



Glanolmarch, Llechryd

Cardigan

In Excess of £1,200,000



# Glanolmarch

Llechryd, Cardigan

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: G

- Magnificent Grade II listed Victorian mansion designed by renowned architect George Morgan, built on the footprint of an older property and completed in 1885
- Set within almost four acres of mature grounds, including a walled garden, paddock and specimen trees
- Nine bedrooms and three principal reception rooms arranged across three impressive floors
- Exceptional period features throughout, including stained glass, pitch pine panelling, carved staircase and original servants' bells
- Traditional courtyard with coach house, stabling, tack room and substantial loft with conversion potential (STC)
- Original Victorian greenhouse with established grape vines and peach tree within the enclosed walled garden
- Versatile accommodation ideally suited to multi-generational living, boutique hospitality or wedding venue potential (STC)
- Significant second-floor potential including vast attic rooms with exposed beams and 14ft ceiling heights
- Peaceful Teifi Valley setting within walking distance of village amenities and a short drive from Cardigan and the Pembrokeshire coast
- Offered with no onward chain



### Entrance Hall

The front door — substantial, original, flanked by stained glass vestibule lights — opens into an entrance hall of serious ambition. Pitch pine panelled ceiling. Oak parquet floor. A beautifully carved staircase rising to a galleried landing. The proportions are those of a house built to impress guests and accommodate generations. From the hall, the house flows in all directions — a formal drawing room to one side, the west drawing room to the other, the dining room ahead, and beyond, an inner hallway in distinctive red and black quarry tile that connects the main house to its service quarters. This is the geography of a house designed for a way of life, and it remains entirely legible today.

### West Drawing Room

24' 3" x 15' 7" (7.39m x 4.75m)

A sunny, dual-aspect family sitting room with wood burning stove, commanding views across the front lawns and the long side lawn with its specimen trees. Exposed wooden flooring, stone fireplace, pitch pine panelled ceiling. This is the room where the house relaxes — warm, comfortable and lived-in, but no less impressive for it.

### Formal Drawing Room

15' 7" x 24' 2" (4.75m x 7.37m)

The principal reception room faces front over the lawns and rhododendron garden, a room of considerable elegance. Stone open fireplace, pitch pine and plaster ceiling, deep bay window. Provision exists for an adjoining orangery through the generous 7'3" side window, subject to consents — an intervention that would transform an already fine room into an outstanding one.

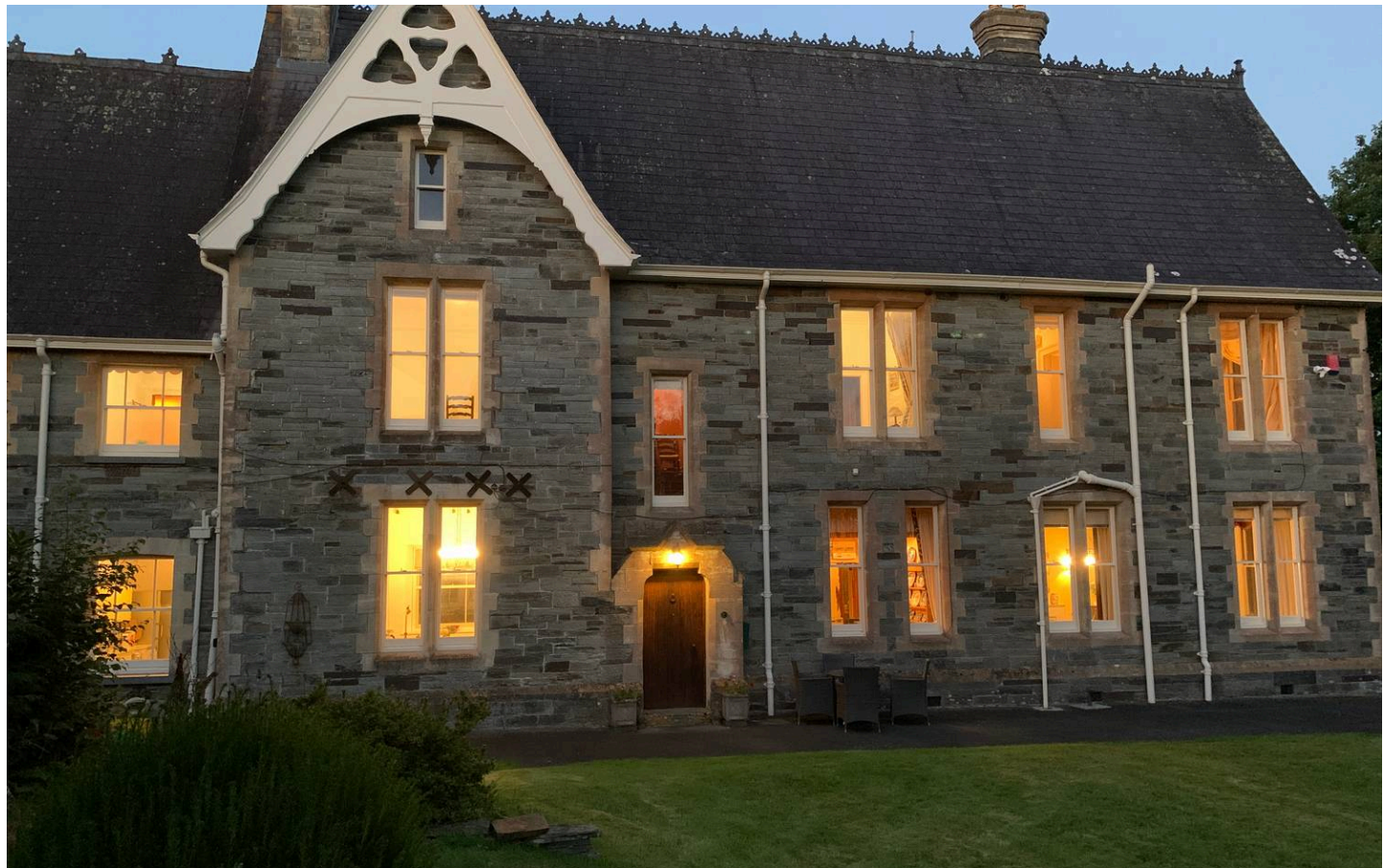
### Dining Room

18' 6" x 14' 2" (5.64m x 4.32m)

With its exquisite original plasterwork cornice, open fireplace, bay window and views to the rhododendron garden, the dining room at Glanolmarch sets an appropriate scene for entertaining. The table that belongs here seats twelve without difficulty, as the photographs demonstrate.

### Cloakroom/WC

12' 0" x 14' 5" (4.19m x 4.39m)





## GARDEN

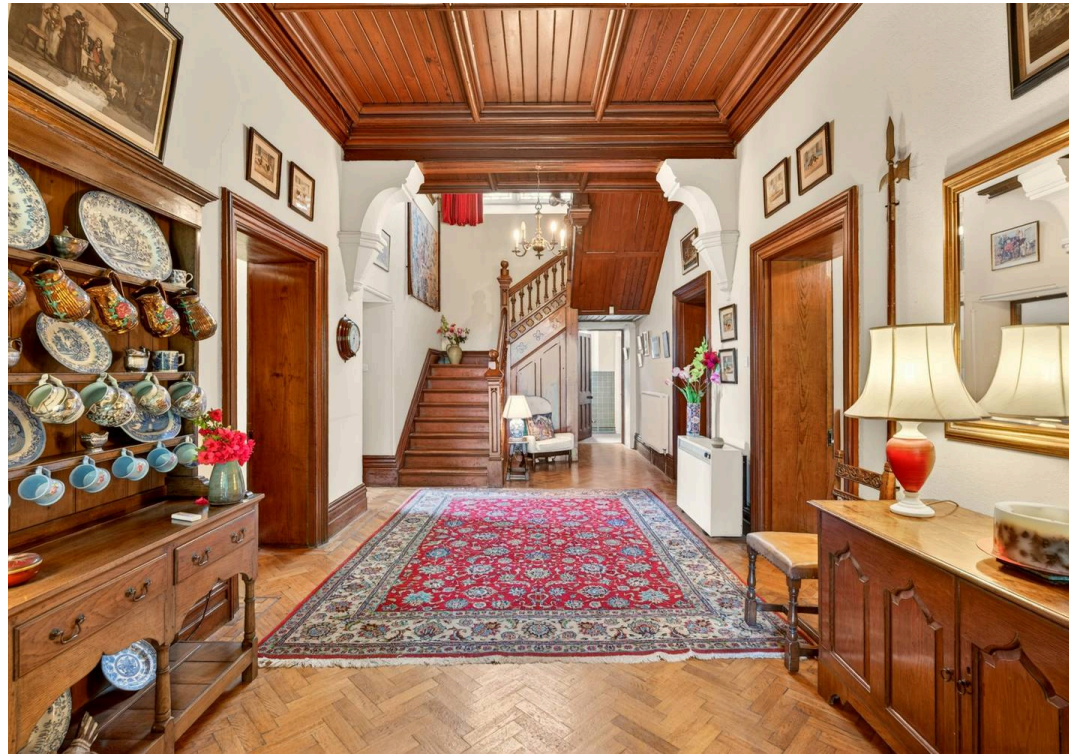
The total grounds extend to almost nine acres, with mature specimen trees, established hedgerows and a tarmacadam driveway. The walled garden — eight feet of stone enclosing a sun-trap of considerable productivity — contains fruit trees, bushes and the original Victorian greenhouse (19'0" x 23'0") with established grape vines and a peach tree. The former orchard, now a paddock, is walled on two sides with a doorway to the log store, gardener's room and apple house. The long side lawn, running the full length of the drive, accommodates a substantial marquee with ease.

## DRIVEWAY

6 Parking Spaces

The tree-lined tarmacadam drive announces what lies beyond before the house itself comes into view — copper beeches and specimen trees framing the arrival in the manner that Victorian architects intended.



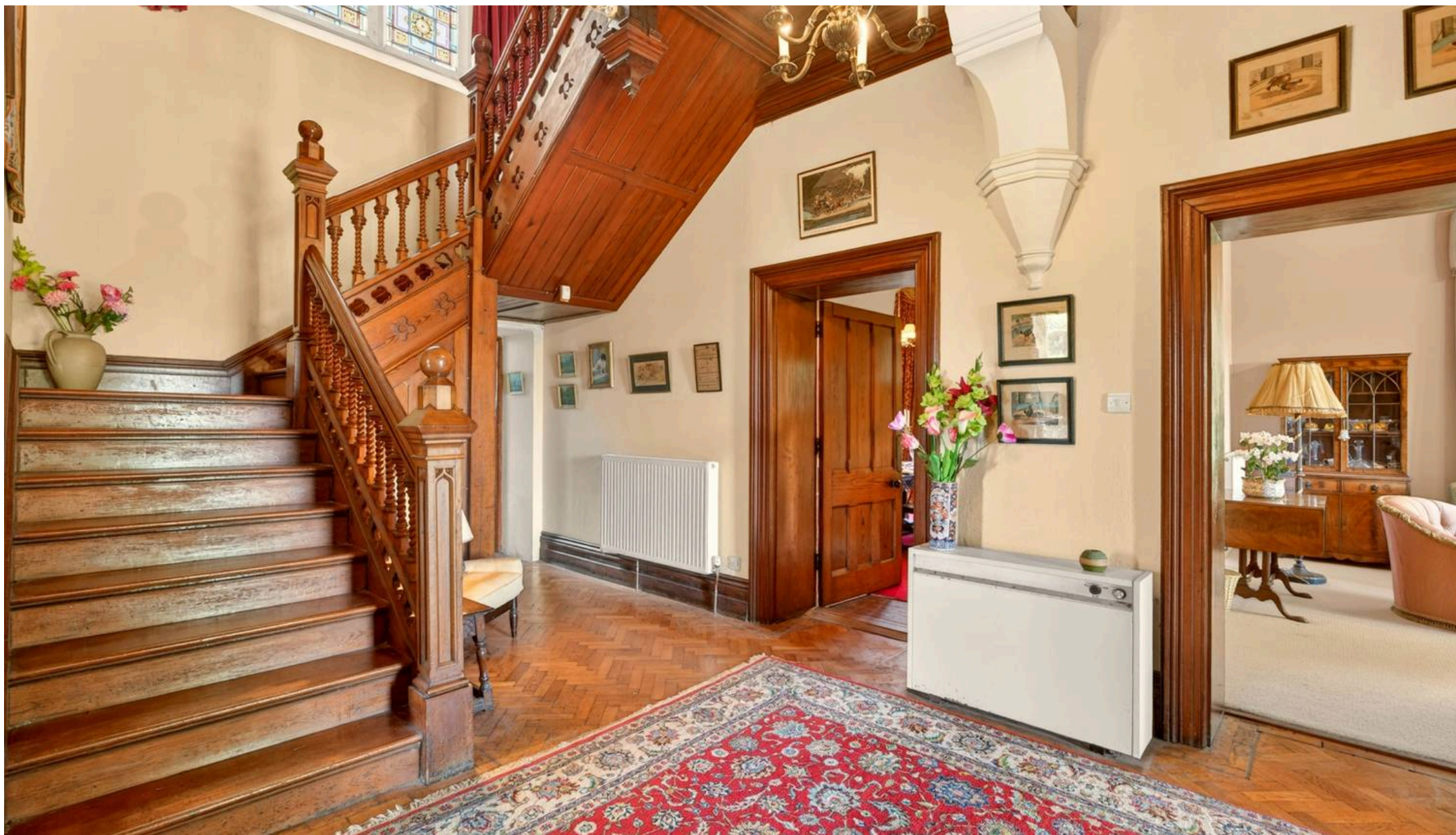


Glanolmarch, Llechryd, Cardigan, SA43 2NN  
 Approximate Gross Internal Area  
 8383 sq ft - 775 sq m  
 (Excluding Loft Void & Lean To)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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## Fine and Country West Wales & Pembrokeshire / Homes of Wales

2nd Floor Suites 8 Great Darkgate Street, Aberystwyth – SY23 1DE

01974 299055 • [westwales@fineandcountry.com](mailto:westwales@fineandcountry.com) • [www.fineandcountry.co.uk/west-wales-estate-agents](http://www.fineandcountry.co.uk/west-wales-estate-agents)