



FFYNONE

Nr Cardigan | Pembrokeshire | SA37 0HQ



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STUNNING JOHN NASH
GEM ENJOYING FAR
REACHING VIEWS

Stunning Grade I Listed mansion by
John Nash

6 reception rooms.

13 bedrooms

3 Apartments (2x3 bed & 1x5 bed)

Extensive basement

Outbuildings with garages, stables,
stores

Landscaped gardens & grounds

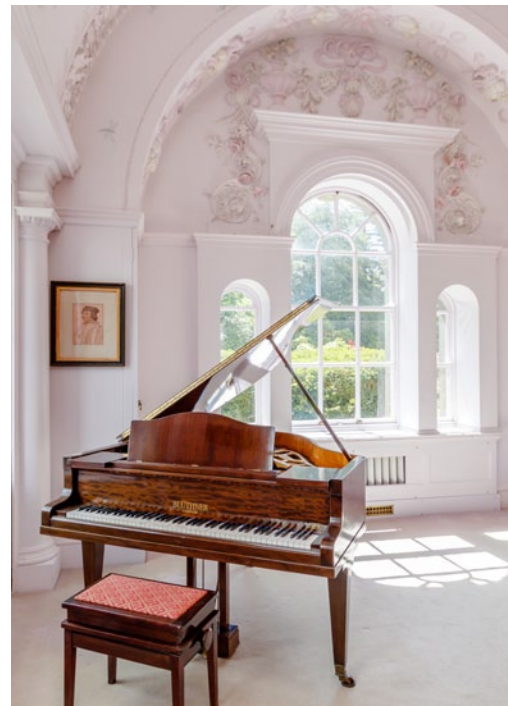
Pastureland, woodland & lime grove
walk

In all, set in about 34 acres (stms)

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

(Terence Davis- biographer of John
Nash).





SITUATION

Ffynone is situated outside the village of Boncath nestled in the rolling countryside of North Pembrokeshire in south west Wales, famous for its Pembrokeshire Coast National Park with its miles of beautiful beaches and coastal walks. Local towns and villages are within easy reach including Cardigan (about 9 miles to the north west) and Newcastle Emlyn (about 7 miles to the north-east). The larger town of Carmarthen with national rail services and the A48 M4 link road is about 18 miles to the south east providing quick access to South Wales, the Severn Bridge and beyond.

DESCRIPTION

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 rooms in both the wings 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. It is understood that 60,000 trees were brought in from a nursery in Norwich, some of which survive to this day.

MAIN HOUSE ACCOMMODATION

Ground Floor: Ffynone is approached via a long and magical drive through imposing gate pillars. The drive leads to a gravelled courtyard and a striking stone entrance flanked by classical columns. The front door leads to the Nash reception hall with its moulded fluted ceilings, classical fan lights and its central octagon "umbrella". This hall features a lime stone floor and an imposing open fireplace with marble slips and a carved Nash surround. The staircase hall with its fine stone cantilevered staircase has further Nash mouldings to the ceiling.



Doors lead off the reception hall to the principal reception rooms.

The Drawing room with 3 west facing sashes includes an 18th Century fireplace. The adjacent Library has south facing sashes leading to a terrace with classical balustrades and far reaching countryside views. This room incorporates a handsome Georgian fireplace and extensive book shelving. Steps lead down to the breath-taking Music room. This was originally Inigo Thomas' ballroom and features an impressive vaulted ceiling with its extravagant plaster work and an imposing fireplace. At the opposite end of the Library is the Morning room with an open fireplace that in turn leads to the adjoining Inigo Thomas Dining Room. This panelled room again features a stunning vaulted ceiling with elaborate plasterwork. A door leads off to the modern fitted kitchen with a 4 oven AGA, central island unit and integrated appliances. A pantry, laundry and further store rooms are situated off the kitchen.

First Floor The majestic cantilevered staircase winds up to the first floor accommodation that includes the principal landing with Nash arches and plasterwork. The main bedroom enjoys the use of a bathroom suite. Four further bedrooms are located off this landing together with another bathroom suite. A half landing from the main staircase connects to two large wings that include further bedrooms, bathrooms, store rooms etc.

Second Floor Stairs continue to the second floor where there are a further 4 bedrooms and a bathroom.

Lower Ground Floor At basement level an imposing vaulted hall connects directly with the south facing Belvedere terrace. Within the basement are a Billiard room, the old wine cellars and further various store rooms, plant rooms etc.

OUTBUILDINGS AND APARTMENTS

The outbuildings surround the old enclosed Kitchen, Coach House and Stable Courtyards and include the original kitchen with its cast iron range, the Old Coach House, garaging, original stables with loose boxes and stalls, old granary, clock tower, workshops and store rooms.

Amongst these Courtyards are 3 self-contained apartments that have been used for staff and holiday letting in the past.

The Cook's (North) Apartment - 3 bedrooms

The Garden (South) Apartment - 3 bedrooms

The Stable Apartment - 5 bedrooms

GARDENS, GROUNDS, PASTURELAND & WOODLAND

The stunning gardens are on the Cadw Register of Parks and Gardens of Special Historic Interest in Wales. On the south side of the house the sun terrace with its classical balustrades leads down to a Belvedere adjoining the lawned areas. To the west of the house Inigo Thomas' Garden is framed by classical stone walling and balustrades. Ffynone also enjoys a magical woodland to the west that flanks the entrance drive and provides woodland garden areas with walkways amongst beautiful specimen trees, mature shrubs, bushes and old water features. To the south east is an area of pastureland bisected by an attractive lime grove which leads to an impressive obelisk. In all the property is set in about 34 acres (stms - subject to measured survey).



GENERAL REMARKS AND STIPULATIONS

Listing

The below Listing information has been taken from the British Listed Buildings website:

Grade I

Ffynone Main House

Stable and Kitchen Court

Grade II*

Terrace, Walls and Balustrades S of Ffynone

Situated immediately below S front of the house.

Grade II

Garden Fountain N of Walled Garden at Ffynone

Situated to SW of house at bottom of slope just N of walled garden.

Sundial on W Lawn at Ffynone

Situated on terraced lawn to W of mansion.

Terrace Wall and Balustrade to W Garden at Ffynone

Situated immediately W of mansion, enclosing W garden.

Gatepiers, Steps and Walls to N Court at Ffynone

Situated immediately NW of mansion.

Game-Larder to N of Service Ranges at Ffynone

Situated on grassed terrace just N of service range.

Entrance Gates and Piers to Ffynone

Situated at main entrance to Ffynone, adjoining Ffynone Lodge.

Method of Sale, Tenure & possession

The property is being sold by private treaty. The tenure of the property is freehold with vacant possession upon completion.

Fixtures, fittings, furniture and contents

All fixtures, fittings, furniture and contents can be included in any agreed sale of the property. Price by separate negotiation.

Covenant

The property is sold subject to a covenant that it should be used solely as a private dwelling house.



Services

Private water supply from a reservoir on an adjoining hill by gravitation. Mains water is also connected. Mains electricity, drainage to a private disposal tank, oil fired central heating.

Employees/TUPE Regulations

Where applicable, the purchaser will be responsible for complying with the statutory provisions of the Transfer of Undertakings (Protection of Employment) Regulations and the taking on of any existing and eligible employees.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale or not. Please check with the Highways Department at the local County Council for the exact location of public footpaths/ bridleways.

Plans, Areas and Schedules

Any available plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

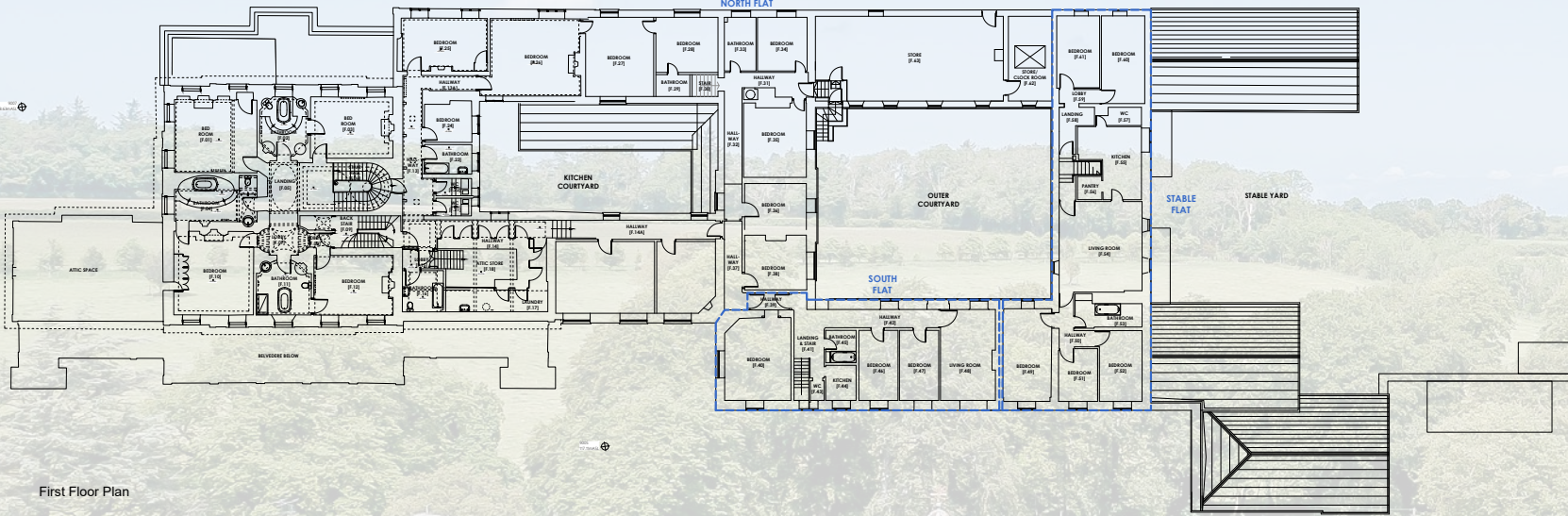
Viewing

Strictly by appointment with Savills.

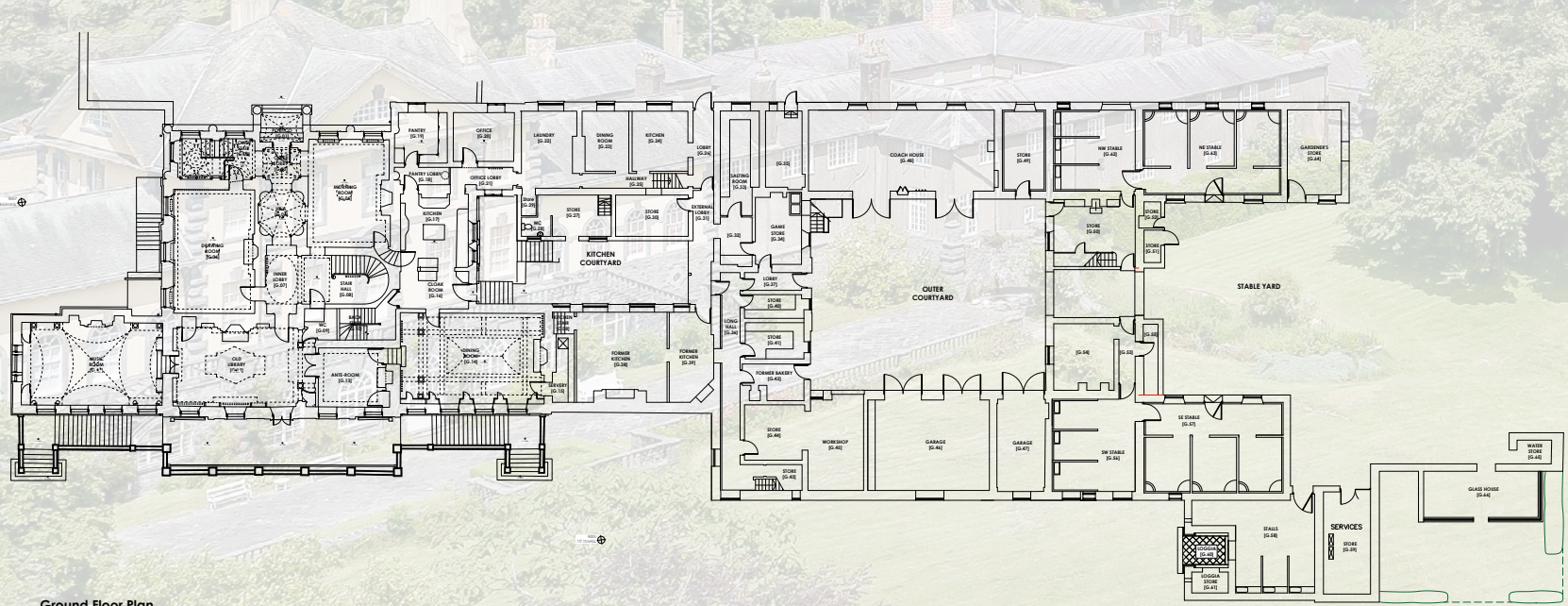
Directions. Postcode for satnav: SA37 OHQ

From the East take the M4 to its final junction and then the A40 dual carriageway to Carmarthen. Go North to Newcastle Emlyn and then take the A484 towards Cardigan. In the village of Cenarth fork left signposted to Boncath and follow this by road until you cross the river at Abercych. Turn right and continue on the B4332 towards Boncath. After about a mile there is a left turn signposted to Cwm Ffynone. Take this left turn and the entrance gates to Ffynone are about half a mile on the left hand side.

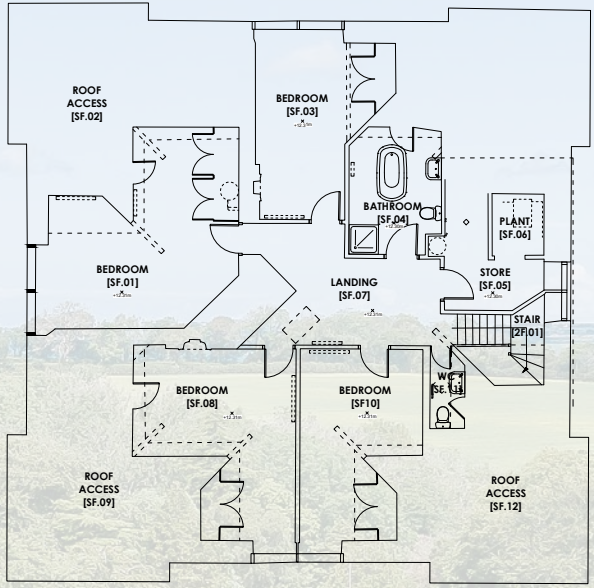
Ffynone



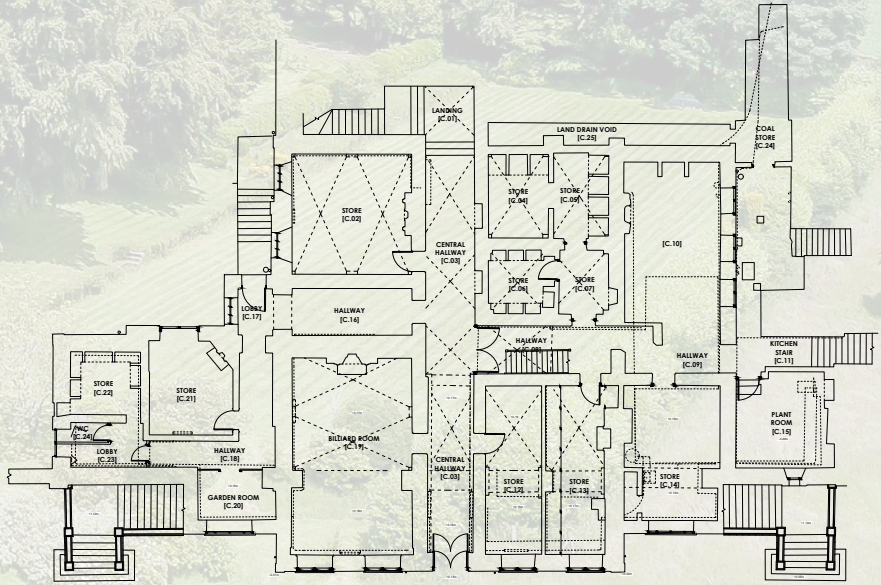
First Floor Plan



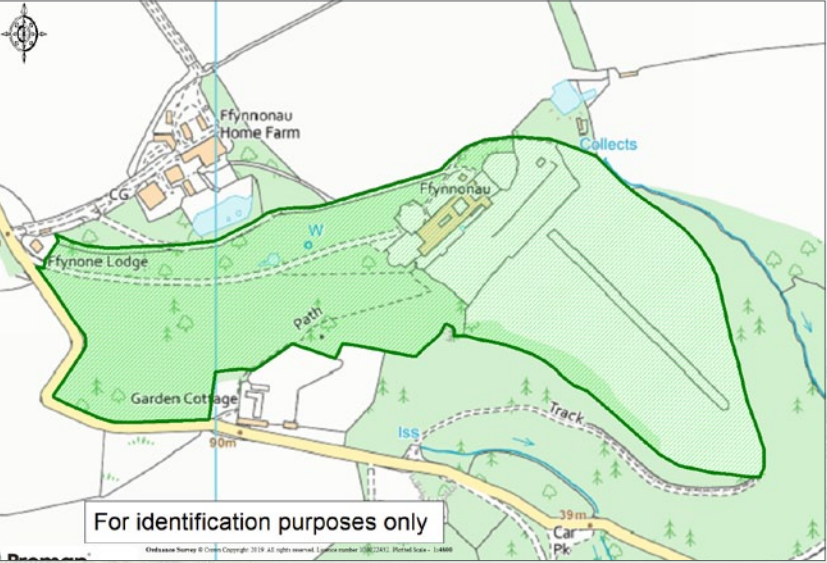
Ground Floor Plan



Second Floor Plan



Basement Floor Plan



For identification purposes only



Plans for identification purposes only.



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