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Camnant Hall, Rhydowen

£485,000



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- ❖ 5 bedroom Gentlemans residence
- ❖ Plenty of character
- ❖ Heated swimming pool
- ❖ 5 bedroom Gentlemans residence
- ❖ Original coach house building with conversion potential
- ❖ Set well off the road up private drive
- ❖ Option On 9 Acres of Land Adjacent
- ❖ Energy Rating: F

Property Description

Camnant Hall is a 5 bedroomed Gentleman's residence set above the village of Rhydowen. It has plenty of character and includes a large inglenook fireplace, flagstone floors, exposed stone walls etc. The house is set up a private driveway well off the village road, in a private location. It sits in large gardens and features a heated swimming pool. To the rear of the main house stands the original stable block / coach house. This is a lovely old stone building which offers plenty of conversion potential (subject to consent). The owners have had the property re-roofed in 2017 with rebuilt chimneys. Please be aware that parts of the first floor are in need of redecoration. There is, adjoining the property, and by separate negotiation, approx. 9 acres of clean pasture land available.

Accommodation

Entrance via front door into:

Entrance Hall

Tiled floor; Stairs rise; Access to cellar; Radiator.

Library 20' 10" x 13' 3" (6.35m x 4.04m)

Exposed wooden floor; Radiator; Windows to front and side.

Living Room 19' 8" x 14' 1" (5.99m x 4.29m) Max

Inglenook fireplace housing multi-fuel stove; Radiator; Window to front.

Rear Hall

Flagstone floors; Built-in storage cupboard.

Cloakroom

WC and wash basin; Window to rear.

Scullery 12' 2" x 9' 4" (3.71m x 2.84m)

Range cooker; Belfast sink; Plumbing for washing machine; Flagstone flooring; Window to rear.

Rear Lobby

Stairs rise; Flagstone flooring; Door to rear.

Kitchen / Dining Room 20' 10" x 16' 1" (6.35m x 4.90m)

Range of fitted base units; Stainless steel sink; Tiled splash backs; Aga range; Under stairs cupboard; Some exposed stone walls; Tiled floor; Radiator; French windows to front; Windows to rear and side.

Inner Hall

Runs from kitchen to living room



Cast iron fireplace; Exposed floorboards; Radiator; Window to front.

First Floor

Accessed via the staircase from the main hall and giving access to:

Landing Area

With doors off to:

Dressing Room 11' 6" x 6' 9" (3.50m x 2.06m)

Fitted wardrobes to three walls; Exposed floorboards; Radiator; Window to rear;

Bedroom 1 13' 9" x 13' 5" (4.19m x 4.09m)

Bedroom 2 - Study 8' 4" x 8' 2" (2.54m x 2.49m)

Exposed floorboards; Radiator; Window to front.

Bathroom

White 3 piece bathroom suite with electric shower over bath; Part tiled walls; Two windows to rear.

2nd Landing

Approached from rear lobby.

Bathroom 2

White 3 piece bathroom suite ; Separate shower cubicle; Built-in airing cupboard; Part tiled walls; Radiator; Window to side.

Bedroom 3 11' 4" x 10' 4" (3.45m x 3.15m)

Radiator; Window to side.

Bedroom 5 16' 1" x 9' 4" (4.90m x 2.84m) Max - L-shaped

Radiator; Window to front.

Bedroom 5 13' 7" x 13' 0" (4.14m x 3.96m)

Cast iron fireplace; Built-in cupboard; Exposed wooden floorboards; Door to main landing (currently blocked off); Radiator; Window to front.

Externally

The property is approached from the village road via a long driveway. This leads into a large courtyard to the front of the house which provides plenty of parking and turning space. The Land - By separate negotiation if required. Adjacent to the house to the rear there is around 9 acres of pastureland NOT included in the asking price.

Gardens

The main garden lies to the front of the house, across the courtyard. This garden is accessed via steps from the courtyard or via a gate in one corner leading from the driveway. It is laid mainly to lawn but has plenty of mature trees and rhododendrons around the edges. Further areas of grass with mature trees extend to the side of the house. Here, there is also a heated Swimming Pool protected by a glass enclosure. Beyond this is an enclosed orchard.

The Coach House

To the rear of the house lies the old stone stable block and coach house. This lovely old building offers lots of potential for conversion, subject to the necessary consent.

Directions

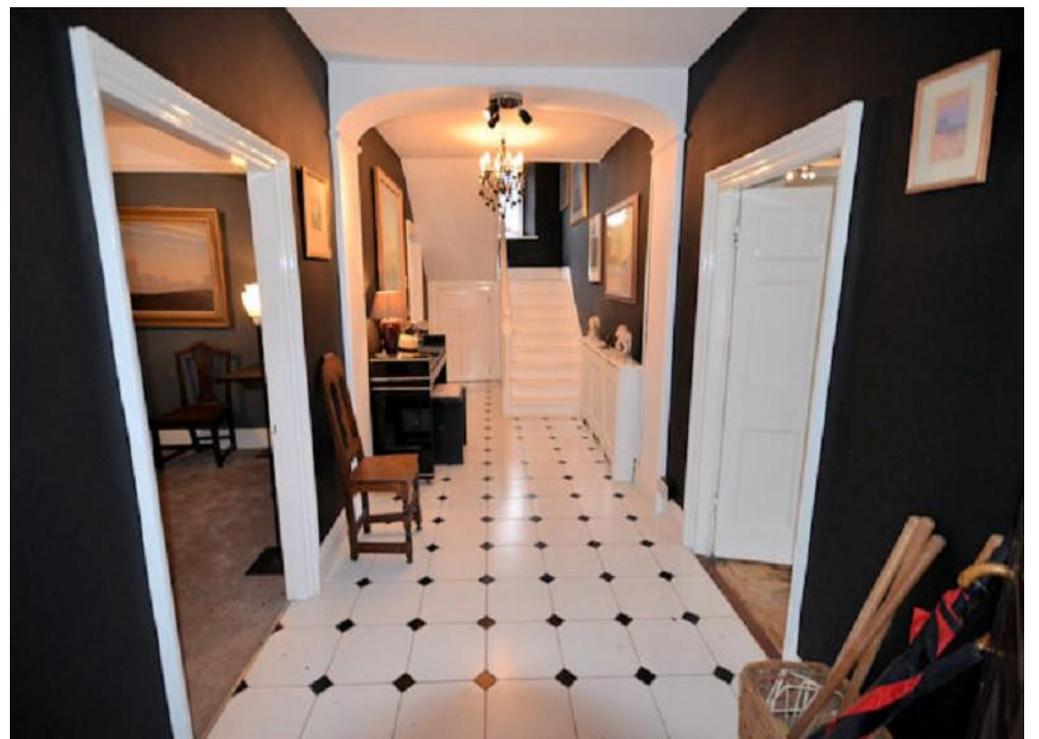
From Newcastle Emlyn town centre, cross the river and turn right at the mini-roundabout in the direction of Lampeter. Continue along the Lampeter road (A475) for several miles until you come to the junction with the A486 at Horeb. At the staggered crossroads, go more or less straight over staying on the A475 to Lampeter. Continue on this road for approx.3 miles until you come to Rhydowen. Here, at the crossroads by the old pub (now an antiques shop), turn left onto the B4459 to Pontshaen. Follow the road for a few hundred yards, you will go over two speed ramps. Shortly after the second ramp, there are three newish bungalows on the right hand side. Immediately after the third bungalow is the entrance to the driveway, denoted by two wrought-iron gates. Follow the drive up to the house.

General Information

Viewings: Strictly by appointment with the agents, Houses For Sale in Wales

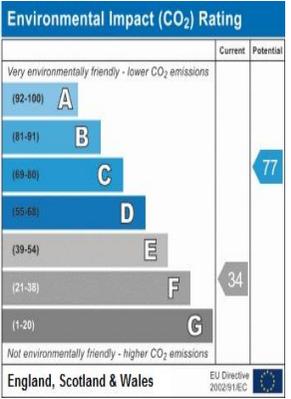
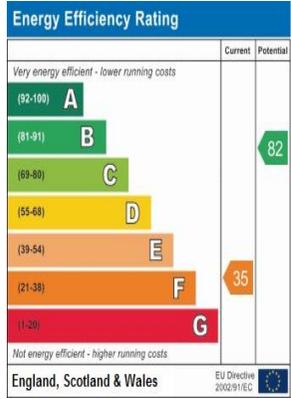
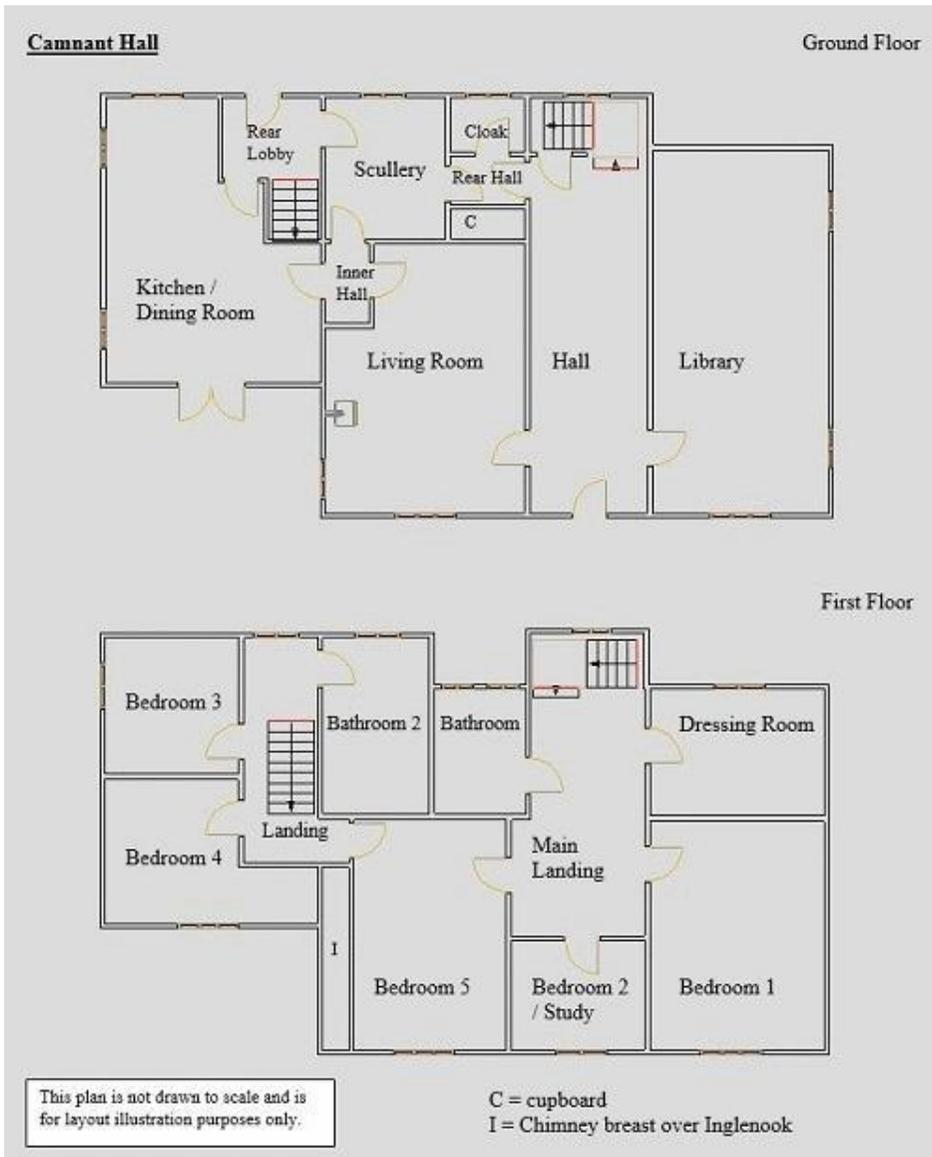
Services: Mains water, mains electricity, private drainage.

Council Tax: Band G, Ceredigion County Council









These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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