

Ref: 01la06

Llanfair Lodge, Llanfair Road, Llandysul, Ceredigion, SA44 4PD

A splendid and distinctive country residence, steeped with character and reputed to have been the former Hunting Lodge, (mid-18th century origins), to Llanfair Mansion. Well maintained landscaped gardens being a mixture of lawns and cultivated areas, substantial and productive polytunnel, feature period building currently utilised as a double garage and workshop, additional large store building and double timber stables. Private access rights to game fishing in 'Church Pool' on the River Teifi. The property as a whole offering a sublime living environment.

Llandysul 2 miles, Newcastle Emlyn 10 miles, Carmarthen, (A48/M4 Link Road) 16 miles, Swansea 42 miles.



Located in a peaceful countryside area this exceptional country home occupies an enviable, picturesque setting above the delightful River Teifi, having the benefit of Private Single Bank Fishing Rights, the river being renowned for its salmon and sea trout, wildlife and beauty.

**The attractive 4 Bedroom Residence** is stone built with a slate roof and the origins are believed to date back to the mid-18<sup>th</sup> century. This former hunting and fishing lodge was reputed to have been part of the Llanfair Mansion Estate. Beautifully presented and with a plethora of character, features include exposed ceiling beams and timbers, wood panelled walls and beautiful bay windows. The accommodation in brief comprises:-

Ground Floor: Library/Study, Reception Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room, and a Back Kitchen. First Floor: Principal spacious Bedroom, Double Bedroom and Shower Room, two further Double Bedrooms one with an en-suite Shower Room and family Bathroom.

**Outbuildings** include, a Double Garage and Workshop, Large Store Building, a timber built former Double Stable Block and a substantial and very productive Polytunnel.

**Circa 2.5 Acres** in total, (to be confirmed), including a kitchen garden, lawned areas, and wilded riverside land. The property also enjoys **Private Single Bank Fishing Rights** on the famous River Teifi - 'Church Pool'.

**Location** – Llandysul, (2 miles away), can be reached along a scenic country lane with river views, having good market town amenities, junior and secondary schools, a leisure centre with swimming pool, and a very popular canoe centre on the outskirts of the town at Pontwelly. The quaint old market town of Newcastle Emlyn is 10 miles distant and Carmarthen is 16 miles with excellent shopping, general hospital, multi-screen cinema, main line railway station, and access to the A48/M4-link road. The magnificent Cardigan Bay and Pembrokeshire coasts are within easy travelling distance.

**Price Guide: £695,000**

## THE RESIDENCE ACCOMMODATION:

### Ground Floor –

<b>ENTRANCE:</b>	A canopied porch leads to the main entrance door into the library/study. To one side is the boiler room.
<b>LIBRARY/STUDY:</b>	11' x 11'6". Superb range of fitted bookcases. Traditional tiled floor and two windows to the rear.
<b>RECEPTION HALL:</b>	14' x 11'6". Beautiful feature staircase to the first floor, understairs cloaks area and access to the cloakroom. Further doors to:-
<b>CLOAKROOM:</b>	4'7" x 3'4". Wash hand basin and W.C. Window to the rear and tiled floor.
<b>SITTING ROOM:</b>	23'10" x 14'10". Formerly two rooms, this room has a particularly lovely ambience with a feature fireplace housing a log burning stove and to the other side of the room a further fireplace. Two bay windows to the front aspect and further two windows, all of which allow plenty of light into the room and allow fabulous countryside views.
<b>DINING ROOM:</b>	18'6" x 14'10". Dual aspect with a beautiful large bay window to the front and two windows to the side. Fireplace housing a log burning stove.
<b>KITCHEN/BREAKFAST ROOM:</b>	14' x 11'6". Fitted kitchen with a range of wall and base units, 1½ bowl stainless steel sink and ample work surfaces. Range style cooker with concealed extractor over. Tiled floor and walk-in pantry. Windows to the side and rear.
<b>BACK KITCHEN:</b>	18'5" x 13'9". Fitted with a good range of base units and plenty of work surfaces and a two ring gas hob. 1½ bowl stainless steel sink, plumbing and space for a washing machine and dishwasher. Door to the larder cupboard. Two windows to the side aspect, one to the front, and double French doors lead out to the rear patio. Further external door to the front elevation.

### First Floor –

<b>GALLERIED LANDING:</b>	11'9" x 11'6". The turning staircase from the reception hall leads up to the first floor landing, with an arched window to the rear looking out over the delightful gardens. Two bedrooms and a bathroom from the main landing and a further two bedrooms and shower room from the inner landing.
<b>INNER LANDING:</b>	5'8" x 5'6". Doors to:-
<b>PRINCIPAL BEDROOM:</b>	18'5" x 15'. One window to the side and two bay windows to the front which have tremendous views across the properties land, the river and the countryside beyond.
<b>BEDROOM 2:</b>	15' x 12'. Built in cupboards, bay window to the rear and further side window.
<b>SHOWER ROOM:</b>	6'3" x 5'5". Shower enclosure with drencher shower head. Vanity unit with inset wash hand basic, W.C. Heated towel rail. Window to the rear.  From the main landing:-
<b>BEDROOM 3:</b>	13'10" x 11'10". Vaulted ceiling with exposed A frames. Built-in wardrobe, lovely bay window to the front, again with those amazing views. Door to the en-suite shower room.
<b>EN-SUITE SHOWER ROOM:</b>	5'6" x 5'4". Shower enclosure with electric shower unit, pedestal wash hand basin, W.C. Heated towel rail and shaver point.

- BEDROOM 4:** 14' x 11'2". Vaulted ceiling with exposed A frames, built-in cupboard and bay window to the front aspect.
- FAMILY BATHROOM:** 10'6" x 9'7". Roll top bath, shower enclosure with drencher shower head, wash hand basin and W.C. Built-in cupboard. Heated towel rail. Exposed wood flooring and bay window to the rear aspect.

**N.B. Floorplans on page 5**

**EXTERNALLY:**

- THE APPROACH:** The property is approached along a quiet country lane some 2 miles or so east of Llandysul in the beautiful Teifi Valley. There is ample off-road parking either side of the residence and in front of the double garage.
- DOUBLE GARAGE:** 20'6" x 17'10". A particularly attractive period building with shiplap timber cladding and a slate roof. Twin double doors to the front and windows on both sides, power and lighting. Wooden steps lead up to a sizeable rear workshop.
- WORKSHOP:** 18'2" x 10'3". Windows on three sides and side door. Ladder style steps up to a mezzanine storage area within the garage.
- STORE BUILDING:** 28'3" x 15'2". Block construction with a profile roof. A useful store/ workshop building with a mezzanine floor. Double doors to the front and windows on two sides.
- DOUBLE STABLE BLOCK:** Timber stable block utilised for storage:-  
Stable 1: 11'6 x 10'4".  
Stable 2: 11' x 10'4".
- POLYTUNNEL:** Large polytunnel sited adjacent to the kitchen garden and soft fruit areas.
- GARDENS & LAND:** There is a sizeable and productive vegetable and fruit growing kitchen garden with polytunnel and greenhouse. Around the residence there are lawned areas, flower beds and borders, a variety of established shrubs and trees. Located across the minor lane there are further lawned and uncultivated areas for wildlife to enjoy and seating for relaxing and enjoying the valley vistas. A mown path leads down to the banks of the river Teifi which provides further delightfully sited seating and access to the private fishing beat.
- FISHING RIGHTS:** We understand that the property owns and enjoys Private Single Bank Fishing Rights on the River Teifi including a stretch known as 'Church Pool'.

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- LOCALITY:** What3words - <https://w3w.co/printouts.reflect.liked>

**Llandysul** is about 2 miles to the west along a pretty countryside route, a busy little market town on the banks of the river Teifi with a selection of shops, post office, and doctor's services, junior and secondary schools, cafes, pubs, leisure centre with swimming pool, an ancient church, village hall, playing field and riverside park, together with an angling association, (the river is well known for its trout, sea trout and salmon), and a popular canoe centre with a white-water slalom course at nearby Pontwelly.

**Newcastle Emlyn** is 10 miles away, a quaint and popular old market town with a variety of independent shops including antique, craft and book shops, as well as supermarkets, chemists, banks, post office, town hall, library, theatre and art gallery, primary and secondary schools, leisure centre and swimming pool, doctors, dentists and optician's services, restaurants and cafes, hotels and plenty of pubs. Thursday is market day. The ruins of a medieval stand can be found in a picturesque grassland setting overlooking the river on three sides, probably dating back to 1240.

**Cardigan Town and Cardigan Bay** with a rich heritage and culture stand on the River Teifi estuary offering an excellent selection of independent shops and eateries. It is a good base to explore the Teifi Valley and the Ceredigion and Pembrokeshire Coastal Paths, as well as the Welsh Wildlife Centre, golden beaches, secluded coves, marine wildlife and wonderful walks.

**SERVICES:**

We understand that the property is connected, to mains water, (there is also a well water supply), mains electricity and has a private drainage system. The property has oil fired central heating. Telephone 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:**



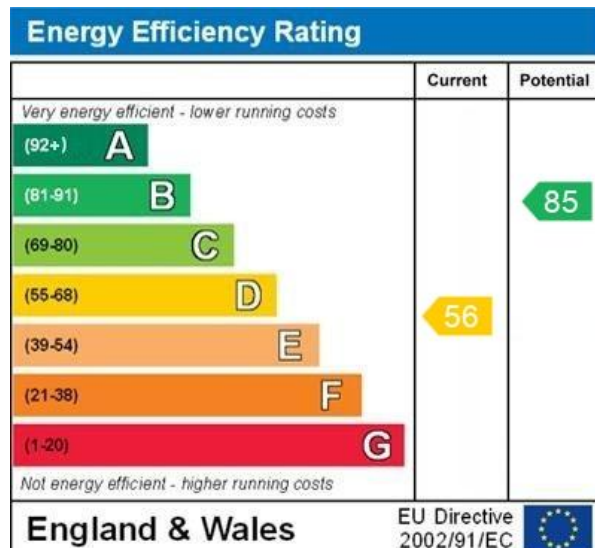
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**ENERGY PERFORMANCE:**

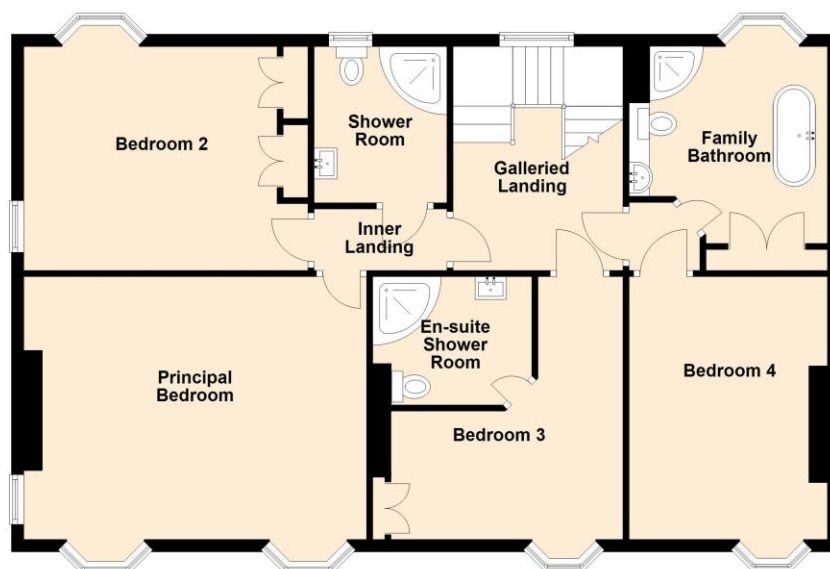




## Ground Floor



## First Floor



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**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.

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