

# Glanteifi & Mallards House, St. Dogmaels, Cardigan, SA43 3LL

## Offers in the region of £1,000,000

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CARDIGAN BAY PROPERTIES

EST 2021



# Glanteifi & Mallards House, St. Dogmaels, St. Dogmaels, SA43 3LL

## Offers in the region of £1,000,000

- Two Substantial Period Homes Sold Together
- Ten Bedrooms Across Both Properties
- Approximately 2.96 Acres Combined
- Direct Frontage to the Teifi Estuary
- Boathouse with Summerhouse & Mooring
- Private Tennis Court and Orchard
- Extensive Gardens and Riverside Grounds
- Beautiful Estuary and Countryside Views
- Historic Maritime Setting Near Cardigan Bay
- Energy Rating: F (Glanteifi) and E (Mallards)



## About The Property

Looking for a substantial waterfront property with two character homes, direct access to the Teifi estuary and a fascinating maritime history? Glanteifi House and Mallards House offer a combined ten bedrooms, approximately 2.96 acres of grounds, a boathouse with summerhouse & mooring, tennis court and wonderful estuary views, all in a stunning coastal setting near Cardigan Bay in West Wales.

An unusual opportunity to purchase two substantial period homes together in a remarkable position overlooking the River Teifi estuary, close to the coastline of Cardigan Bay in West Wales. Glanteifi House and Mallards House were once part of the same historic waterfront estate and are now being offered as one combined purchase, providing ten bedrooms across two separate homes, approximately 2.96 acres of grounds, direct estuary frontage, a boathouse with mooring, private tennis court and a wonderful setting surrounded by established gardens, woodland and countryside.

The properties occupy an elevated position above the river, with views stretching across the water towards the surrounding countryside and along the estuary towards the sea. The grounds extend down towards the shoreline, where the boathouse and mooring provide a particularly appealing connection with the water. Together, the houses offer an interesting combination of period character, flexible accommodation and outdoor space, with potential to suit an extended family, multi-generational living or a variety of other uses, subject to any necessary permissions.

A Home with Maritime History:

The history of Glanteifi is closely connected with the maritime heritage of the Teifi estuary. Originally part of an estate that once stretched between St Dogmaels and Poppit, the property was occupied by shipowners and sea captains who valued its position overlooking the river.

Details Continued:
During the nineteenth century, the Teifi was an important trading waterway, with vessels travelling from this part of West Wales towards Europe and the Americas. From the house, the changing activity on the river would have been a familiar sight, with boats passing along the estuary towards Cardigan Bay and the open sea beyond.

Thought to date from the mid-1800s, the main building retains the proportions and architectural character of its period, with tall windows, high ceilings, substantial reception rooms and a distinctive double-fronted appearance. Mallards House forms the former west wing of the original building, subsequently separated to provide an independent home while retaining its connection to the estate's history.

Today, the two properties offer the opportunity to bring these parts of the original estate together under one ownership, while maintaining the benefits of two separate living arrangements.

Glanteifi House – Six Bedrooms
Glanteifi House is an attractive double-fronted period property offering substantial accommodation arranged over three floors, together with a useful cellar beneath.

The traditional portico entrance opens into a welcoming reception hall, with stairs to the upper floors and access to the principal ground-floor rooms. To either side are two beautifully proportioned reception rooms, comprising a sitting room with fireplace and a separate dining room, both enjoying wonderful views across the gardens and estuary. French doors open directly onto the paved terrace, creating an easy connection between the house and its riverside surroundings.

To the rear is a generous kitchen/breakfast room, fitted with a range of units, double oven, hob and extractor, with plenty of space for informal dining. An adjoining side porch provides access to the outside parking area.

The first floor offers three bedrooms, including the principal bedroom with en suite bathroom. The two bedrooms positioned at either end of the house benefit from double-aspect windows, with particularly attractive views along the Teifi estuary. A separate bathroom serves the remaining bedrooms.

On the second floor are three further bedrooms and another bathroom, providing flexible accommodation for family members, guests or home working.

Beneath the house is a substantial cellar, accessed externally and currently used for workshop space, storage and the boiler room.

Mallards House – Four Bedrooms
Mallards House forms the former west wing of the original estate and offers a further four bedrooms arranged over three floors, with its own driveway and outside areas.

The ground floor comprises an entrance hallway with cloakroom, a generous living room with tall windows and space for both seating and dining, and a fitted kitchen with an electric oven, space for appliances and a door leading directly outside.

On the first floor is a second reception room, ideal as an additional sitting room, snug, hobby room or home office, together with the principal bedroom and a bathroom.

The second floor provides three further bedrooms, another bathroom and a separate WC, creating a practical and flexible layout for family living or visiting guests.

Emergency fire escape arrangements are provided from the first-floor reception room and one of the second-floor bedrooms, including an external spiral staircase. These routes lead onto the roof areas of neighbouring sections of the building and are for emergency use only.

Mallards House retains the proportions and charm of the original building while offering the benefit of independent accommodation, making it particularly appealing as part of this combined purchase.

Boathouse, Summerhouse and Mooring
Positioned beside the River Teifi is the attractive boathouse belonging to Glanteifi House, offering a particularly appealing addition to the waterfront setting. The ground floor offers space for storing a boat, complemented by its own slipway into the river. Above is a summerhouse which includes an open plan sitting room/bedroom area, small kitchen and bathroom, together with an external deck overlooking the water. The associated mooring provides an opportunity for boating enthusiasts to enjoy the estuary, subject to the relevant rights and conditions.

With the river winding towards Cardigan Bay and the open sea beyond, this is a wonderful location for those with an interest in sailing, wildlife and life beside the water.

Please note: The Summerhouse above the Boathouse is classed as overflow use accommodation only, ancillary to the main house.

Gardens, Grounds and Riverside Setting
The grounds are a particularly special feature of this property, extending to approximately 2.96 acres in total, with around 2.16 acres associated with Glanteifi House and approximately 0.8 acres with Mallards House.

Glanteifi House enjoys established gardens with mature trees, planted borders, open grassed areas and pathways leading down towards the estuary. A broad paved terrace stretches across the front of the house, providing a wonderful place for outdoor dining while enjoying the river views. An impressive flight of stone steps leads down into the lower gardens, where the landscape opens out towards the water.

Mallards House has its own driveway, providing parking for approximately four vehicles, together with a private tennis court set amongst mature planting. Further paths and steps lead down through an orchard area towards the River Teifi, offering additional outdoor space and direct river frontage.

Together, the grounds provide a lovely balance of formal gardens, recreational areas, established trees and riverside surroundings, with the estuary and countryside forming a beautiful backdrop.

The combination of Glanteifi House and Mallards House creates an interesting opportunity for those seeking two separate homes within one historic waterfront setting.












With ten bedrooms across the properties, generous reception spaces and individual outside areas, the accommodation could suit extended families or multi-generational households wishing to live close together while retaining independence.

There may also be possibilities for guest accommodation, hospitality or other income-generating uses, subject to any necessary permissions and regulations.

Glanteifi House and Mallards House together offer a remarkable combination of maritime history, period character, flexible accommodation and direct access to the Teifi estuary.

With two substantial homes, ten bedrooms, approximately 2.96 acres of grounds, a boathouse with mooring, tennis court and orchard, this is an opportunity to enjoy a unique coastal lifestyle in one of West Wales's most attractive estuary settings.

Viewing is highly recommended to fully appreciate the setting, accommodation and possibilities offered by these two historic homes.

INFORMATION ABOUT THE AREA:
The properties are situated on the outskirts of St Dogmaels, a popular estuary village in Pembrokeshire, close to the market town of Cardigan and the beautiful coastline of Cardigan Bay. St Dogmaels is known for its historic abbey, riverside setting, village shops, places to eat and weekly produce market. Nearby Poppit Sands offers a wonderful sandy beach and access to the Pembrokeshire Coast Path, while the surrounding coastline provides plenty of opportunities for walking, boating and exploring.

The market town of Cardigan is a short drive away, offering a good selection of independent shops, supermarkets, cafés, restaurants, schools, leisure facilities and everyday amenities.

This part of West Wales is particularly appealing for its combination of coastal scenery, countryside and strong local communities, with the Teifi estuary providing a distinctive setting throughout the seasons.

Please read our Location Guides on our website https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/ for more information on what this area has to offer.

Glanteifi Hallway
18'2" x 8'4"

Glanteifi WC

Glanteifi Sitting room
24'9" x 18'2" max

Glanteifi Dining room
17'2" x 17'1" max

Glanteifi Kitchen
19'7" x 15'7" max

Glanteifi Utility/Porch
8'3" x 5'8" max

Glanteifi Landing
16'9" x 8'5" max

Glanteifi Bedroom 1
17'9" x 14'10" max

Glanteifi En-Suite
6'10" x 7'6" max

Glanteifi Bedroom 2
11'7" x 11'2" max

Glanteifi Bedroom 3
17'9" x 14'11" max

Glanteifi Bathroom 1
10'7" x 7'6" max

Glanteifi Second floor landing

Glanteifi Bedroom 4
10'2" x 10'9" max

Glanteifi Bedroom 5
17'9" x 11'1" max

Glanteifi Bedroom 6
20'11" x 9'2" max

Glanteifi Bathroom 2
5'11" x 8'2" max

Glanteifi Cellar Room 1
25'8" x 14'7" max

Glanteifi Cellar Room 2
15'1" x 9'10" max

Glanteifi Cellar Room 3
15'1" x 5'8" max

Mallards Hallway
14'5" x 3'11"

Mallards Living Room
16'10" x 16'9" max

Mallards Kitchen
17'1" x 9'6" max

Mallards WC
2'7" x 5'11"

Mallards Landing
13'0" x 6'0" max

Mallards Second Living Room
17'5" x 16'7" max

Mallards Bedroom 1
10'10" x 9'8" max

Mallards Bathroom
5'10" x 5'6" max

Mallards Second Floor Landing
9'6" x 17'2" & 9'1" x 6'1" max

Mallards Second WC
4'2" x 2'7"

Mallards Bedroom 2
17'1" x 7'0" max

Mallards Bedroom 3
9'11"x 9'11" max

Mallards Bedroom 4
13'3" x 6'4" max

Mallards Bathroom 2
6'9" x 7'2" max

Boathouse top deck (open plan living space)
22'11" x 14'5"

Boathouse top deck kitchen area
7'4" x 6'3"

Boathouse bathroom (top deck)

Boathouse lower deck (boat house)
32'9" x 12'6"

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: G for Glanteifi, Band E for Mallards House & Band B for the Boat House Pembrokeshire County Council
TENURE: FREEHOLD
PARKING: There is off road parking on the drive around the house and in the car park for several cars. (3 of the parking spaces in the car park are allocated to Curlew, Cormorant and Grebe Cottages). There is additional parking down by the boat house for this house. The far car park/drive is owned and maintained by Glanteifi but the deeds of Curlew, Grebe and Cormorant specify that they need to contribute ¼ of the repair/maintenance costs each.
PROPERTY CONSTRUCTION: Traditional Build, Timber Framed Windows
SEWERAGE: Private Sewerage Treatment Plant - The Private Sewerage Treatment Plant is owned and maintained by Glanteifi but the deeds of Mallards House, Curlew Cottage, Grebe Cottage and Cormorant Cottage specify that they need to contribute to the repair/maintenance costs in the ratios of 1/6th, 1/6th, ¼, ¼ respectively. Foul and rainwater drains from Mallards, Curlew, Grebe and Cormorant cross Glanteifi's land and flow into the Sewerage Treatment Plant or soakaway.
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil boiler servicing the hot water and central heating on both properties. The oil tank for Glanteifi House is located on Mallard House's land - there is right of access to the tank.
BROADBAND: Connected - up to 80 Mbps Download, up to 20 Mbps upload available in area PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home please check network providers for availability, or please check OfCom here - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
BUILDING SAFETY - The seller has advised that there are no issues that they are aware of.
RESTRICTIONS: The seller has advised that the riverfront is SSSI. The Summerhouse above the boathouse has restriction on permanent occupation - this is overflow use only, ancillary to the main house (Glanteifi). Riverbank is an SSSI site.
RIGHTS & EASEMENTS: The seller has advised that the field to the north of Glanteifi has a right of access through the north Glanteifi entrance to the field, via the car park. See above for drainage and car park/driveway details. Mallards House has a spiral staircase which leads onto the roof of Glanteifi's kitchen and Curlew's porch, this is used as a fire escape for use in emergencies only.
FLOOD RISK: Rivers/Sea - Not at the houses however the gardens are bounded to the east by the tidal estuary of the River Teifi which gives boat access direct to the river. This has not flooded but it does come up to the boathouse - Surface Water: N/A
COASTAL EROSION RISK: None in this location
PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.
ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.
COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.
VIEWINGS: By appointment only. Please read the Important Essential Information section carefully prior to viewing. These properties are situated within an estate with 3 other properties. 2 properties are for sale/sold by us, and one was sold off several years ago. The properties own the two driveways either side of the houses, the drive nearest Poppit (North side) is shared by the three other properties. There is an unused fire escape door that leads into Mallards House on the second floor. The field to the north of Glanteifi has a right of access through the north Glanteifi entrance to the field, via the car park. There are steep and uneven steps, and steep banks, including down to the river, please take care when viewing. Riverbank is a SSSI site.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website https://www.gov.wales/land-transaction-tax-calculator - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - https://www.gov.uk/capital-gains-tax

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

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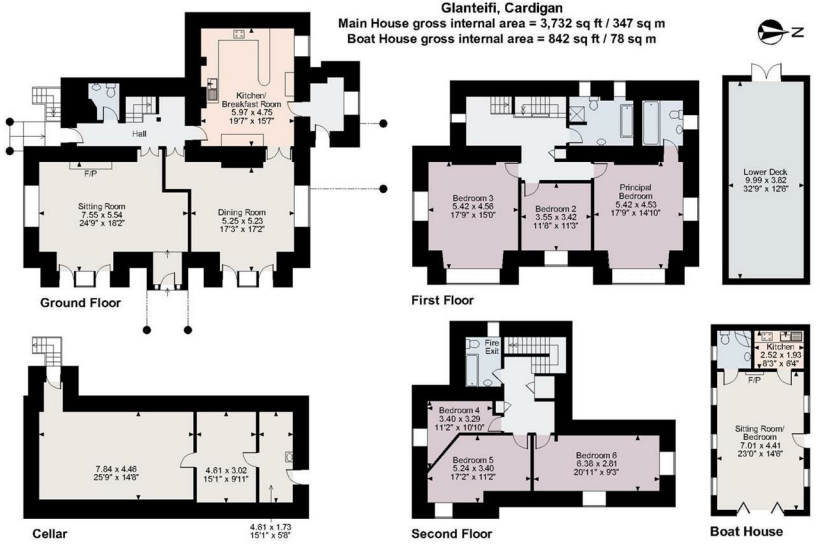
**DIRECTIONS:**

From Cardigan town head out over the old bridge and turn right for St Dogmaels. Travel all the way through St Dogmaels heading to Poppit Sands. As you leave the village you will see two gated entrances to Glanteif on the right-hand side, take the second entrance and drive down and around to the property.

What3words:///samples.chapels.marzipan














## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 34 | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | | EU Directive 2002/91/EC |

Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

**Important notice** Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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