

FFYNONE



NEWCHAPEL • PEMBROKESHIRE





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Boncath 3 miles • Cardigan 10 miles
Carmarthen 18 miles (trains to London Paddington from 4 hours 50 minutes)
Cardiff 97 miles (trains to London Paddington from 2 hours)
(Distances and times are approximate)

“Ffynone was perhaps the most successful of Nash’s early houses”

Terence Davis- biographer of John Nash

Accommodation and Amenities

Morning Hall • Drawing Room • Dining Room • Library • Music Room • Ante Room • Kitchen • Pantry
Office • Cloakroom • Original Kitchen • Billiards Room • Scullery • Extensive Cellars and Store Rooms

Principal Bedroom with Dressing Room and En Suite
12 Further Bedrooms with 7 Bathrooms (4 En Suite)

North Flat

Kitchen • Sitting Room • 3 Bedrooms • Bathroom

South Flat

Kitchen • Sitting Room • 3 Bedrooms • Bathroom

Stable Flat

Kitchen • Sitting Room • 5 Bedrooms • Bathroom

Garaging • Stables • Workshops • Greenhouse

Acreeage approximately 34.84 acres

Savills Country Department

33 Margaret Street
London W1G 0JD

0207 409 8809
Contact: Tom Shuttleworth
tshuttleworth@savills.com



Savills Country Department

33 Margaret Street
London W1G 0JD

0207 016 3820
Contact: Lindsay Cuthill
lcuthill@savills.com





LOCATION

Ffynone is situated outside the village of Boncath nestled in the rolling countryside of North Pembrokeshire in south west Wales. The county is home to Pembrokeshire coast national park, the only coastal national park of its kind in the United Kingdom.

HISTORY

Ffynone is a magnificent Grade I listed mansion designed by the renowned architect John Nash. Most famous for the eponymous terraces that surround London's Regents Park.

Nash also spent a number of years working in Wales where Ffynone is widely considered to be his finest private work across the border, which he completed in 1799. He was commissioned by Colonel John Colby, and designed the house on a classical Georgian model. The Colby family subsequently employed the architect and garden designer Inigo Thomas at the beginning of the 20th century.

Thomas adopted an Italian classical design when building the two wings. He decorated both the rooms in Italianate baroque style and embellished the exterior with rusticated quoins and heavy keystones above each window.

Outside, Thomas exerted his impressive talent with an elaborate belvedere long stone terrace with grottos and water features. 60,000 trees were brought in from a nursery in Norwich some of which survive to this day.

Acquired by the current owners family in 1988, the last 30 years has seen a continual program of restoration.















Outbuildings
Ground Floor

Approximate gross internal floor area

Main House: 1,795 sq m (19,322 sq ft)

Stable Flat: 201 sq m (2,164 sq ft)

Garden Flat: 116 sq m (1,249 sq ft)

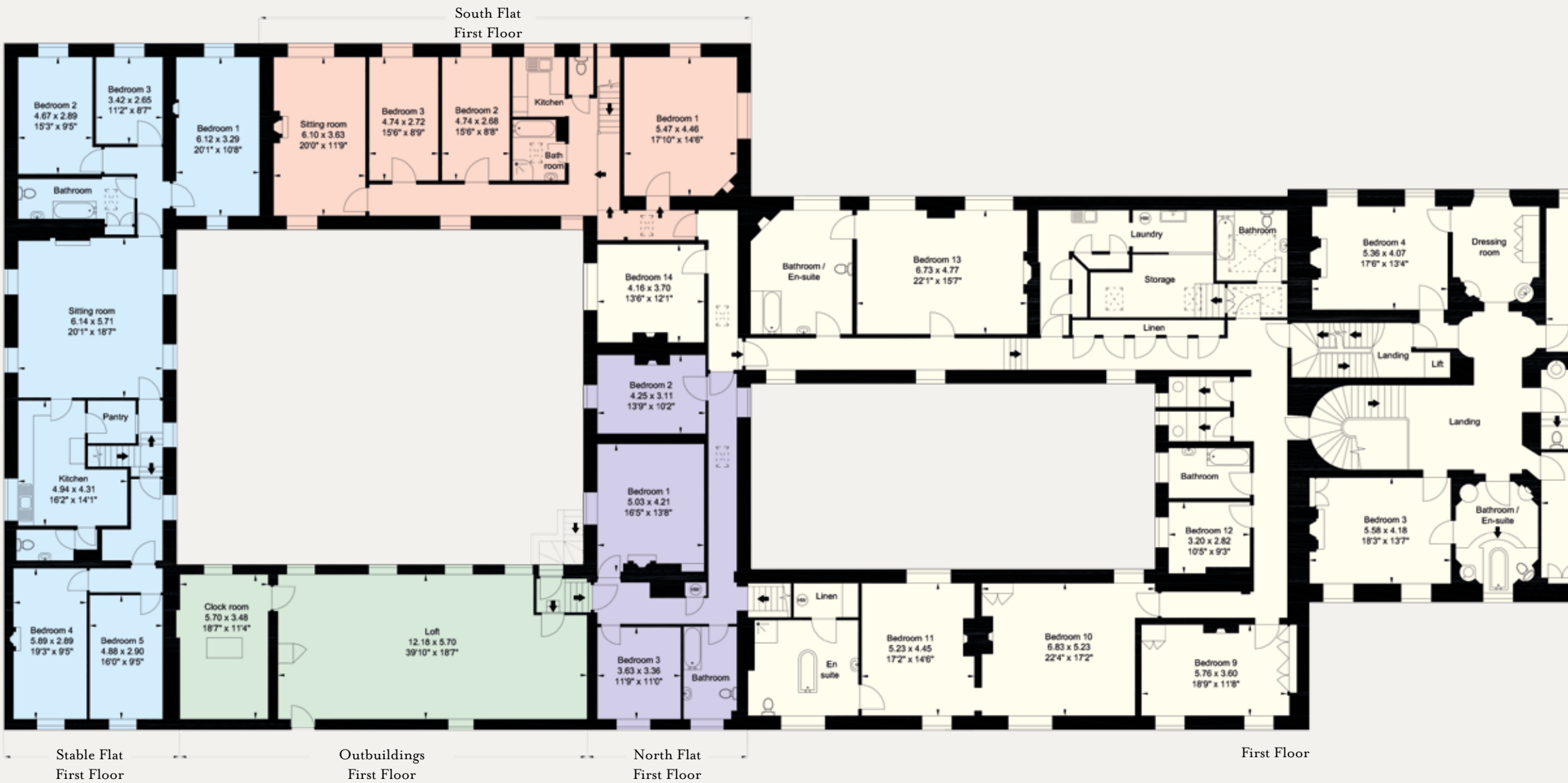
North Flat: 127 sq m (1,367 sq ft)

Outbuildings: 814 sq m (8,762 sq ft)

Total: 3,053 sq m (32,864 sq ft)

Not to scale. For identification purposes only.





Stable Flat
First Floor

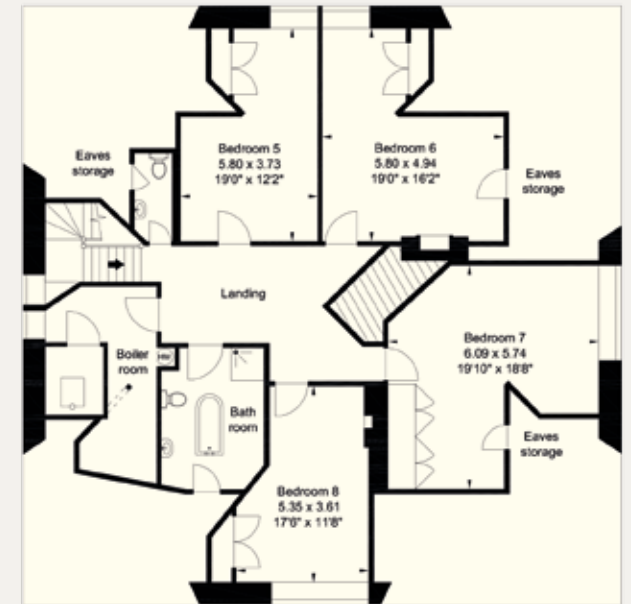
Outbuildings
First Floor

North Flat
First Floor

First Floor



Lower Ground Floor



Second Floor

SECONDARY ACCOMMODATION AND OUTBUILDINGS

NORTH FLAT

The North Flat comprises of a fitted kitchen, sitting room and utility room on the ground floor. The front entrance is accessed through the courtyard however there is also a door that connects the utility room to the kitchen in the main house. On the first floor there are three bedrooms with a separate bathroom. The North Flat is currently used as staff accommodation.

SOUTH FLAT

The South Flat is currently being used as a holiday let, with its own access through the courtyard. The flat comprises of three bedrooms, a bathroom with a bath and shower as well as a separate loo. There is a fully fitted kitchen, sitting room, three bedrooms and a bathroom with a separate W/C.

STABLE FLAT

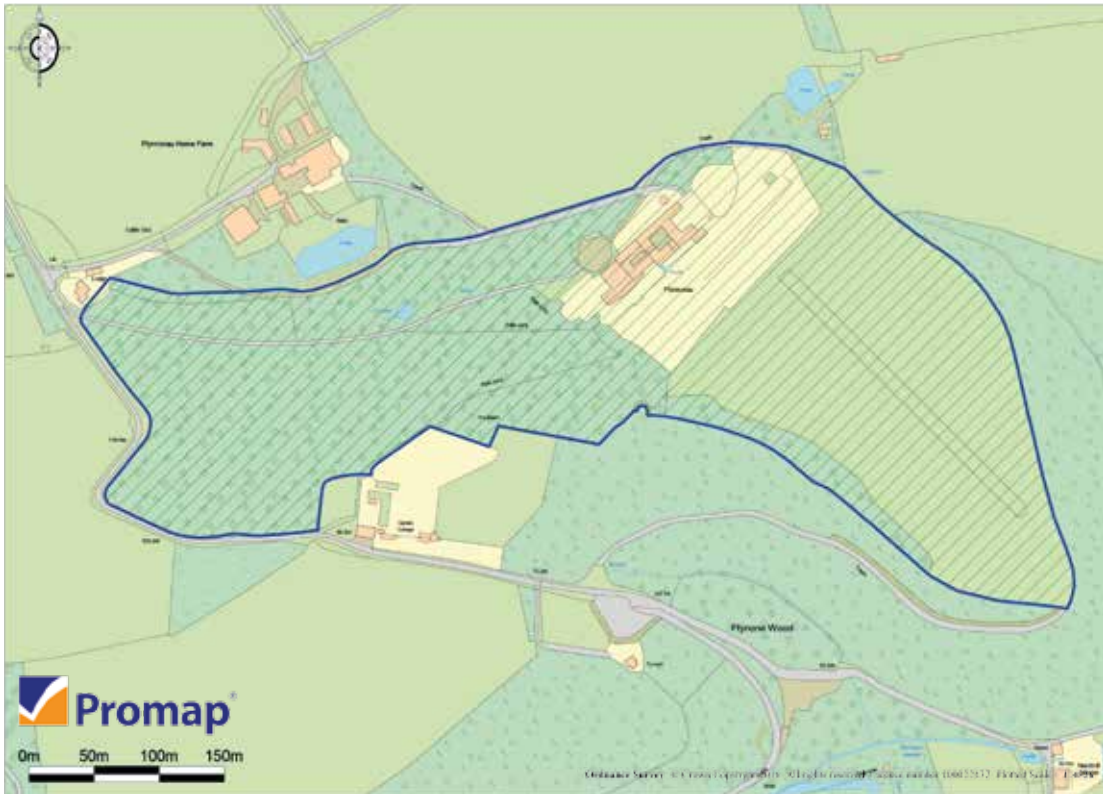
The Stable flat is also currently used as a holiday let. The flat is made up of four bedrooms, large living room, fully fitted kitchen, bathroom and separate W/C. The flat is accessed through the courtyard.

OUTBUILDINGS

In the courtyard there are an abundance of workshops, machinery stores and store rooms, as well as 15 original stables which subject to planning permission show great potential for a variety of uses.







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GENERAL REMARKS AND STIPULATIONS

TENURE

This property is offered freehold with vacant possession upon completion

TOWN AND COUNTRY PLANNING

Pembrokeshire County Council
County Hall
Haverfordwest
SA61 1TP

FIXTURES AND FITTINGS

Unless otherwise stated, fixtures and fittings that are not specifically described in these particulars are not included.

COUNCIL TAX

Band H

POSTCODE

SA37 0HQ

DIRECTIONS

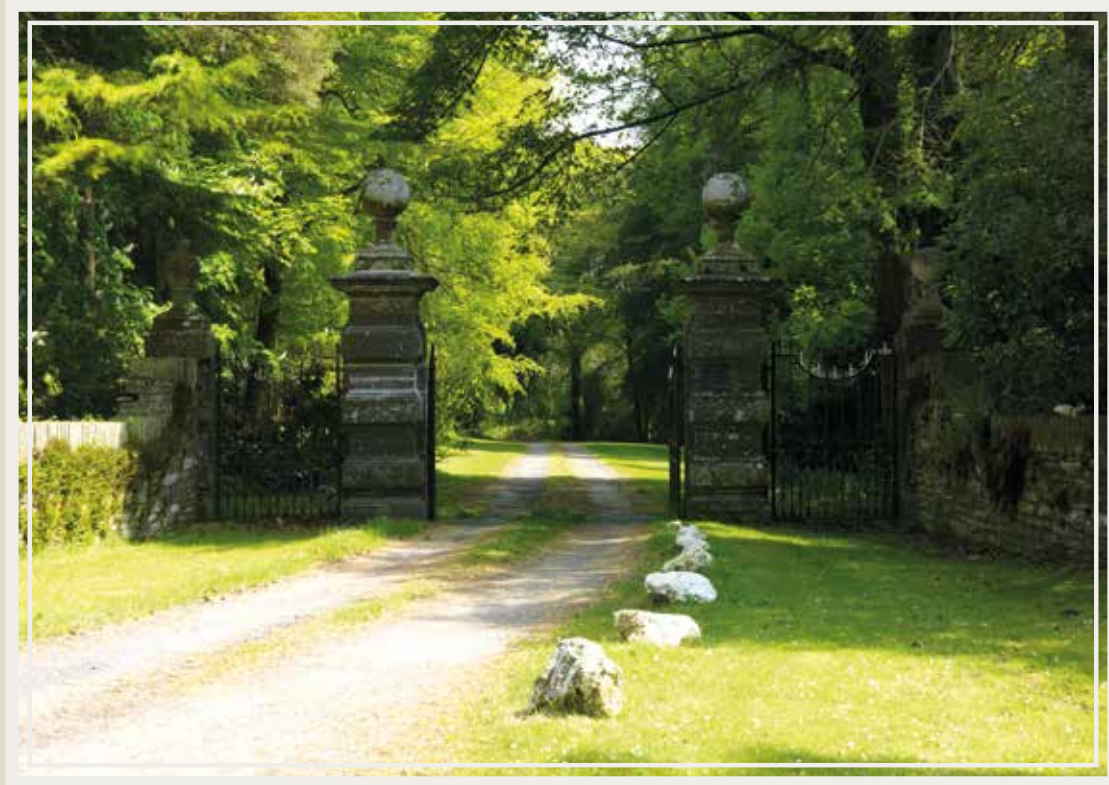
From the M4 take the A48 towards Carmarthen. Take the A40 until you see signs for the B4298, turn right off the dual carriageway on to the B4298, keep going until you reach Meidrim. Turn right onto the B4299 and continue until you reach the crossroads, turn left and follow signs for Bwlch-y-Groes. When you reach the village turn right and follow the road for half a mile, turn left and follow signs for Newchapel. The main gates are on your right next to a white lodge.

VIEWING

Strictly by appointment with the sole selling agents. Prior to making an appointment to view, the agents strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of Savills' staff who has seen the property, in order that you do not make a wasted journey.

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