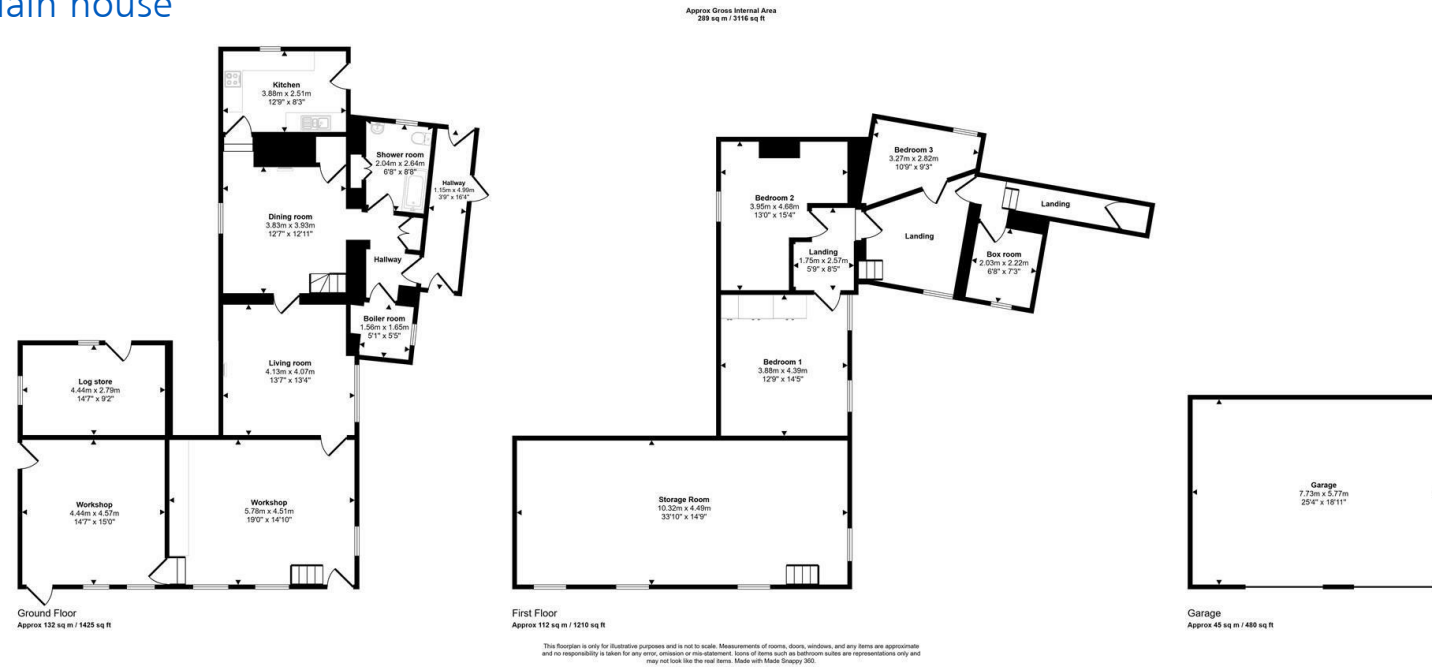
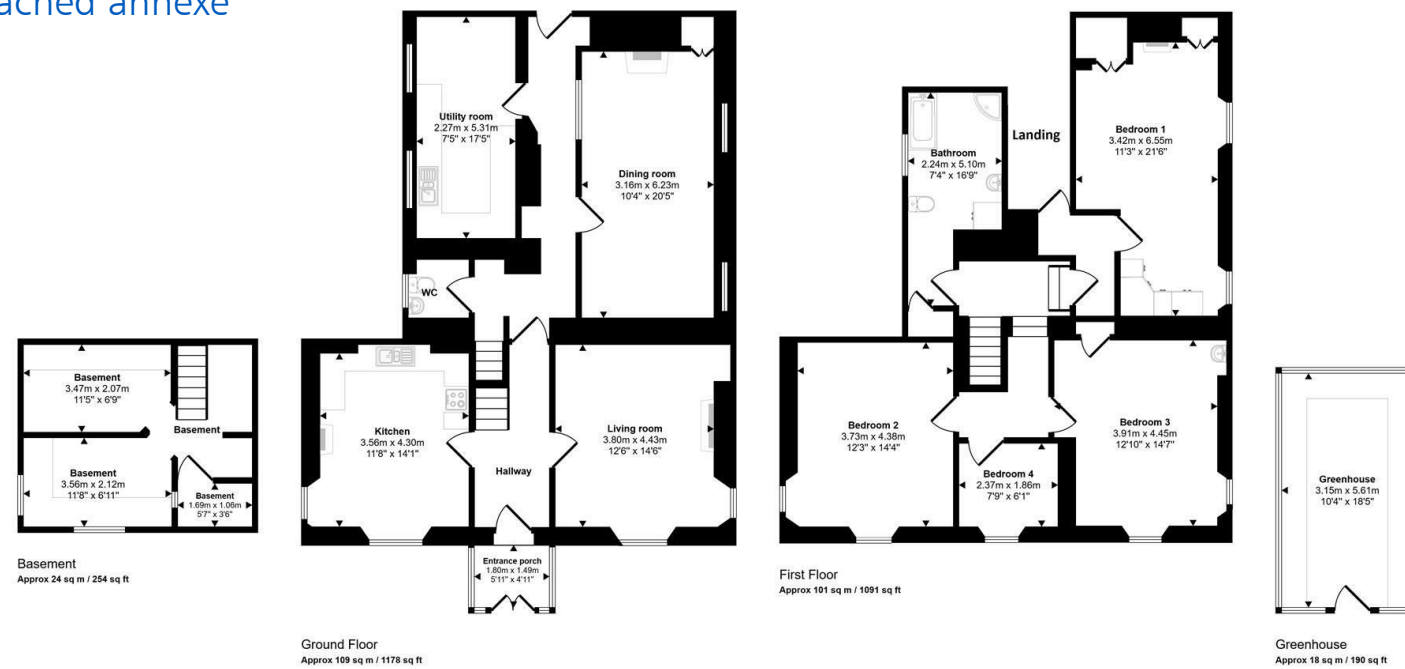


Main house



Attached annexe



WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Meiros Hall Dre-Fach Felindre, Carmarthenshire, SA44 5UH

- Four/Five Bedroom Main House
- Multi-generational / Income Potential
- Attached Three Bed Coach House (Annexe)
- Attached Stables / Workshop Suited for Conversion (STPC)
- Grade II Listed - Architectural Heritage
- Established Approx 0.74 Acre Grounds
- Detached Garage, Driveway & Parking
- Central Village Location
- Oil & Electric Heating
- EPC Rating: Exempt

Offers In The Region Of £595,000



COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



41 High Street, Cardigan, Ceredigion, SA43 1JG

EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915



The Agent that goes the Extra Mile

A rare opportunity and for sale for the first time in over 25 years, this historic Grade II listed property was originally constructed circa 1880 for the owner of the then-thriving Meiros Mill. Handsome and rich in character, Meiros Hall occupies an elevated position within the village of Drefach Felindre, enjoying views over the village and former mill buildings. Comprising a well-proportioned four-bedroom main house and an attached three-bedroom annexe, the property offers generous and versatile living accommodation, ideally suited to a range of lifestyles, whether as a family home or for multi-generational living. The former stables provide further potential, offering scope to establish a business or extend the existing living space, all set within beautifully established and enclosed grounds.

The main house is entered via a welcoming glazed front porch, featuring attractive coloured etched glass panels to either side and quarry tiled flooring. This leads into a central hallway with fitted carpet, a traditional stucco arch supported by decorative corbels, and original six-panel pitch pine internal doors opening into the principal rooms. Throughout, the property retains a wealth of traditional features, including decorative plaster cornicing, hardwood architraves and skirtings, hardwood flooring and panelling.

The kitchen is fitted with a range of cabinets, an electric oven, and space for a breakfast table and fridge/freezer. There is also provision for a log burner set on a slate hearth, while dual-aspect sash windows overlook the front garden. There are two reception rooms, including a well-proportioned living room to the front of the property with an Art Deco fireplace surround, and an impressive 6.23m dining room, ideal for entertaining, with windows overlooking the side garden and a decorative internal leaded glazed panel with coloured glass.

There is a well-appointed utility room featuring numerous fitted units, with space for a washing machine and a freestanding fridge. Additional shelving offers practical storage, functioning effectively as a separate pantry. A useful cellar is accessed via original stone steps and comprises three separate rooms, each divided by stone walls. The space features slate slab flooring, slate-topped work surfaces, and two windows that provide natural light, making it practical for a variety of uses.

A traditional pitch pine staircase with turned balusters rises from the main hallway, leading to a split-level landing. From here, there is access to the family bathroom, which is fitted with a bath, separate shower enclosure, WC, and built-in storage cabinets.

To the front of the property are three bedrooms, including two well-proportioned doubles with sash windows to both the front and side elevations, and a single bedroom positioned between them. The principal bedroom is located to the rear and side of the house, offering a more private aspect.

Attached to the main house and accessible from both the ground and first floors, as well as via separate entrances from the side patio and garden, is the former coach house. It is currently arranged as a self-contained annexe, while also offering flexibility to be incorporated into the main house if desired.

The annexe briefly comprises of a dining room, living room, kitchen, shower room and boiler room on the ground floor, and on the first floor two double bedrooms, a single bedroom and a box room.

Adjoining the annexe is a versatile and practical workspace, formerly the stables, comprising two well-equipped ground floor rooms—one currently arranged as a workshop and the other used for storage. Above, there is an additional room extending to approximately 10 metres in length, featuring A-framed eaves. This space is presently accessed via a ladder; however, it offers excellent potential for conversion, with scope to install a staircase utilising the existing historic opening that connects to the main bedroom within the adjoining annexe.

Externally, the property is set within approximately 0.74 acres of enclosed, mature grounds, featuring gently sloping lawns to the front and an impressive wrought iron gated entrance leading to a sweeping driveway. There is additional side access and rear parking, complemented by a detached double garage. The gardens offer a variety of outdoor spaces, including front and side patio areas, level lawned sections to the side, a delightful Victorian teardrop-shaped glasshouse, and a well-established pond, creating an attractive and tranquil setting.

This is a truly cherished home, steeped in history and set within a picturesque village setting, and must be viewed to be fully appreciated!

About the Area - Drefach Felindre is situated 4.2 miles east of the market town of Newcastle Emlyn. Home to the National Wool Museum, Drefach Felindre is a village steeped with Welsh woollen history! The village also benefits from a primary school, local shops, Village Hall, a post office and a regular bus service to Cardigan and Carmarthen. The town of Newcastle Emlyn benefits, supermarkets, a bank, restaurants and coffee shops, a primary and secondary school, swimming pool, leisure centre, several public houses and many independent shops and the larger town of Carmarthen is only 15.3 miles away. The beautiful West Wales coastline around Cardigan Bay is only a half-hour drive away.



DIRECTIONS

From Newcastle Emlyn take the A484 towards Carmarthen. In Pentrecagal, turn right for Drefach Felindre. Proceed for about 1.6 Miles into the village and when you see the Church on your right, take the immediate left turn and continue along this road for a short distance and the property will be located on your right hand side. What three words - ///servicing.spirits.waxing

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'G' Carmarthenshire

Ref:LW/AMS/06/26/DRAFT

FACEBOOK & TWITTER

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LOCATION AERIAL VIEW

