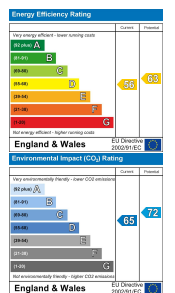




### Caemorgan Mansion Finest Range Caemorgan Road, Cardigan, SA43 1QU

- Mansion & Cottage
- Currently used as a Bed & Breakfast Business
- Sitting in Approximately 1.93 Acres of Grounds
- Barns & Outbuildings
- 5\* TripAdvisor Reviews
- 9 Bedrooms & 9 Bathrooms
- Attached Self Contained Cottage
- Original Character Features
- Convenient Location
- EPC Ratings: D & E



WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Offers In Excess Of £850,000

Property House, 12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: finest@westwalesproperties.co.uk TELEPHONE: 0345 094 3006



**We Say...**

This is an absolutely stunning and fabulous part Stuart, Georgian and Victorian mansion, recently renovated to a very high standard, with attached self-contained cottage which has a wealth of character and charm and maintains many of its beautiful original features, such as the double-glazed sash windows. Situated just a short drive to the market town of Cardigan and to the coast, the property is accessed off a country road via a sweeping private driveway through wrought iron gates, and separate road access to the cottage and courtyard to the rear, and sits on approximately 1.93 acres of grounds. The accommodation benefits from underfloor heating, biomass boiler with RHI for heating and hot water, and solar panels on the roof to support electricity usage.



Currently being used as a multi award winning 5\* guest house and rosette restaurant, the property has drawn up plans for a spectacular wedding venue business proposal. Alternatively, the property would make a fantastic family home with income potential or multi generational occupancy.



**The Owner Says...**

First sign of the property was a single story farmhouse in the census of 1600. That part of the property is now incorporated in the cottage annex (some 'cottage' at 3 beds!). Over the following centuries extra rooms and height were added. In approx 1870 a local ironmonger and mayor of Cardigan, Eli James, bought the property and extended it to form the Mansion and he also purchased the surrounding land as well as land in St Dogmaels. It stayed in this family until the early part of the 20th century. Since then it has had a range of uses with the property split some 60 years ago and the adjoining farm buildings sold to make what is now Oernant Farm.



In 2010 we bought the property and invested substantial funds in a complete renovation to a very high standard. We received planning permission to operate the property as a guesthouse which could easily revert to a stunning domestic residence with appropriate consent.



## LOCATION

This property is located off a quiet minor road on the outskirts of the market town of Cardigan. Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. A major trading port and shipbuilding area back in the Middle Ages Cardigan now offers traditional shops and cultural centres for residents and visitors to experience. With much to offer, the town boasts a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants, coffee shops and many other local retailers. Easy access from the town to many sandy beaches including Poppit Sands, Mwnt and many others each providing access to the beautiful Ceredigion Coastal Path.

## GENERAL INFORMATION

### GENERAL INFORMATION

VIEWING: By appointment only.

TENURE: We are advised freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band B Ceredigion

PLEASE NOTE – we are advised this property is served by private drainage.

The property benefits from underfloor heating in every room and hallway throughout the mansion and the cottage annex.

Please note: This property benefits from a Non Domestic Renewable Heat Incentive (RHI) scheme which is a government financial incentive to promote the use of renewable heat. The owners advise us that they currently receive typically a grant of approx £7880 (2017/2018) based on KWH of heat generated, split into quarterly payments. Fuel costs for all heating and hot water were approx £5,000 for the same period. We are advised by the owner that this scheme may be passed to the new owners but it is subject to the new owners applying and being eligible for the scheme. Subject to the eligibility the scheme payments last for 20 years beginning December 2013. More information can be found here: <https://www.ofgem.gov.uk/ofgem-publications/89240/guidancevolume2v7finalmarch2016-pdf>

### AGENTS VIEWING NOTES...

We would respectfully ask you to call our office before you view this property internally or externally

HW/FHR/03/19/OK/HW/03/19

Directions: From Cardigan, proceed north on the A487 carriageway towards Penparc. As the carriageway narrows, turn left onto Caemorgan road and proceed for approximately 150m and the entrance to the Mansion will be seen on the left-hand side.

Porch - 5'2" x 6'11" (max)	Bedroom/ Sitting Room (Cottage) - 10'2" x 19'5"
Entrance Hall - 35'6" x 6'5" (max)	Shower Room (Cottage) - 10'5" x 7'8"
Dining Room - 16'6" x 23'7"	
Lounge/Bar - 12'9" x 15'7"	
Living Area - 17'10" x 14'8" (max)	Landing (Cottage) - 2'9" x 36'7"
Kitchen - 13'10" x 19'5"	Bedroom 1 (Cottage) - 10'5" x 13'5"
Inner Hall - 9'11" x 7'10" (max)	En-suite (Bedroom 1) - 14'0" x 8'9"
Office - 11'5" x 7'8"	Bedroom 2 (Cottage) - 10'0" x 12'2"
Basement - 12'10" x 23'0" (max)	En-suite (Bedroom 2) - 8'8" x 10'5" (max)
	W/C - 5'3" x 7'10"
Porch (Cottage) - 5'5" x 7'9"	Landing (First Floor) - 28'2" x 6'7" (max)
Kitchen (Cottage) - 13'6" x 18'1" (max)	Bedroom 3 (Tresaith) - 15'10" x 13'5"
Living/ Dinning Room (Cottage) - 10'7" x 13'6" (max)	En-Suite (Bedroom 3) - 7'10" x 5'10"

Master Bedroom - 16'5" x 13'10"
En-suite (Master Bedroom) - 6'9" x 8'7"
Dressing Room (Master Bedroom) - 6'6" x 10'11"
Bedroom 4 (Cenarth) - 16'4" x 14'9" (max)
En-suite (Bedroom 4) - 3'10" x 10'3"
Landing (Second Floor) - 38'6" x 6'5"
Store Room - 8'2" x 14'2"
Bedroom 5 (Poppit) - 16'0" x 15'6" (max)
En-suite (Poppit) - 5'8" x 10'0"
Bedroom 6 (Cwtch) - 16'4" x 14'4" (max)
En-suite (Bedroom 6) - 5'1" x 7'8"
Bedroom 7 (Aberporth) - 16'2" x 11'5" (max)
En-suite (Bedroom 7) - 8'7" x 7'8" (max)

## LOCATION AERIAL VIEW



## Come On In...

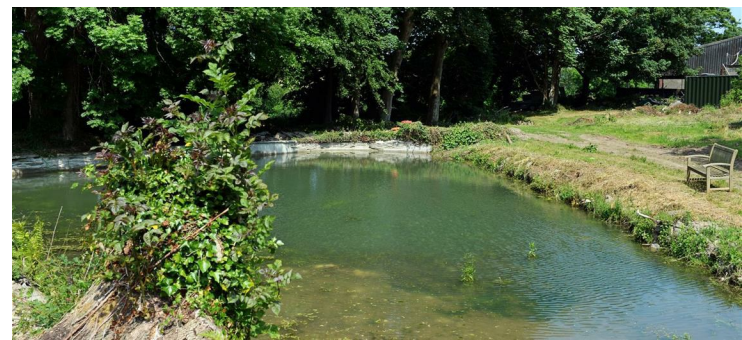
...and step into the beautifully presented entrance hall, with gorgeous Victorian archways and original encaustic tiled flooring, this is character and style continues throughout. The dining room is on the left, with a central multi fuel burner on a slate hearth has an arched opening leading to the lounge/bar area, with original wooden floors and bay window shutters. The sitting room on the right offers a further reception room to sit and relax, with log burner fireplace with slate hearth and door to the side of the property. The modern, spacious kitchen with tiled flooring and stainless steel work surfaces is ideal for both commercial and domestic use, and a stable door gives access to the outside storage sheds. To the rear of the entrance hall the door leads to the inner hall with access to the office, with door to the rear garden and access to the attached cottage, and basement. The basement is in two rooms one of which houses two hot water tanks and is currently being used as a laundry and storage area, the other houses the wine cellar.

The mahogany bannister leads to the w/c, and further stairs to the first floor. The first floor, with beautiful arches, includes three en-suite bedrooms and further access to the cottage. The master bedroom with separate dressing room and luxury en-suite, with double shower and oval hand basin sitting on top of one of the original chimney pots from the house, benefits from a wall of storage alcoves and shoe cupboard, dual aspect windows and a feature copper and tin bath, sited on a raised pedestal, offering beautiful views while you bathe. The Tresaith and Cenarth bedrooms with walk-in wardrobes and picture windows offer beautiful views of the garden and countryside and again feature the wash hand basins in the en-suites sitting on top of the original chimney pots, which really is a beautiful and original touch.

On the second floor, there is a storeroom with underfloor heating equipment, computer hub and electrical services, and three bedrooms which all benefit from feature vaulted ceilings and exposed timbers, en-suites and beautiful countryside views.

Accessed externally via a gated front garden or internally through the office or first-floor landing, the self-contained cottage has been beautifully renovated and is ideal for multi-generational living or to be used as a holiday let. The porch leads to the open plan fitted kitchen, and door to the dining room/lounge with a beautiful picture window. Bi-folding doors open to the sitting room which can also be used as a ground floor bedroom, giving access to the disabled friendly wet room to the side of the room. On the first floor, there are two bedrooms, offering a beautiful view of the countryside, and both benefiting from en-suites.





### Step Outside...

Sitting in approximately 1.93 acres of grounds, the property is approached off a minor road and accessed through metal gates to a tarmacked driveway with wall boundary, offering ample off road parking. To the side of the property the garden is laid mainly to lawn and showcases mature shrubs and trees, a stream fed and an ornamental pond, timber summerhouse and seating area, offering a perfect vantage point to sit and enjoy views of the countryside and garden.

The garden extends to the rear of the property to the courtyard and stone range barn, with separate access from the road and accessed via a metal gate. The barn provides an opportunity for conversion into holiday lets/ residential accommodation, subject to the necessary planning and houses the internal biomass boiler in the basement.

To the other side of the property and approached via a separate access from the road the cottage is accessed through a metal gate with a tarmacked garden to the front. There is further gated access to the side of the property to the kitchen, with two storage sheds.