



HANDSOME GEORGIAN COUNTRY HOUSE

CILGWYN MANOR
LLANGADOG
NR LLANDOVERY



CILGWYN MANOR, LLANGADOG NR LLANDOVERY, CARMARTHENSHIRE

Handsome & substantial Georgian Country House • Grade II Listed • Offering a lifestyle change business • With advance bookings • Main House: 19 bedrooms self-catering group accommodation • Owner's accommodation wing: 6 bedrooms on Ground Floor & 1st Floor • Unfinished 3 bedroom flat on 2nd floor • 3rd floor – 2 separate large attics • Potential to be used as one house again with annexe/cottage etc (stp) • Beautiful countryside location

Cilgwyn Manor is a Grade II Listed Georgian Country House with the original part thought to date c.18th century. In modern times the property has been previously used as a residential care home for the elderly and had sympathetic extensions done to increase accommodation space.

Detail on the Listing can be found at:
<https://www.britishlistedbuildings.co.uk/300010958-cilgwyn-manor-myddfai#.WrlJ8Bu7KU>

The current owners have carried out renovation and re-modelling works to turn the main house into a successful venue for self-catering group accommodation while having their own accommodation wing. They have also invested in a new bio-mass central heating system.

The majority of the improvement and renovation work has been focused on the building itself and guest accommodation. The owner's accommodation wing is currently used by the owners but is ripe for further improvement works depending on a purchaser's tastes while the 2nd floor flat is unfinished but is a blank canvas for a purchaser to model and fit out according to their requirements.

The accommodation is as follows:

- Main House: Self-catering group accommodation
- 3 reception rooms plus one large reception room on second floor; 19 bedrooms over 3 floors.
- Guest accommodation has a total of 9 showers, 1 bath and 15 toilets; plus large commercial kitchen with electric Aga
- Rated 4 Star Visit Wales
- Owner's accommodation wing on Ground Floor & 1st Floor. Total 6 bedrooms.
- Ground Floor: 3 reception rooms; 1 room used as kitchen; office, bathroom, separate toilet, 3 bedrooms, store room, lift to first floor
- 1st floor: 3 bedrooms; 2 rooms used for ironing and linen storage; small laundry room; bathroom and separate toilet.
- Unfinished flat on 2nd floor: 1 large reception room; 3 bedrooms (1 with en-suite bathroom); another separate bathroom; and kitchen / diner.
- 3rd floor – 2 separate large attics



Cilgwyn Manor can cater for groups of 10-37 people and is an ideal location for groups of walkers, cyclists, bikers, special interest groups, extended family get-togethers and much more. There is ample parking, large mature landscaped grounds including a manege that currently has an above-ground swimming pool (unheated) and a trampoline. To the side of the house is a stable block that also houses the new bio-mass central heating boiler.

They currently provide the below facilities for guests:

- A mix of single, twin, double and bunk rooms.
- Large lounge with wall-mounted TV, DVD player, stereo, piano and a dartboard.
- Two separate dining areas with one seating up to 32 people. Wall mounted television.
- Large commercial style kitchen with electric Aga, separate electric oven, grill, two fridges, chest freezer and commercial dishwasher.
- 9 rooms with en-suite toilet facilities
- A sink in every bedroom.
- Separate male and female shower rooms.
- Laundry room.
- Park-like grounds with patio areas.
- Covered outdoor smoking area.
- Gas barbecue.
- 14ft trampoline and a 32ft above-ground swimming pool
- Free WiFi.

Further information is available on their website:

<https://www.cilgwynmanor.com>

The property has the potential to be used as one house again with possibly an annexe/cottage etc – stp (subject to planning).

General Remarks and Stipulations

Value Added Tax

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Trade Fixtures & Fittings

Trade fixtures, fittings and equipment will be included in the sale should the purchasers wish to purchase the property as a going concern with the exception of certain furniture including beds, cupboards etc, although these furniture items will be available to purchase by separate negotiation. An inventory is available from the vendor's agents. Unless specifically described in these particulars, all other fixtures & fittings are excluded from the sale though may be available by separate negotiation. Further information is available from the vendor's agents.

Tenure Freehold

Energy performance A copy of the Energy Performance Certificate is available upon request

Viewing Strictly by appointment with Savills





Cardiff
Daniel Rees
drees@savills.com
+44 (0) 2920 368 930
savills.co.uk

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