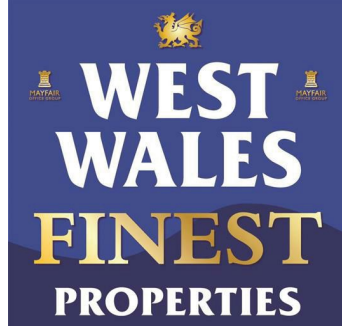




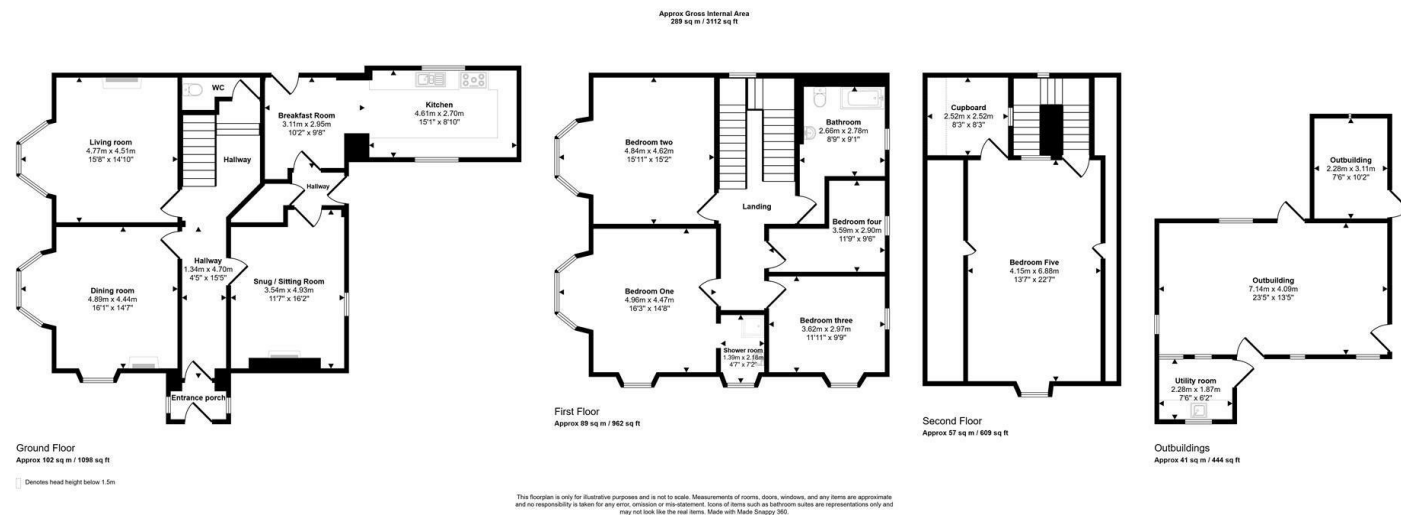
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*THE AGENT WITH THE
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Glanteifi Cilgerran, Cardigan, Pembrokeshire, SA43 2SW

- Beautifully Presented Country Residence
- Three Reception Rooms
- Stone Outbuildings Ideal for Conversion (STC)
- Enclosed Paddock, Pond, Vegetable Garden
- Oil Central Heating
- Five Bedrooms
- Approx 3 Acres Land
- Edge of Popular Village
- Character Features Throughout
- EPC Rating: F

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.

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An exceptionally well-presented, three-storey, five-bedroom, character detached house complete with approximately three acres of grounds, including an enclosed paddock, orchard and growing area and useful stone outbuildings which could be converted into further accommodation. Situated on the edge of the popular semi-rural village of Cilgerran within North Pembrokeshire, this versatile property has been maintained to a high standard while preserving its original charm. Notable period features include original floorboards, exquisite stained-glass windows, and elegant feature fireplaces.

This property is perfect for those seeking a lifestyle opportunity in picturesque surroundings, whilst offering convenient access to the vibrant towns of Cardigan, Narberth, and Haverfordwest, as well as the breath-taking Pembrokeshire and Ceredigion coastline.

Briefly comprising internally, front entrance porch with delightful stained-glass transom window, beautifully displaying the name of the house. The inner hallway has exposed floorboards and doors leading to the dining room, living room, and snug/sitting room. The dining and living room feature bay windows and feature fireplaces with tiled surrounds and tiled hearths, coving, picture rails and exposed floorboards. The snug / additional sitting room, has an open fire with feature surround and door leading to the rear entrance hallway which in turn leads to the open plan kitchen and dining room and a door to the walk-in pantry. The kitchen benefits from a range of wall and base units, integrated dishwasher and fridge and a dual aspect window overlooking the land beyond and a door to access the rear patio area perfect for al-fresco dining and socialising.

Back inside the main hallway, a few slate steps lead down to a fully tiled toilet and from the hallway a charming oak turned staircase leads to the first floor via a stunning stained glass feature window. The landing provides access to four bedrooms (three of which are double) and the master bathroom. The master bedroom benefits from an ensuite shower-room and both of the larger bedrooms have beautiful bay windows with views over the grounds.

On the second floor, is the fifth bedroom a generously sized room measuring approximately 6.8 meters in length with exposed A -Frame beams, under eaves storage and a separate room used as storage which could also be converted to an ensuite bathroom (STC).

Externally, the house is set back from the road with a gravelled driveway and parking area, offering ample space for parking and turning. Two paved patio areas allow access to the main house and the stone outbuildings. There is a useful utility room within the old dairy, with slate worktop, butler sink and plumbing for white goods. The attached stone barn and stable are currently used for storage and subject to the necessary consents, presents potential for conversion. Additionally, an open fronted barn that houses garden machinery and logs.

An enclosed vegetable garden is located behind the parking area, while a lawned area with mature trees enhances the front of the house. To the rear, a further expanse of lawn provides additional green space. The remaining land comprises an enclosed, level paddock that has been left to evolve naturally into a thriving wildlife habitat. Bordered by mature trees, the paddock features a picturesque wildlife pond at its centre and an orchard with a variety of mature fruit trees.

Viewing is highly recommended to fully appreciate the countless details this exceptional property has to offer. Every element has been thoughtfully curated to enhance its timeless charm, resulting in a home that exudes warmth, character, and a sense of tranquil retreat.

About the Area: Cilgerran is a village steeped in history. The village runs along the south bank of the Teifi River and is home to Cilgerran Castle which was built in the 1100's. The Welsh Wildlife Centre is found just on the outskirts of the village with is cafe and walks around the Teifi Marshes. The village has a primary school, village shop, public houses, garage and an outdoor pursuits centre. The nearby market town of Cardigan is found 3.8 miles away and offers further amenities such as a Castle, a primary and secondary school, a college, major super markets and superstores, banks, several public houses, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.



DIRECTIONS

Head out of Cardigan along the A478 until you reach the village of Penybryn. Turn left on to Cilgerran Road and proceed into the village. Continue through the main street, passing the village hall on your left. Continue along this road and turn right at the junction opposite 'Dog Food Dave', signposted for Llwynceilyn. Continue along this road for a short distance and the entrance to the house is on your right hand side. What 3 Words Reference: [///provide.reminds.speedily](#)

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'G' Pembrokeshire
DRAINAGE: Please note that this property is on private drainage. Connected to Mains Water.

ref: LW/AMS/07/25/OK_LW

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AERIAL VIEW

