



Pensarnddu , Tanygroes, SA43 2JT

**£1,300,000**

**\*\*PRELIMINARY ANNOUNCEMENT MORE DETAILS TO FOLLOW\*\*** Set in 20 acres, is this beautiful three storey Georgian mansion, being the main house of an old estate. The house is approximately 6000sq ft + existing planning permission to add a substantial Orangery on the west side.

The accommodation includes a large function room, library, a large dining room and five of the nine bedrooms in this Georgian mansion, we offered both B&B and small residential retreats in a secluded yet very accessible country house. Ideally suited to small group retreats, cohousing, a dedicated wedding venue, a country house hotel, a restaurant with rooms or even as a beautiful family home.



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The village of Tanygroes is located close to the coast with near by beaches found at Aberporth and Tresaith. The village itself has a petrol station with combined shop selling a wide range of everyday goods and a Post Office. From this location there is a good road link both down to Cardigan and up to Abereron with both towns providing a wider range of shops and amenities.

### Heating

Biomass Boiler – central heating & DHW. ETA 50kw state-of-the-art fully automated pellet fired boiler, controls linked to phone app via broadband. Installed 2023 by local company PBE. Housed in separate boiler house with 4 tonne pellet hopper.

### Utilities

Mains Water. Private drainage (septic tank). Mains Electricity. Roof Mounted Solar Thermal panels x 4 for hot water. 4kw Solar PV ground mounted array (in receipt of FiT until 2037 index linked - current income approx £2k pa). I have been informed by the National Grid that since the local transformer has been updated, it is now possible to add another 4-5KW PV to the system, but this would not feed back to the national grid.

### Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

### Broadband Availability

According to the Ofcom website, this property has standard and broadband available, with speeds up to 0.2mbps upload and 1mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - Limited  
Three Voice - Likely & Data - Likely

O2 Voice - Limited & Data - Limited  
Vodafone. Voice - Limited & Data - Limited

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Rateable Value

Local Authority: Ceredigion County Council

Rateable Value: £2,750

### Tenure

Freehold and available with vacant possession upon completion.

### What3Words

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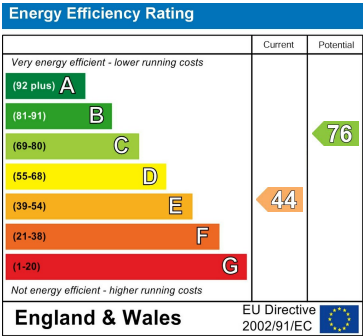
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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