



PENCRAIG MANOR

Llechryd · Nr Cardigan · Ceredigion

savills

PENCRAIG MANOR LLECHRYD, NR CARDIGAN, CEREDIGION, SA43 2NR

Appealing & substantial Country House set in about 24 acres enjoying an elevated position overlooking the village.

- Attractive & appealing Country House
- Offering substantial accommodation space
- 5 reception rooms
- 6/7 bedrooms
- Grade II Listed Coach House
- Gate Lodge with 3 bedrooms
- Conversion potential (stp)
- Elevated position overlooking village
- Pretty pastureland in a ringfence
- In all, set in about 24 acres (stms)

SITUATION

Pencraig Manor enjoys an elevated position with far reaching views and overlooking the popular village of Llechryd that lies in the picturesque Teifi valley with its famous Teifi River. The property enjoys privacy and yet is a short walk away from the garage shop, pub etc. Excellent road connections provide quick and easy access to neighbouring towns (Cardigan with its award winning restored Castle is only about 3 miles away to the north west while Newcastle Emlyn is about 8 miles to the south east). The larger town of Carmarthen and the A48 M4 link road is about 24 miles away to the south east providing quick access to south Wales (Swansea about 52 miles and Cardiff about 92 miles) the Severn Bridge and beyond. The stunning Ceredigion Heritage Coastline and renowned Pembrokeshire Coast National Park are both within easy reach and provide miles of award winning beaches and stunning coastal walks to enjoy.

DESCRIPTION

Pencraig Manor is an attractive and substantial Country House thought to date c.1800s and has been sympathetically enlarged and maintained over the years. The property has been in the same family ownership for two generations but now offers an exciting opportunity for new owners to look after and breathe new life into it exploring the many different uses it may have.



ACCOMMODATION

Main House Ground Floor

The welcoming front entrance lobby leads into the main reception/entrance hall with a smart Victorian tiled floor, wood burning stove and French doors that open out onto a pleasant sun terrace area to the front. A door leads off the entrance hall to a large drawing room with a high ceiling and an oil burning stove providing a warm focal point. The entrance hall continues into the heart of the house with doors leading off to the main reception rooms. On the left is the dining room with a boarded floor and fireplace. Further down the hall on the left is the sitting room with another wood burning stove. Steps lead down off the hallway to a useful cellar. At the end of the hall is a cosy snug room, adjacent multi-use room and laundry room. The kitchen breakfast room is also situated at the rear of the house and features a fitted kitchen and a smart red Aga taking centre stage. A side porch leads to the rear courtyard. A useful ground floor bathroom suite completes the ground floor.

First Floor

The main staircase rises up from the entrance hall to the generous first floor accommodation that includes 6/7 bedrooms depending on the need for a dressing room adjacent to the main bedroom. These bedrooms share the use of a bathroom suite and separate toilet.

Externally

The property is approached by an attractive gravelled drive, flanked by pretty pasturefields. Pencraig enjoys mature landscaped grounds and gardens with extensive lawned areas, mature trees, bushes, hedges, flower borders and an old Ha-Ha.

The Outbuildings

An appealing feature of Pencraig is its extensive range of attractive stone outbuildings set around the original courtyard that includes the old Grade II Listed Coach House with attached old annexe area, old stables/livestock accommodation, workshops, store rooms etc. This building is listed as it is "an unusually attractive and well-preserved stable block of the early 19th century". These buildings are all useful in their own right but offer the potential for conversion into further accommodation/other uses (stp - subject to planning). The old Annexe area is connected to the house off the kitchen and has its own kitchen area that leads into an old reception room. Stairs rise up from this room to two large rooms and two smaller rooms. This old annexe is in need of refurbishment and renovation but offers potential.





Gate Lodge

A charming single storey Gate Lodge provides extra accommodation space for family, friends or paying guests. The Lodge has been used in recent times as a successful and popular holiday let. It offers modern comfortable accommodation including a kitchen, sitting room, 3 bedrooms and bathroom.

The Land

Pencraig enjoys a delightful setting within a ring-fence of its own pretty pastureland and areas of woodland. This land offers both privacy and amenity value but also the ability to keep horses, livestock etc for those wanting to work the land as well. In all, the property extends to about 24 acres (stms – subject to measured survey).

GENERAL REMARKS AND STIPULATIONS

Fixtures & Fittings

All fixtures & fittings are included in the sale. Some contents may also be available to purchase by separate negotiation.

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

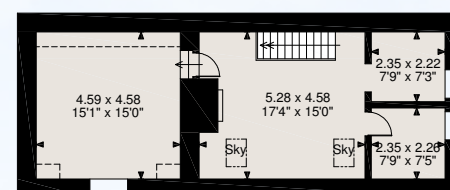
Any available plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.



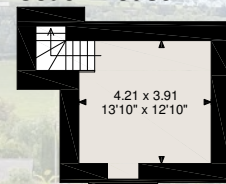


FLOORPLANS

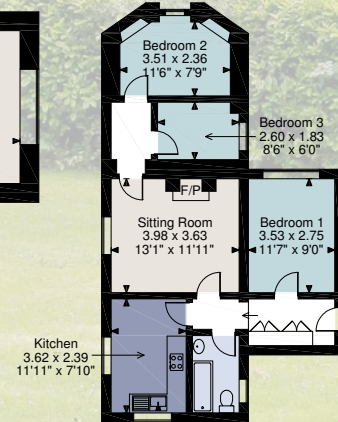
Main House gross internal area = 4,743 sq ft / 441 sq m
Lodge gross internal area = 700 sq ft / 65 sq m
Annexe gross internal area = 1,027 sq ft / 95 sq m
Total gross internal area = 6,470 sq ft / 601 sq m



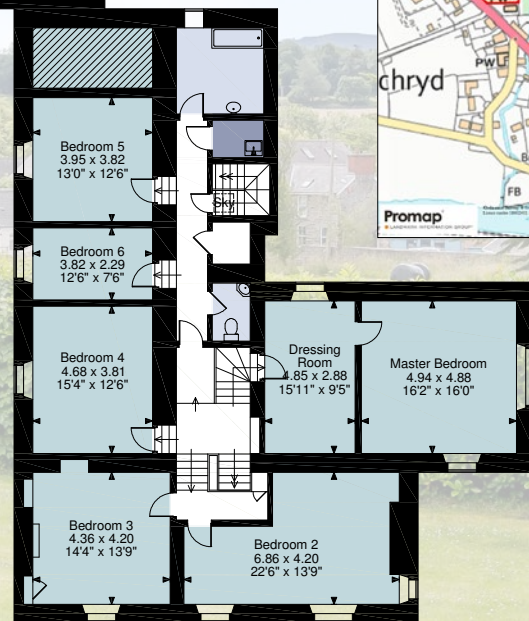
Coach House Link First Floor



Cellar

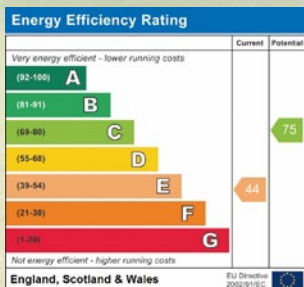


Lodge



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 --- Denotes restricted head height
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