Ogof, Dre-Fach Felindre, Llandysul, SA44 5HR

£500,000

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CARDIGAN
BAY
PROPERTIES
EST 2021

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- Grade II listed former mill owner's house
- Historic thatched outbuilding dating from the 1700s
- Inglenook fireplace with original bread oven and bible cupboard
- Orchard and paddock across the road with stream border
- Derelict mill with additional parking area and greenhouse
- Around 5 acres in total, approx 3.5 acres of steep woodland, 1/2 an acres of gardens and an orchard across the road which is about 1 acre
- 3 bedrooms, plus office or child's room and two reception rooms, 1 bathroom with WC, plus 1 downstairs Cloakroom with WC
- Detached workshops and outbuildings.
- No forward chain
- EPC Exempt as Grade II listed

About The Property

Looking for a historic Grade II listed country house with land, original mill heritage and a striking thatched outbuilding dating back to the 1700s? This character-filled West Wales property near Newcastle Emlyn includes around 5 acres of woodland, gardens and an orchard, a former weaving shed workshop, and a beautifully preserved stone house rich with period features.

This unique Grade II listed country house offers a rare opportunity to acquire a property with genuine historical significance, generous land and a collection of character outbuildings, all set in a rural setting just outside the hamlet of Cwmpengraig in West Wales. With around five acres in total, including woodland rising behind the house and orchard across the road, the property provides an appealing mix of heritage, lifestyle potential and practical working space.

The history of the property is closely tied to the local wool industry. Dating back to the 1700s, the site was formerly owned by mill operators Benjamin and Eleanor Jones who ran a weaving operation here. The family grew and dyed wool on site before weaving and taking finished cloth to market. A water mill once operated nearby before being destroyed by fire in 1926, and the property remained within the same family until around the year 2000. Today, many original elements still remain, giving the house a strong sense of its past.

The main house itself is deceptively spacious, offering 3 bedrooms and an office/childs room, two reception rooms and a kitchen dining room arranged across two floors. Period details are evident throughout, including exposed beams, original fireplaces, sash windows and stone features that reflect the building's long history.

Continued

One of the most distinctive rooms in the house is the weavers' sitting room, formerly used as the weavers' living area. Here, a striking inglenook fireplace forms the focal point, complete with wood burning stove, original bread oven and bible cupboard. Painted beams run across the ceiling and the sash window looks out across the paddock land opposite. A staircase rises from this room to the first floor, and doors lead through to the kitchen and cloakroom.

The cloakroom is fitted with WC and wash hand basin and also houses the oil fired boiler.

The kitchen dining room is fitted with a range of wall and base units with work surfaces over, a single drainer sink unit and plumbing for appliances. An oil fired Aga provides cooking facilities, and slate flagstone flooring adds further character to the space. A sash window looks out to the front and a door links back to the sitting room.

On the opposite side of the house, the former mill owner's quarters provide a grand entrance. The entrance hallway leads through to the living room where a wood burning stove sits within an exposed stone fireplace. Quarry tiled flooring and a sash window to the front maintain the traditional feel of the property while offering a comfortable everyday living space.

Upstairs, the accommodation is arranged around two staircases reflecting the original layout of the house.

From the first staircase (from the weavers sittingroom) , a landing leads to the third bedroom which overlooks the paddock land opposite and includes built in wardrobes. The family bathroom is also located here and is fitted with a bath with shower over, WC and wash hand basin.

The second staircase leads to a separate landing serving two further bedrooms and an

office/child's room.

Bedroom two, part of the former mill owner's quarters, includes an original feature fireplace and sash window looking across the paddock. Bedroom one also enjoys views across the land and retains its own original fireplace and fitted wardrobes.

The fourth room, currently used as a home office, could be a child's bedroom, also faces the front and provides a flexible additional room suitable for work, study or guest accommodation.

Outbuildings and Workshops
One of the most distinctive features of the property is Fflatri Yr Ogof, a remarkable Grade II listed outbuilding dating back to approximately 1770.

With its eye-catching thatched roof and stone construction, the building once apparently formed two separate cottages but is now used as workshops and studio space. The character of the building is evident throughout with vaulted ceilings, exposed beams and stone walls.

Workshop one and workshop two both benefit from power, lighting and electric heating, making them suitable for a variety of uses, including crafts, studio space or small-scale business activity. Water is also connected to one of the workshops.

The Grounds
To the side of the house lies a well-established garden with a number of useful features for anyone interested in growing produce or keeping animals.

There is a greenhouse, vegetable growing area, fruit trees and practical outbuildings including a pig shed and two chicken coops. Seating areas allow space to enjoy the surroundings, while the setting is enclosed by mature planting and traditional stone walls.

Three separate driveway areas provide parking for several vehicles.

The Land

Behind the house the woodland rises up the hillside, providing a natural backdrop and is about three and a half acres

Across the road, a wooden bridge crosses a small stream and leads to a level paddock of about one acre. This area has been carefully maintained and would suit a range of activities such as growing produce or planting further orchard trees.

Also located on this side of the road are the remains of the original mill structure, where a partly stone-built workshop now stands, along with a greenhouse and additional access providing further parking space. The rest of the gardens total to about half an acre, totalling the whole grounds to about five acres.

Properties with this combination of historic interest, land and original outbuildings rarely become available. With its weaving heritage, Grade II listed buildings and growing potential, this is a property with genuine character and many possibilities for future use.

Early viewing is recommended to fully appreciate the history, setting and versatility that this distinctive West Wales property offers.

INFORMATION ABOUT THE AREA:
The property is situated just outside the small hamlet of Cwmpengraig, within reach of the nearby village of Drefach Velindre which provides everyday shops and amenities.

The popular market town of Newcastle Emlyn is around ten minutes away and offers a wider selection of independent shops, cafes, schooling and local services.

The wider region of West Wales provides easy access to the beautiful coastline of Cardigan Bay, with its sandy beaches, coastal walks and wildlife rich waters. Larger towns such as Cardigan, Llandysul, Aberaeron and Carmarthen are all within practical travelling distance, with Carmarthen also providing rail connections and access to the dual carriageway linking to the M4.

Please read our Location Guides on our website https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/ for more information on what this area has to offer.

Entrance Hall
8'5" x 5'3"

Mill Owners Lounge
15'10" x 9'8"

Kitchen
15'10" x 10'2"

Weavers Sitting Room
15'11" x 12'7"

W/C/Cloakroom
5'1" x 3'9"

Landing 1
2'7" x 6'8"

Bedroom 1
15'11" x 8'9"

Office/Child's Room
5'10" x 6'9"

Bedroom 2
16'0" x 10'9"

Landing 2
7'2" x 6'9"

Bathroom
7'11" x 6'9"

Bedroom 3
5'8" x 13'4"

Workshop 1
10'0" x 25'8"

Studio
10'7" x 12'10"

Workshop 2
11'4" x 22'1"

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: E - Carmarthenshire County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build stone and slate for the house, and stone and thatched Roof for the workshops/studio The thatched roof has been replaced in March 2026.
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil central heating, boiler servicing the heatign and hot water, als 2 multi fuel stoves in the lounge and sitting room, and an AGA in the kitchen for cooking
BROADBAND: Connected Standard ** - up to 29 Mbps Download, up to 2 Mbps upload *** ADSL, - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home/ , please check network providers for availability, or please check OfCom here - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
BUILDING SAFETY - The seller has advised that there are no issues that they are aware of.
RESTRICTIONS: The seller has advised that this property is Grade II listed
RIGHTS & EASEMENTS: The seller has advised that there are Wayleave payment for National Grid for overhead lines on orchard
FLOOD RISK: Rivers/Sea - N/A (please note the orchard opposite the house is within the stream flodplane - Surface Water: N/A
COASTAL EROSION RISK: None in this location -
PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.
ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.
COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the

cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - https://www.gov.uk/capital-gains-tax

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. The orchard is located across the c road, please ensure you are wearing suitable footwear as access down to the orchard is steep and can be slippery, do not attempt to walk through the woodland to the rear as sloping.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

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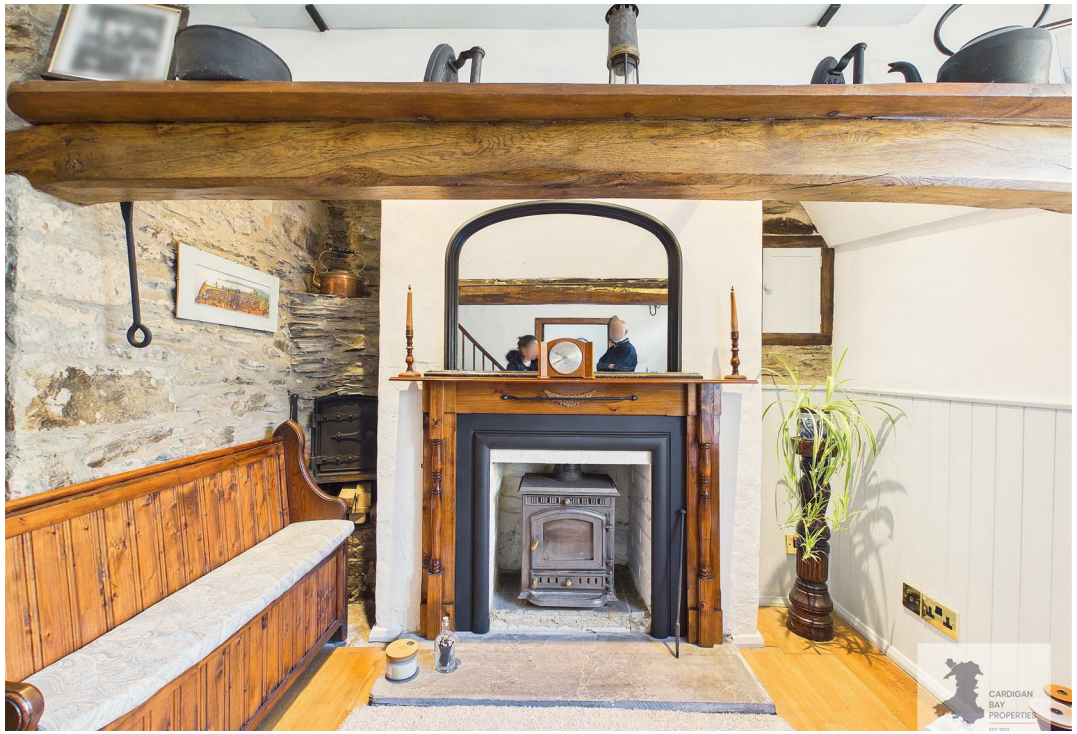
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DIRECTIONS:

From Newcastle Emlyn, take the A484 towards Carmarthen. In the village of Pentrecagal, turn right after the garage towards Drefach Felindre. Proceed through the village, over the narrow bridge and continue through the village and on into the hamlet of Cwmpengraig. The house and thatched outbuildings are located on your left, denoted by our for sale board

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Contact Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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