



Ty Ilwyd , Tanygroes, SA43 2JD

**£1,300,000**

A Once-in-a-Generation Opportunity – A Stately Georgian Masterpiece Set Within 20 Acres of Private Parkland.



## Description

Discreetly positioned amidst approximately 20 acres of pristine, landscaped grounds, this majestic three-storey Georgian mansion represents a rare fusion of heritage, elegance, and untapped potential. Steeped in history and offering total seclusion with effortless accessibility, the principal residence extends to circa 6,000 sq ft, with the added prestige of approved planning permission for a substantial Orangery, perfectly designed to complement its timeless west-facing façade.

The interiors are a testament to refined country living, featuring an exquisite function room for grand receptions, a library, an opulent dining hall, and nine luxurious bedrooms, five of which have been completed to an exceptional standard. Historically operated as an exclusive-use retreat and boutique hospitality venue, the property exudes an air of understated grandeur, offering discerning purchasers a unique canvas to realise their vision.

Ideally suited for a number of prestigious pursuits — including a private family estate, a discreet wellness or executive retreat, a destination wedding venue of the highest calibre, a boutique country house hotel, or a fine dining estate with luxury accommodation — the possibilities here are as limitless as they are inspiring.

In a world where true privacy and provenance are increasingly rare, this distinguished estate stands as a beacon of elegance, heritage, and opportunity — a sanctuary of timeless beauty, awaiting its next custodian.

The property extends to approximately 20 acres, comprising a diverse and well-maintained mix of grounds and natural features, including:

**Landscaped Gardens** – Attractively designed with mature planting and seasonal interest, offering a tranquil setting and enhancing the overall appeal of the estate.

**Historic Walled Fruit Garden** – A rare and characterful feature, ideal for heritage fruit cultivation and protected growing.

**Polytunnel & Substantial Vegetable Growing Area** – Well-established facilities for self-sufficiency, hobby farming, or small-scale horticultural enterprise.

**Woodland, Stream & Pond** – A mix of mature woodland and water features supports biodiversity, provides a peaceful retreat, and contributes to the property's environmental value and charm.

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.

## GROUND FLOOR

Leading from the covered veranda, overlooking the front park.

### Entrance Porch

With tiled floor, south facing sash window and door to:-

### Hallway

Original stripped pine doors to all rooms off. Cast iron column radiator, built-in cupboard, stairs rising to the first floor with picture window to east gardens and woodland.

### Library

South facing aspect, two sash windows with original stripped pine shutters, stripped floorboards, cast iron column radiators, wood burner on slate hearth and door to gardens. Shelving fitted to three walls.

### Ballroom

Large bright function room with high ceilings and stripped pine dancefloor. South facing aspect two sash windows with original stripped pine shutters and large French doors onto lawn. Cast iron radiators and woodburner on slate hearth. Door to shower room and out to garden patio.

### Dining Room

Large bright room, capacity to seat 12 diners and two sofas, breakfast bar, Welsh dresser. Karndean maple flooring, three radiators, Jotul 8 Wood burner standing on quarry tiled hearth in feature inglenook with shelf over. Two large sash windows with stripped pine shutters and door to west patio.

### Utility

Fitted ceramic handbasin, plumbing for washing machine, fitted cupboards and worktop over. Cast iron column radiator with window over. Leads to WC.

### Kitchen

Overlooking east gardens. Tiled floor. Range of base and wall mounted units, with worktop over, Villeroy & Bosch double ceramic sink and drainer, fitted 2023. Stainless steel catering table, freestanding cabinets, handmade shelving. Rangemaster dual fuel six burner range cooker, picture tiled splashback. Breakfast table, fridge and chest freezer. French doors leading to east patio.

### Pantry

With original slate slab flooring, slate slab shelving. Freezer and pine shelving.

### Ground Floor Annexe

Leading off Kitchen.

Self contained annexe which can be separated from the rest of the house. Contains Sitting Room (14' x 13') with attractive inglenook & wood burner on quarry tiled hearth. Fitted kitchen with four burner gas hob, electric oven and

grill. Bedroom (15' x 8') with fitted wardrobes and ensuite bathroom - Bath with shower over, pedestal handbasin and WC. Exterior door to courtyard and access to Commercial Kitchen.

Returning to

### Entrance Hallway

Stairs rise to first floor with picture window to east gardens and woodland. Large hallway (21' x 9') leading to three south facing bedrooms.

### Bedroom One

Stripped pine flooring, iconic floor to ceiling round window in gable end plus two south facing sash windows with original stripped pine shutters and views across the countryside. Four radiators. This large and comfortable room easily contains an Emperor sized bed, bedroom furniture, two sofas, armchair, writing desk and TV.

### Ensuite Shower Room

Added in 2012, large walk-in rainfall shower, WC and handbasin, storage cupboard, radiator, round window. Tiled floor and tiled walls.

### Bedroom Two

Large double room with 2 south facing sash windows with original stripped pine shutters, carpeted floor, marble fireplace, trompe l'oeil artwork, two newly fitted traditional column radiators.

### Bedroom Three

Large double room with south facing double glazed sash window with original stripped pine shutters, carpeted floor, fireplace, stunning landscape mural.

### Bathroom

Stripped wooden stairs down, vinyl flooring, sash window with original stripped pine shutters, overlooking the west patio. Bath with rainfall shower over, pedestal handbasin and WC.

Door to hallway leads to older part of the house:-

### Bedroom Four

Large double room with fitted walk-in wardrobes, carpeted floor, two west facing glazed casement windows, original cast iron fireplace, two radiators, vanity unit with cupboard over.

### Ensuite Bathroom

Vinyl flooring, cast iron claw foot bath with shower over. Pedestal handbasin and WC. Original cast iron fireplace, tall radiator. Access to hot water tank.

### Bedroom Five

Single bedroom, carpeted floor, sash window with original stripped pine shutters overlooking east gardens. Original cast iron fireplace.

### Ensuite Shower Room

With pedestal handbasin and WC, and Velux window.

### Bathroom

Vinyl flooring, large walk-in shower, pedestal handbasin and WC. Sash window with original stripped pine shutters overlooking east gardens.

### Bedroom Six

Double bedroom, carpeted floor, with 2 west facing sash windows and replica pine shutters. Original cast iron fireplace.

### Bedroom Seven

Single bedroom, carpeted floor, original cast iron fireplace, casement window overlooking courtyard. Has fitted shelving as was once used as an office. Connecting door to:-

### Bedroom Eight

Lovely light double bedroom with original east facing arch window and casement windows with shutters. Carpeted floor and original cast iron fireplace.

Staircase up to

### Second Floor

Currently used for storage but was once a seven roomed servants quarters. Original floorboards, power and lighting. Ripe for refurbishment to further accommodation with appropriate permissions.

### Commercial Kitchen & Store

Barn attached to the north side of the house now contains a large commercial kitchen and fitted store room. Could be utilised for a variety of catering purposes.

### 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

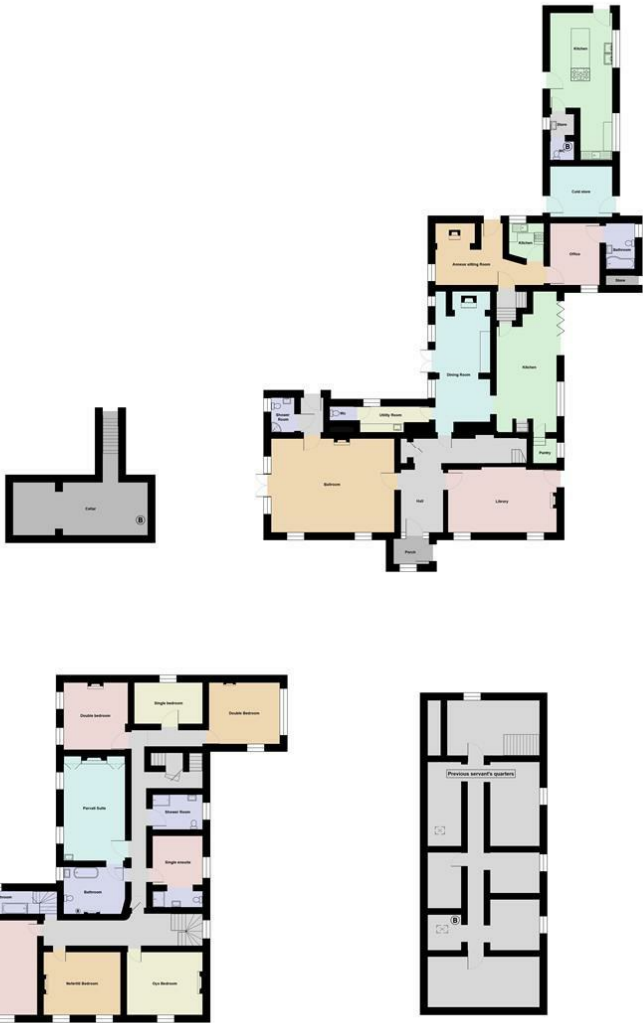
### Tenure

Freehold and available with vacant possession upon completion.

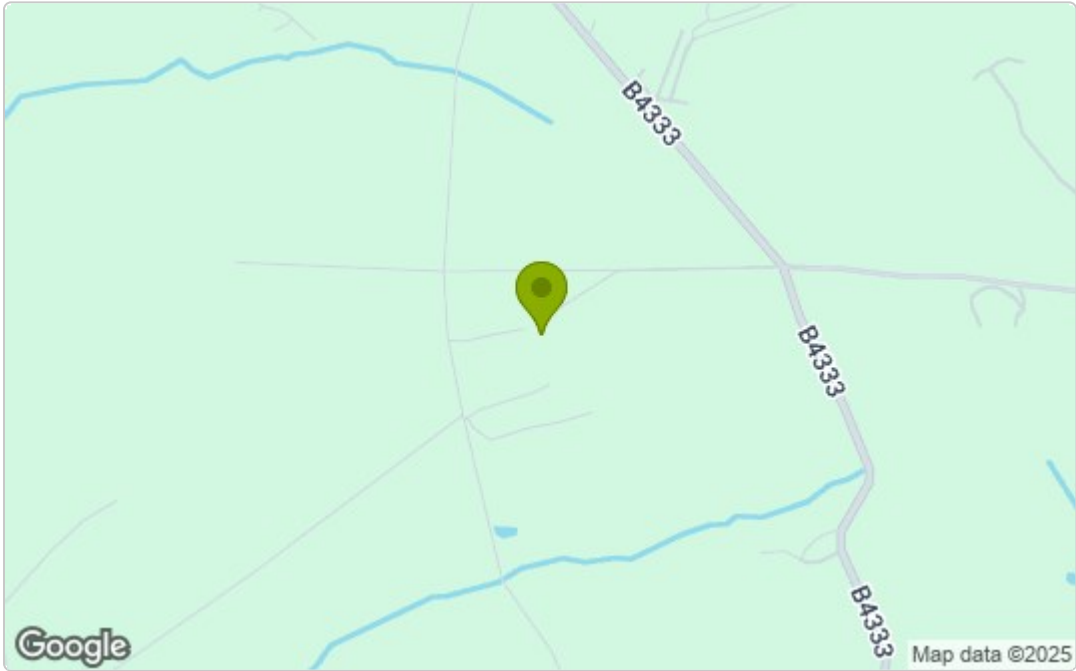
### What3Words

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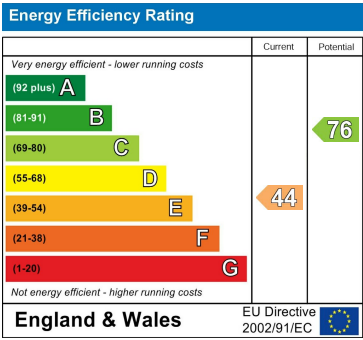
Floor Plan



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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