



Mackwyth Castle Llanfihangel-Ar-Arth Pencader

Guide Price £750,000

- Imposing & Impressive Superior Country Residence Offering Commodious & Well Kept Accommodation
- Blend of Period Elegance and Modern Convenience
- Set within a Generous 10 acres of Picturesque Land with Far Reaching Views
- Idyllic Retreat for Lifestyle Purchasers & Equestrian Enthusiasts Alike
- Impressive Conservatory with an Abundance of Natural Light & Gorgeous Views
- Complemented by Extensive Outbuildings (ideal for Conversion STP) including Stables, Garages & Workshops
- Prestigious Entrance / Driveway with Electric Wrought Iron Gates - Adds Grandeur & Security
- Summerhouse & Several Outside Entertainment Spaces, ideal for Guests / Family Get-togethers
- Attractive Terraces & Further Mature Lawned Gardens adding to the Appeal of this Property
- Oil Fired Central Heating & uPVC Double Glazing



This imposing & impressive superior country residence presents a unique opportunity for those seeking a blend of period elegance and modern convenience. Set within a generous 10 acres of picturesque land, the property boasts extensive paddocks and delightful countryside views over the Teifi Valley, making it an idyllic retreat for lifestyle purchasers and equestrian enthusiasts alike.

The accommodation commodious, flexible and well-maintained, featuring four spacious bedrooms and three bathrooms, ensuring ample space for family living. The three reception rooms provide versatile areas for relaxation and entertainment, while the full-length front conservatory invites an abundance of natural light, creating a warm and inviting atmosphere throughout the home.

In addition to the main residence, the property is complemented by extensive outbuildings, including stables, garages, and workshops, offering endless possibilities for hobbies or business ventures. The impressive driveway, adorned with electric wrought iron gates, adds a touch of grandeur and security to this remarkable small holding.

Whether you are looking to embrace a rural lifestyle or simply seeking a tranquil escape from the hustle and bustle of life, this residence in Llanfihangel-Ar-Arth is sure to captivate your heart. AVAILABLE CHAIN FREE

LOCATION

The property is enviously located overlooking the mid reaches of the Teifi valley, in a private yet accessible location and enjoying far reaching scenic views over the surrounding countryside. The property is conveniently located only approximately a mile from the traditional Teifi valley and market town of Llandysul, also being convenient to Newcastle Emlyn, Llanybydder and Lampeter, yet being with only a 20 minute drive of the west wales coastline and approximately 20 minutes from the administrative centre of Carmarthen.

DESCRIPTION

An imposing superior country residence offering elegantly proportioned accommodation with the benefit of uPVC double glazing and oil fired central heating. The property is complemented by well maintained range of outbuildings which make it ideal as a country retreat, to include stable, workshops, garaging and indeed in our opinion with conversion potential (subject to planning).

One of the main features of this property is the impressive approach via the gated entrance and tarmacadamed driveway, adding an element of prestige to this appealing gentleman's residence.

The property provides more particularly the following -

FRONT ENTRANCE DOOR to

FULL WIDTH CONSERVATORY

33'6" x 17'4" (10.21m x 5.28m)

Having oak flooring with underfloor heating, side entrance door, traditional door to -

HALLWAY

which gives an inviting feel with its attractive mosaic tiled floor, radiator, feature coving, with staircase to first floor

OPEN PLAN LIVING ROOM

13'4" x 12'8" (4.06m x 3.86m)

Having an attractive Victorian fireplace with tiled inset having an lpg coal effect gas fire inset, feature arch to -

SITTING/DINING AREA

With small recess cupboard, double aspect windows

KITCHEN/DINING ROOM:

13'4" x 12'8" (4.06m x 3.86m)

With the dining area having a wood burning stove with marble surround, arch way to

KITCHEN AREA

12'7" x 10' (3.84m x 3.05m)

With a slate tiled floor, good quality range of kitchen units, central feature being the electric Aga Range, together with adjoining two ring lpg hob for convenience.

The kitchen units have good quality integrated Bosch oven and microwave with granite effect work surfaces and space for a fridge freezer.

Rear Kitchen area with oak fronted units

REAR KITCHEN AREA

12'7" x 7'4" (3.84m x 2.24m)

With oak fronted units having a Belfast sink, slate tiled floor

REAR HALLWAY

External door

CLOAK ROOM off

With wc.

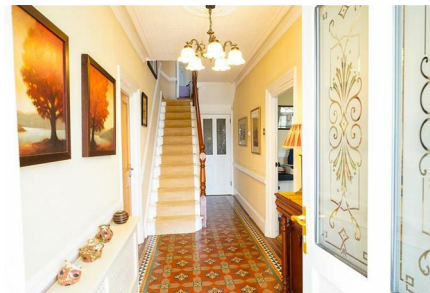
INNER HALLWAY

Access to understairs storage area, separate entrance door

ATTRACTIVE REAR SNUG

13'9" x 9'9" (4.19m x 2.97m)

With an original fireplace



UTILITY ROOM off

With quarry tiled floor, base units and plumbing for automatic washing machine

FIRST FLOOR - GALLERIED LANDING

MASTER BEDROOM SUITE

13'4" x 12'8" (4.06m x 3.86m)

With double aspect windows, Victorian fireplace

ENSUITE BATHROOM

With half tiled walls, spa bath, separate shower cubicle, wash hand basin, toilet, radiator

DRESSING ROOM

9'7" x 6' (2.92m x 1.83m)

With built-in wardrobes, front window

BEDROOM 2

12'8" x 11'3" (3.86m x 3.43m)

Double aspect windows, built-in wardrobes, radiator

BATHROOM

Being half tiled with bath having shower attachment , wash hand basin, toilet, radiator

REAR LANDING

ENSUITE BEDROOM 3

17'7" x 14' (5.36m x 4.27m)

With side window, radiator

ENSUITE BATHROOM

Having a contour shaped bath with shower unit over, wash hand basin, toilet, radiator. Door to -

INNER HALLWAY

Access to airing cupboard and storage cupboard. Stairs to -

LOFT ROOM/BEDROOM 4

33'6" x 12'7" + eaves (10.21m x 3.84m + eaves)

With exposed 'A' frames, three velux roof windows.

EXTERNALLY

One of the main feature adding to the prestigious appeal of this property is the recessed splayed entrance with feature electrically operated wrought iron gates and an inviting driveway leading to the front of the property. There is also separate access off the lane to the side with a tarmacadamed courtyard providing ample parking facilities.

There is an attractive 'L' shaped stone range with two garages having electric operated doors.

Various stables with workshop areas. This building has been re-roofed and under felted.

APPROACH

DRIVEWAY

VIEWS

Envious far-reaching views over the surrounding countryside.

GARDENS

Mature gardens and grounds surround the property having a feature summer house and covered bbq area, attractive terraces and further mature lawned gardens adding to the appeal of this property.

FURTHER GARDENS

FURTHER GROUNDS

STONE AND-SLATE RANGE

There is an attractive 'L' shaped stone range with two garages having electric operated doors.

STABLES

Various stables with workshop areas, ideal for equestrian use or for those with a passion for DIY pursuits. This building has been re-roofed and under felted.

LAND

The property extends to approximately 10 acres with the land being split into 4 convenient grazing enclosures as pictured.

SERVICES

We are informed the property is connected to mains water, mains electricity, oil fired central heating, private drainage.

COUNCIL TAX BAND - G

DIRECTIONS

What3Words: sensible.diagram.workbench

From the Llanfihangel-ar-Arth crossroads take the B4336 west towards Llandysul for approximately 1 mile, the impressive gated & walled entrance to the property can then be found on your right hand side with the tarmacadam driveway leading down to the imposing gentleman's residence.





39 HIGH STREET, LAMPETER, CEREDIGION SA48 7BB
Tel: (01570) 422395 Fax: (01570) 423548 Website: www.evansbros.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	46	87
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



5 NOTT SQUARE, **CARMARTHEN**,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611



MART OFFICE, **LLANYBYDDER**,
CEREDIGION, SA40 9UE
Tel: (01570) 480444



1 MARKET STREET, **ABERAERON**,
CEREDIGION, SA46 0AS
Tel: (01545) 570462

Partners Evans Brothers Ltd, Mr D.T.H Evans F.R.I.C.S., Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.,