

Ref: 0alm80

Alma Grange, Llangoedmor, Near Cardigan, Ceredigion, SA43 2LJ

**Privately Situated, Beautifully Presented 5 Bed Country Property of c.1½ Acres with many Period Features and an Interesting History, Delightful Tranquil Gardens and Magnificent Far Reaching Views. Within Easy Reach of Cardigan Town and the Pembrokeshire & Ceredigion Coasts**



This handsome stone built, slate hip-roofed country house was built in 1870 for Captain William J. Minister on his return from the Crimean War (a household history is included towards the end of these particulars). The property was extensively renovated throughout the late 1900s and in the early 2000s but many of the fine period features have been retained. The accommodation is light and spacious, elegant and comfortable – comprising in brief:-

Ground Floor: Drawing Room, Sitting Room, Dining Room, Kitchen/Breakfast Room, Garden Room, Utility Room, Shower Room. There is also a Basement with 3 Store Rooms.

First Floor: 4 Double Bedrooms, Single Bedroom, Bathroom.

Externally: Adjoining Workshop and Garden Store Room, plus a useful outbuilding used as a coal/log store.

The house is surrounded by lovely, peaceful gardens – we are informed approximately 1.5 Acres in all – with vegetable and orchard areas, a sheltered courtyard and terrace, and a feature ornamental pond. The superb views are a wonderful feature and talking point, sweeping across the green Teifi Valley to the mystical Preseli Hills in Pembrokeshire Coast National Park and to the coastline and sea at Cemaes Head beyond Cardigan.

Access to the A487 Coast Road is about 2 miles away, and Cardigan Town is 2½ miles distance with good amenities including primary and secondary schools and an 18hole golf course on the northern outskirts. Glorious beaches are within easy reach as are numerous beauty spots and attractions.

**Price Guide: £599,000**



Peaceful, landscaped gardens ...



... and fabulous views



## THE ACCOMMODATION:

The residence affords period charm and character and retains many original features. It has the benefit of uPVC double glazing and oil-fired central heating.

The Views – surrounded by fields and farmland and enjoying an elevated position, the property commands glorious, far reaching views to the south, south-west and west, taking in the Teifi River Valley, the Preseli Hills, Cardigan and St. Dogmaels on the River Estuary and to the sea at Cemaes Head beyond. The windows to the front and side of the residence enjoy these panoramas, especially the first floor windows, whilst other aspects are delightfully rural across neighbouring pasture adjoining the property's own lovely gardens.

### Ground Floor –

**ENTRANCE PORCH:** 11' x 7'. Steps lead up to the attractive Entrance Porch with half glazed front door, slate floor, windows around three sides, and door leading into the spacious Hallway.

**ENTRANCE HALL:** 28' x 6' increasing to 12'. With door off to the Drawing Room, door to the Sitting Room, door to the Dining Room, and door at the end leading through to the Rear Lobby accessing the Kitchen/Breakfast Room and downstairs Shower Room. Door accessing the Basement Rooms. Beautiful staircase leading up to the first floor.



- DRAWING ROOM:** 15' x 13'8". Cast iron open fireplace with slate mantel and surround and slate hearth. A dual aspect room with window to the front and a window to the side.
- SITTING ROOM:** 17'2" x 16'3". Beautiful ornate cast iron open fireplace with slate mantel and surround and slate hearth. Dual aspect with window to the front and window to the side.
- DINING ROOM:** 18'8" into recess x 16'4" max. – L-shaped room. Open fireplace with timber mantel and surround and slate hearth. Two windows to the side aspect.
- REAR LOBBY:** With partially tiled floor, door into airing cupboard, door into the Kitchen/Breakfast Room, door to the Shower Room, and half glazed external door to the rear.
- KITCHEN/  
BREAKFAST ROOM:** 13'10" x 12'6". Range of fitted wall and base units with marble-effect work surfaces. Fully tiled arched recess housing a built-in double oven with fitted cupboards either side and a five-ring stainless steel LPG gas hob with extractor fan above and ceiling downlights. Composite sink unit with single drainer and mixer tap, plumbing and space for a dishwasher, concealed built-in refrigerator, tiled splashbacks, window to the side aspect with garden views, ceiling downlight, tiled floor, two steps up to the Garden Room.
- GARDEN ROOM:** 18'9" x 10'3". Tiled floor, high ceiling with exposed timbers, double half glazed French doors leading out to the side gardens, two windows to the other side (not double glazed) facing the courtyard, and part glazed door to the rear Utility Room.
- UTILITY ROOM:** 15'3" x 10'1". Tiled floor, stainless steel sink with single drainer and mixer tap, granite-effect work surface, plumbing and space for a washing machine and tumble dryer, the twin original slate salting tables in situ, triple aspect with window to the side, window to the rear, window to the other side, and stable door at the side facing into the courtyard.
- SHOWER ROOM:** 9' x 7'. Accessed from the Rear Lobby, with white suite comprising pedestal wash hand basin and close coupled W.C. Large fully tiled walk-in Shower Enclosure. Tiled floor, tiled walls, ceiling downlights, obscure-glass window to the rear.
- BASEMENT ROOMS:** 20'4" x 19' approximate overall measurements. Slate slab steps lead down to the spacious basement with full standing height, presently providing 3 Storage Areas – ideal for a variety of uses. Window to the side aspect.
- First Floor –** Pitched pine staircase with mahogany balustrade and cast iron spindles leading up to a half landing with a beautiful full-height William Perks stained glass arched window with deep window sill and concealed radiator. The staircase continues up to the main landing. The views are particularly stunning from the first floor.
- LANDING:** 17'8" x 7' increasing to 10'6" max. With doors off to the first floor accommodation:-
- BEDROOM 1:** 17'2" x 15'5". Cast iron open fireplace with slate mantel and surround and slate hearth. Dual aspect with window to the front and window to the side.
- BEDROOM 2:** 13'10" x 13'9". Dual aspect with window to the front and window to the side.
- BEDROOM 3:** 9'7" x 6'11". A single bedroom, presently used as a study. Window to the front.
- BEDROOM 4:** 16'11" x 15'3". Partitioned-off painted slate fireplace around a cast iron insert (still intact behind the wooden closing panel). Two windows to the side aspect.
- BEDROOM 5:** 13'6" x 10'2". Window to the side aspect.
- BATHROOM:** 8' x 10'5". White suite comprising bath with shower attachment, pedestal wash hand basin, and close coupled W.C. Large fully tiled Shower Enclosure. Predominantly tiled walls, chromium towel rail/radiator, ceiling downlights, access to the loft, obscure-glass window to the rear aspect.

Drawing Room



Sitting Room



Dining Room



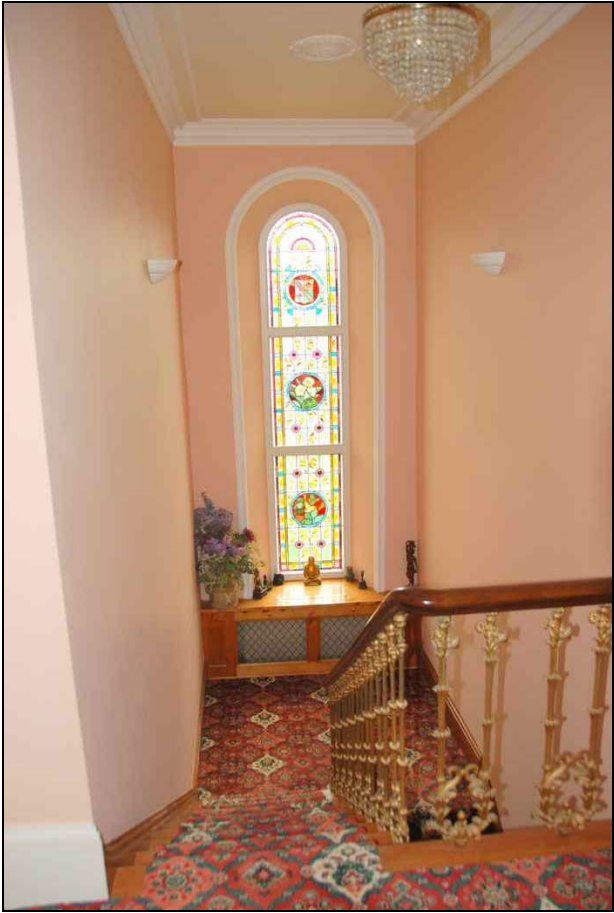
Kitchen/Breakfast Room





Garden Room





Bedroom 1



Bedroom 2



Bedroom 4



Bedroom 5



Family Bathroom



Externally



## **OUTBUILDINGS, GARDENS & GROUNDS, APPROACH and LOCALITY:**

**ADJOINING BUILDING:** Adjoining the rear of the property is a very useful outbuilding presently comprising a Workshop and a Store Room, as follows:

**WORKSHOP:** 18'7" x 10'2". Concrete floor, power and lighting connected, accessed from the courtyard via a timber door, window facing into the courtyard, two windows to the side, access to loft space, and a door off leading through to the Boiler Room housing the Eurostar oil-fired boiler serving the central heating and hot water system.

**GARDEN STORE ROOM:** 11'10" x 10'4". Concrete floor, power and lighting connected, accessed via a door from the courtyard. Used for storing garden furniture, implements, etc. Further storage space above.

**STONE OUTBUILDING:** An original small stone building used as a coal/log store.

**GARDENS & GROUNDS:** We are informed that the property amounts to approximately 1½ Acres in total (to be confirmed).

The gardens surround the residence, creating a park-like ambience and providing a private, tranquil setting, with sweeping lawns and a wealth of specimen shrubs and trees framing gorgeous views. There is a large sheltered courtyard for relaxing and al fresco dining with an attractive built-in barbecue in the rear wall, and a further paved terrace. The abundantly planted three-tiered ornamental pond is a charming feature to gaze out upon from one of the many seating areas, and the far reaching vistas are completely captivating. There are orchard and vegetable-growing areas.

**THE APPROACH:** The property is approached along a country lane that turns off the B4570 on the outskirts of Cardigan town, and then via a long, hard-surfaced/gravelled driveway that turns off the lane and culminates at Alma Grange, where there is plenty of parking and turning space. The pedestrian entrance to the house is impressive, with steps and pathway leading to the front porch.

The driveway accesses one other property before reaching Alma Grange, but that residence is a good distance away, is not noticeable from Alma Grange, and does not affect the privacy in any way.)

### **LOCALITY:**

This is a superb location, surrounded by picturesque countryside and enjoying fantastic views, yet within very easy driving distance of Cardigan and the Ceredigion and Pembrokeshire Coasts. Fishguard's ferry service to Ireland is 21 miles away, Carmarthen with link road through to the M4 is 26 miles, and Aberystwyth 37 miles distant.

Access to the main A487 road about 2 miles away, travelling along the west coast up to Snowdonia National Park accessing numerous seaside towns en route.

Cardigan is 2½ miles westerly, an ancient and attractive market town at the north of the Pembrokeshire Peninsula on the Teifi estuary, with good shopping amenities, primary and secondary schools, the remains of a 12<sup>th</sup> Century Norman castle overlooking the river, and an 18-hole Golf Course just north of town offering stunning views over the sea and estuary. The Cardigan Coastal Farm Park is also north of town, an island Nature Reserve where seals, dolphins and sea birds can be seen. The secluded cove of Mwnt is near here, with an ancient little church above the beach, once a resting place for pilgrims en route to Bardsey Island at the northern tip of Cardigan Bay. The extensive sand-duned beach of Poppit Sands is only 6 miles from the property, north-west of Cardigan, ideal for water sports.

To the south of Cardigan are the Preseli Hills, famous for being the source of the Bluestones at Stonehenge and for magical legends of Merlin and King Arthur, as well as Iron Age hill forts standing stones, and beauty spots such as the oak-clad Gwaun Valley, with great walking and bird watching opportunities. The ancient monument of Castell Henllys is in the Preselis with a reconstructed fort, thatched roundhouses and ancient livestock breeds, and the megalithic Pentre Ifan Burial Chamber is also here, said to date back to c.3,500 B.C.

The Preseli Hills lie within Pembrokeshire Coast National Park, which came into being in 1952 covering approximately 240 square miles, and includes the majority of Pembrokeshire's spectacular coastline, as well as the Daugleddau estuary. The Pembrokeshire Coastal Trail runs from Amroth in the south up to St. Dogmaels near Cardigan in the north, a distance of about 186 miles.

The Teifi Valley is rich in beauty and wildlife, with quaint market towns like Newcastle Emlyn and plenty of places to visit nearby including the Welsh Wildlife Centre, the ruinous Cilgerran Castle on a rocky outcrop with walks down to the river, where coracle races take place in the summertime, and Cenarth's National Coracle Centre with a workshop and museum, and the beautiful Cenarth Falls and Salmon Leaps nearby. The River Teifi flows from its source lake 1500 feet up in the Cambrian Mountains, to journey 70miles or so down to its estuary at Cardigan. The river forms the boundary between Carmarthenshire and Ceredigion and some of Pembrokeshire and is popular with fishermen and canoeists.



The approach driveway











An Artist's Impression of the House painted some years ago



## HISTORY:

Supplied by the vendors – the following history of Alma Grange was completed by a local historian, Glen Johnson, who currently works at the St. Dogmaels Abbey with Hanes Llandoch.

### Alma Grange

The property was built in 1870 by William Woodward of the Cardigan Brickworks under instruction from a returning officer from the Crimea. In 1871-91 Captain William Minister, who had served with Lord Cardigan and fought at the Battle of Alma, lived here: William Minister, 54, retired military captain; Mary E Minister, 42, his wife; Gertrude E Minister, 4, their daughter; William Minister, 3, son; Frederick A Minister, 2, son; Edward J Minister, 5 months, son; Mary Thomas, 70, mother-in-law; Martha Thomas, 31, sister-in-law; William C Thomas, 4, nephew; Maria Williams, 25, domestic servant; Eliza Jones, 30, domestic servant; Mary Harris, 20, servant; Samuel Griffiths, 15, stable boy; and John Rogers, 64, boarder, retired military commander. The site included a coach house and stables and a substantial 40 acre smallholding. In March 1882 Mary Elizabeth Minister died here aged 54. In 1885-89 William Minister was a Guardian of the Poor. The property was advertised for sale on 3<sup>rd</sup> January 1890. In 1891 the following persons lived here: William Minister, 74, retired army captain; Frederick Minister, 23, his son; and David Thomas, servant. On 25<sup>th</sup> August 1893 it was advertised to let. The property was for sale again on 7<sup>th</sup> August 1896. In 1900 John Morgans lived at Alma Grange Cottage / converted coach house and stables.

In 1901 the following persons lived here: Thomas L Spittle, 25, farmer, born at Newport, Mon, English-speaking; Rachel Spittle, 32, his wife, born at Nevern, bilingual; Phoebe Vaughan, 22, domestic servant, born at St Dogmaels, bilingual; and Thomas G Miles, 17, farm labourer, born at Bristol, English-speaking. In 1901-19 T Lloyd Spittle, gent, lived at Alma Grange, on an annual tenancy, and in 1902 Mr William Griffiths occupied Alma Grange Cottage. On 2<sup>nd</sup> May 1919 the 6 bedroom property was advertised for sale. In May 1919 the property was sold to Mr BT Davies of Trefere for £4000. In 1926 John Griffiths lived here. In June 1926 and April 1927 the 6 bedroom property was advertised for sale. On 9<sup>th</sup> October 1926 a sale of stock, crops and implements was held here for Mr J Griffiths, who was leaving. On 27<sup>th</sup> June 1936 the 6-bedroom property was sold by auction with 40 acres. In January 1938 Miss Gower Williams of Penrallt, Aberporth, took a lease on the property.

On 23<sup>rd</sup> May 1941 the 5-bedroom property, then occupied by B Jones, was advertised for sale. On 10<sup>th</sup> October 1941 a clear-out sale was held here for Mrs M Lampard. The property is marked on the 1953 OS map. In 1955-58 Mrs Morris was living here. On 6<sup>th</sup> August 1958 Elizabeth Morris of this address, widow of John Griffith Morris, died.

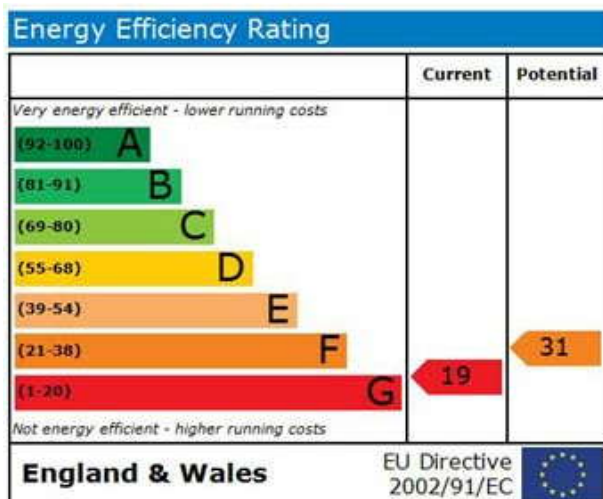
From 1990 until July 2003 the 5 bedroom/4 reception room property was the home of a retired engineer from London, Reg Green and his wife Jean. He undertook much of the renovation work and preservation of some of the fine period features in the house - the five original slate fireplaces, decorative coving on the high ceilings, mahogany balustrade with cast iron spindles and the large stained glass window on the two-stage staircase. Reginald Green installed the new family bathroom (in the converted 6th bedroom) and the first floor shower room. He also constructed the conservatory on the front of the house to enjoy the magnificent views across the Teifi Valley to the Preseli Mountains; views of the sea off Cemaes Head and across river to the Welsh Wildlife Centre. Cardigan town and St.Dogmaels village and abbey can be seen from the house.

From 2004 to present John and Indi Mansfield have lived in this well preserved period property currently standing on 1.5 acres of mature gardens and ponds and surrounded by rich pastureland, trees and hedges filled with local and migratory birds and other wildlife.

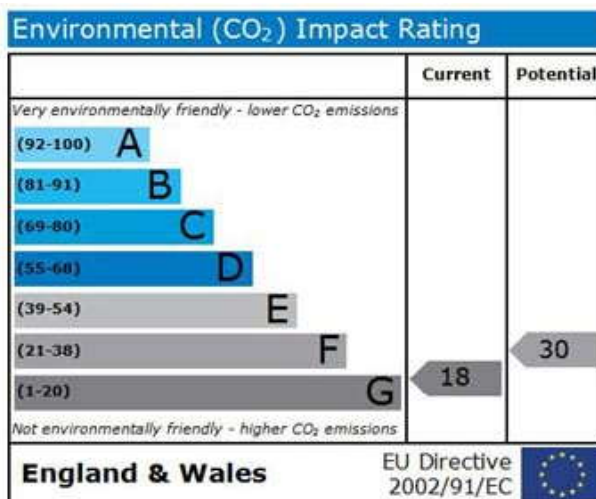
### *References:*

*Census Returns, 1871; 1891; 1901; 'The Cardigan & Tivy-Side Advertiser' 1874; 1877; 1890; 1893; 1896; 1919; 1926-27; 1936; 1938; 1941; 1955; 1958; 'Kelly's Directory' 1875; 1926; Poster – 'A List of the Board of Guardians', Cardigan Union, April 28<sup>th</sup> 1885; Occupiers List of Voters – Llangoedmor, 1889; 1900; 1911; 1915; 'Llangoedmor Parish Jury List', August 18<sup>th</sup> 1902; 'Annual Report – Llwynnadda Chapel, 1902'; OS Map 1953 and others; 'The Tivy-Side Advertiser' 1958; 2003; 'Buildings of Wales – Carmarthenshire & Ceredigion' Julian Orbach, Thomas Lloyd & Robert Scourfield, 2007.*

## ENERGY PERFORMANCE:



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### SERVICES:

We understand that the property is connected to mains water and mains electricity. Drainage is provided via a private system. Telephone with Broadband is understood to be connected and should be available to purchasers subject to the usual transfer arrangements.

### COUNCIL TAX:

We are informed that the property is within Council Tax Band "G" (Ceredigion County Council)

### FIXTURES & FITTINGS:

Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.

### WAYLEAVES, EASEMENTS & RIGHTS OF WAY:

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.

### TENURE & POSSESSION:

We are informed that the property is freehold with vacant possession on completion, by arrangement.



### VIEWING:

**Only by prior appointment with the Sole Selling Agents**  
**PROFILE HOMES**  
**Tel: 01550 777790, Email: [contact@profilehomes.com](mailto:contact@profilehomes.com)**  
**Website: [www.profilehomes.com](http://www.profilehomes.com)**

### NOTES:

**PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

### PROFILE HOMES

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