



Henllys, Cilycwm, Llandovery,  
Carmarthenshire, SA20 0EW.



- \* Grade II\* 6 Bedroom Manor House Dating From The 16<sup>th</sup> Century \***
- \* Additional Detached Grade II Listed 2 Bedroom Cottage Currently Used As Holiday Let \***
- \* Set In Approximately 3.4 Acres \***
- \* In Need Of Upgrading \***
- \* Fishing Rights On The River Tywi \***

**GUIDE PRICE £750,000**

**Description** Henllys Manor House is a fine example of a manor house of considerable character dating from the 16<sup>th</sup> Century and a now well preserved house of early Georgian style circa 1825 to 1830. A stunning Grade II\* listed manor house set in approximately 3.4 acres including paddock and mature manageable gardens with the addition of sought after fishing rights on a stretch of the River Tywi. The property also includes The Bailiffs Cottage which is a detached 2 bedroom cottage currently used as a holiday let. The sale of Henllys presents a very rare and unique opportunity to purchase a property steeped in history. Originally owned from the early 16<sup>th</sup> Century by the Lewis family of Morgan Gwal Y Ci then in 1788 to 1815 the property was occupied by Colonel David Williams of the East India Company whose wife is said to have buried her jewels within the grounds of the estate, which to this day, have never been found. Colonel David William's nephew, William Jones occupied the property from 1815 to 1850 then to another nephew, David Thomas from 1850 onwards. From 1919 the property was rented by Rev Constable and sold to Ken Williams in 1945 until the family purchased the property in 1978 and have lovingly maintained the property since. The estate was finally split in 2015.

The accommodation in principle comprises on the ground floor 2 reception rooms, kitchen, utility, separate wc and internal door to storage room. The beautiful Georgian staircase rises to the part landing off which is the first bedroom then on to the first floor landing which offers 5 sizeable bedrooms and bathroom. The staircase continues to the second half landing which is currently used as a study area and on to the spacious attic rooms. The property externally benefits from picturesque views of the surrounding countryside with maintained lawn to the front and paddock further ahead with vegetable patches and greenhouse and set in all to approximately 3.4 acres. In addition to the main house The Bailiffs Cottage is included, a delightful 2 bedroom property with living room and kitchen currently used as a holiday let but is ideal for additional family accommodation.

Located approximately 2 miles from the historic market town of Llandovery which offers comprehensive shopping facilities with a variety of shops, post office, patisserie, butcher, doctors surgery, cottage hospital, public houses/restaurants, junior school and Llandovery College in the private sector together with swimming pool and supermarket on the outskirts of town.

The accommodation comprises as follows:

**Entrance Hall** 15' 1 x 14' 8 an imposing entrance hall with part dentil Georgian cornice. Oak flooring, shuttered window and door. Radiator. Beautiful wide and deep 18<sup>th</sup> Century dog leg stick balister staircase to first floor.

**Drawing Room** 19' 8 x 14' 6 with oak floorboards. 2 shuttered windows. Feature fireplace with log burner and mantel over. Radiator.

**Living Room** 15' 9 x 12' 9 with feature open fireplace with tiled hearth and mantel over. Alcoves to each side of the fireplace. Shuttered window. Oak flooring. Radiator.

**Separate WC** with low level wc, wash hand basin and tiled floor.

**Rear Hallway** door to storage cupboard. Door to back staircase. Feature former servant bells.

**Kitchen** 15' 9 x 14' 9 with floor level drawers and cupboards, Composit double sink and mixer tap. 5 ring gas hob with gas oven beneath in tiled surround. Beamed ceiling with former meat hooks. Plumbing for washing machine and dishwasher. Radiator. Part tiled walls. Tiled floor. Door to former boiler room and pantry. Door leading to utility room. Door to rear.

**Former Boiler Room & Pantry** with flagstone flooring and pellet boiler.

**Utility Room/Pantry** 9' 3 x 8' 10 with door connection to rear hall and door to rear. Oak floorboards.

**Externally** and to the rear of the Kitchen and Utility Room is a flagged pathway leading to Former Country Kitchen now used as a **Storage Room** measuring 15' 6 x 12' 11 with feature former fireplace. Flagstone flooring. Beamed ceiling and meat hooks. Door to main house entrance hall. We have been informed that there is a **Cellar** beneath the property that has not been used in many years by the current owners.

**First Floor**

**Part Landing to Bedroom 1** 15' 6 x 13' 8 with open fireplace.

**Bedroom 2** 15' 11 x 13' 9 with open fireplace, radiator. Dual aspect windows. Storage cupboard. Door to Bedroom 3.

**Bedroom 3** 10' 6 x 8' 1 with radiator.

**Bedroom 4** 11' 11 x 8' 11 with radiator.

**Bedroom 5** 16' 9 x 15' 11 with shuttered windows. Storage cupboard and radiator.

**Bedroom 6** 15' 9 x 15' with airing cupboard.

**Bathroom** 9' 3 x 9' 1 with low level wc, panelled bath with shower attachment. Pedestal wash hand basin. Radiator. Fitted storage cupboard.

## Second Floor

**3 Attic Rooms** with oak flooring and sky light windows. Within the roof are the remains of an earlier steeper pitched stone tiled roof of late 17<sup>th</sup> early 18<sup>th</sup> Century. Currently used for storage. Please note that part of the attic flooring has been raised with parts not currently accessible.

**Externally** The property is set within approximately 3.4 acres and is approached by a sweeping drive way to the house. To the front of the property is a gravelled area leading to front lawn providing unrivalled views of the surrounding countryside and Llyn Y Fan. To the front of the lawn is a paddock with vegetable patch and poly tunnel.

**Fishing Rights on River Tywi** These were retained by the family when the estate was split. They are accessed over farmland in 3<sup>rd</sup> party ownership and totals to approximately 414.5m

**The Bailiffs Cottage** A beautiful and cosy detached self contained 2 bedroom cottage which can be used as additional family living or as a holiday letting cottage. Currently used as a holiday let the property is perfectly situated for all types of country pursuits. The property has its own enclosed lawned courtyard area.

**Living Room** 23' 02 x 15' 03 increasing to 19' 05 including stone chimney breast with log burner and bread oven to side. Part carpet and part flagstone flooring. Beamed ceiling. Radiator. Staircase to first floor. Dual aspect windows.

**Kitchen/Diner** 17' 02 x 11' 0 with a range of floor and eye level drawers and cupboards. Schott Ceran electric 4 ring hob with oven beneath and extractor fan over. Sink and drainer. Plumbing for washing machine and dishwasher. Tiled floor and part tiled walls. Beamed ceiling. Dual aspect windows. Worcester oil fired boiler (fitted in 2015).

**Boot Room** 20' 08 x 4' 11 with door to rear courtyard. Panelled ceiling, shelving and electricity sockets.

## First Floor

**Landing** with access hatch to roof space.

**Bedroom 1** 17' 04 x 9' 04 with built in wardrobe and storage cupboard. Beamed ceiling. Radiator.

**Bedroom 2** 17' 08 x 11' 10 reducing to 9' 03 with 2 radiators. Beamed ceiling.

**Bathroom** 8' 05 x 7' 11 with panelled bath and shower over. Low level wc and pedestal wash hand basin with mirror over. Extractor fan. Part tiled walls. Airing cupboard storing hot water tank.

**Courtyard** To the front of the cottage is an enclosed courtyard with gated accesses to the side of the property.

**Services** for the main property - mains water and electricity. Private drainage with septic tank. Central heating via Trianco pellet biomass boiler. The Bailiffs Cottage - mains water and electricity. Private drainage with septic tank and oil fired central heating via Worcester boiler.

**Agents Note** The vendor has applied for listed building consent for repairs to chimney and weatherboards. Details of this can be viewed through application number PL/00067.

**Local Authorities** Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

**Viewing** Strictly by appointment please through the selling agents Messrs Clew Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

**After Hours** Mick Gough 07971 111096.

**Tenure** We understand that the property is freehold with vacant possession.

**VIEWING: CONTACT THE AGENTS: Llandovery Office**  
**Tel: 01550 720 440      E-Mail: [llandoverly@ctf-uk.com](mailto:llandoverly@ctf-uk.com)      Web Site: [www.ctf-uk.com](http://www.ctf-uk.com)**

### Property Misdescriptions Act 1991

All dimensions are approximate and for guidance purposes only. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not tested any services nor the central heating system.

### Professional Services

Our 14 Chartered Surveyors based at our offices in Powys, Herefordshire, West Glamorgan and Carmarthen, value and survey all types of property including RICS Home Buyers Reports and structural surveys for house buyers. Our Chartered Surveyor Department can advise upon the preparation of plans, grants, building regulations and planning applications.

**MORTGAGE SERVICES** - In order to assist our customers we offer a confidential mortgage advisory service without obligation or charge. This service is available by appointment in any of our offices

