



Iscoed Mansion Ferryside, Carmarthenshire, SA17 5YD

FOR SALE BY PUBLIC AUCTION (UNLESS PREVIOUSLY SOLD) AT THE VILLAGE HOTEL, 29 PENDWYALLT ROAD, CORYTON, CARDIFF CF14 7EF ON WEDNESDAY 12th SEPTEMBER 2018 AT 7 pm

Commanding breath taking and unspoiled views across the Towy Estuary, Iscoed Mansion occupies a special place in Wales both in terms of location and history. Reputedly designed by Anthony Keck (of Highgrove fame), built at the behest of William Mansel and at one time home to the notorious General Sir Thomas Picton. It is easy to see why Pevsner describes Iscoed as one of the most important Georgian houses in Wales.

The property is Grade 2 listed and has the benefit of outline planning consent for the conversion of the courtyard buildings into five three bedroom houses, and one six bedroom house. The Mansion House itself is in a dilapidated condition and requires complete restoration but offers a unique opportunity to restore this historic property to its former glory.

- Historic Mansion
- Estuary Views
- Huge Potential
- Auction Date 12th September 2018
- Stunning Location
- Grade 2 Listed
- Planning Consent For 6 Houses
- EPC Exempt



Guide Price £400,000

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

8 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile

VIEWINGS

Due to the condition of the property viewings are to be accompanied by members of West Wales Properties staff AND ARE STRICTLY BY APPOINTMENT.

Please call West Wales Properties on 01267 236655 for details of the viewing schedule.

AUCTION

12TH September 2018, Village Hotel, 29 Pendwyallt Road, Coryton, Cardiff CF14 7EF at 7pm

Buyers Premium : £600 INC VAT

Administration Cost: £597 INC VAT

For information regarding the buyers premium and to download a legal pack www.auctionhouse.uk.net/southwales

BRIEF HISTORY

On a hill overlooking The Towy Estuary and Carmarthen Bay, sits the red brick mansion of Iscoed. Construction began in 1772 with the choice of red brick being unusual for that part of West Wales. The property consists of a central three storey block with matching wings on either side. A further range to the rear links the two wings thus creating a large courtyard. It was originally occupied by the Mansel family before being sold to General Sir Thomas Picton in 1812. Ownership changed again in 1919 and Iscoed remained a family home until the end of the Second World War. The Council then became the owners and converted the property in to flats. Fifteen years later the house having been stripped of its fittings and roof, the property passed back in to private hands and narrowly avoided demolition due to its owners sudden death in the late 1950's.

THE MANSION

The Mansion House requires full restoration and could arguably become of the finest family homes in Wales or, alternatively, lends itself for conversion to a number of commercial uses (subject to the necessary consents being obtained). The significant development potential of the Mansion House, combined with the existing planning consent for six houses in this stunning, tranquil yet convenient location, presents an exceptional opportunity for new owners with vision. Rarely does an opportunity to acquire such an important and historic property present itself.



PHOTOGRAPHS SHOWING THE MANSION INTERNALLY



THE VIEWS

Situated on a hill high above the Towy Valley the property enjoys uninterrupted views over the Towy Estuary towards Llansteffan with its famous castle in the distance.



COURTYARD BUILDINGS

Part of the Courtyard Buildings (House 1 on floor plan) is currently occupied.



FURTHER PHOTOGRAPHS



THE COURTYARD

The Courtyard Buildings have the benefit of Full Planning Permission to provide six separate dwellings and is valid for five years from May 2015. The Planning Reference Number is W/16234 and the planning approval may be viewed online at www.carmarthenshire.gov.uk under Planning Services and by quoting the reference number.



AGENTS NOTE

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

AGENTS. VIEWING NOTES

Please note that there is important information relating to the property that we need to discuss with you prior to your viewing this property. Please ask our staff for further details.

GENERAL INFORMATION

View: Strictly By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: Freehold

Tax Band:

GW/GW/OK/06/18

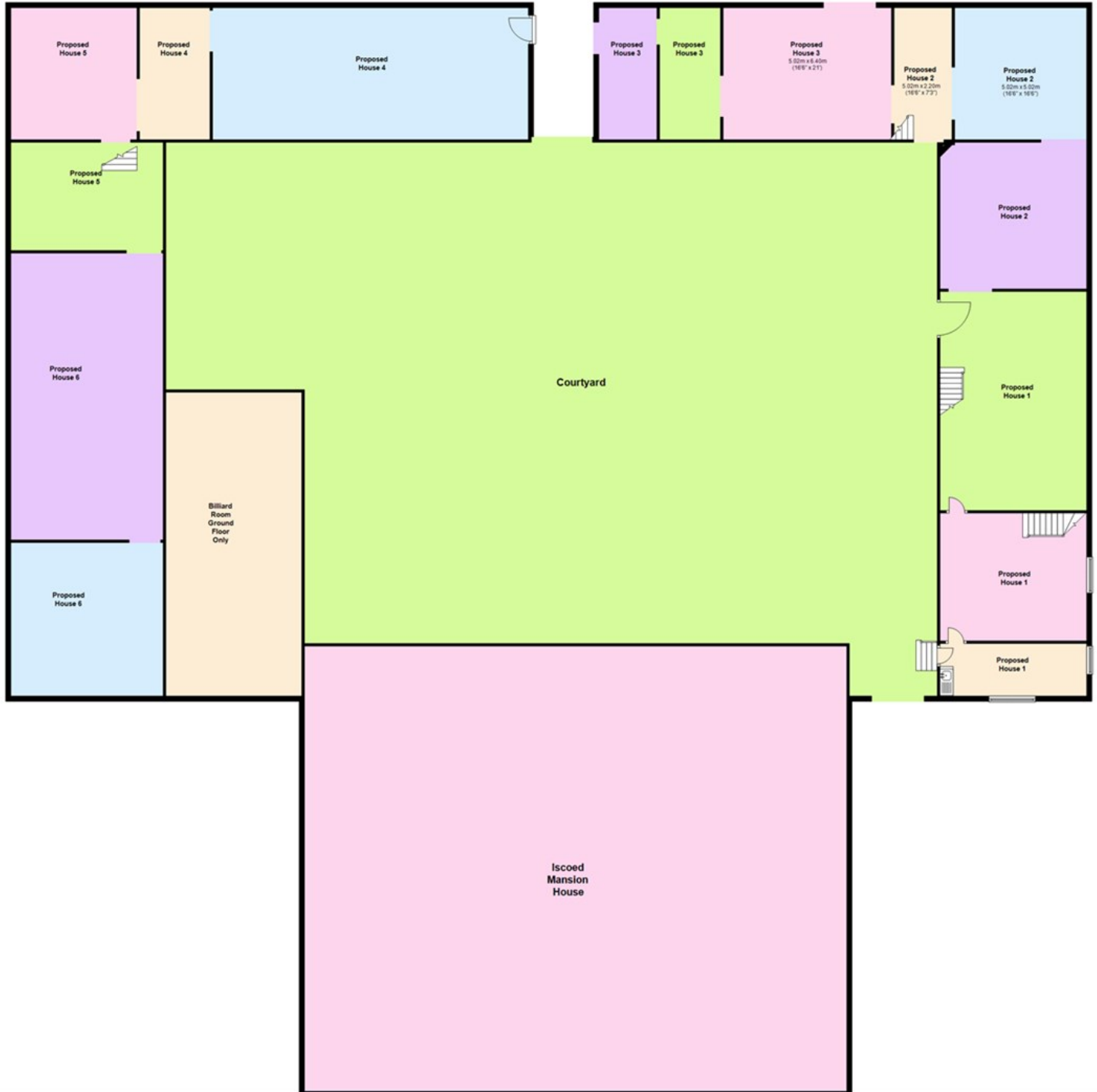
IMPORTANT NOTICE

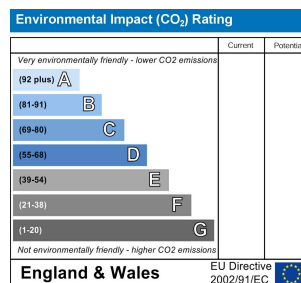
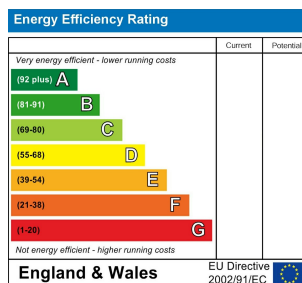
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.

FLOOR PLAN

Any floor plans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

Ground Floor





The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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