARMS, LAND &  
SMALLHOLDINGS**

**TRUSTPILOT**  
★★★★★

**EQUESTRIAN  
SPECIALISTS**

**TOURISM  
& LEISURE**