River House, Coedmor Mansion, Cardigan, SA43 2LQ

Offers in the region of £275,000

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River House, Coedmor Mansion, Llangoedmor,

Offers in the region of £275,000

- Grade II Listed Property Within Coedmor Mansion
- Four Flexible Bedrooms, One Currently Suited As A Study
- Separate Dining Room & Home Office
- Extensive 2.5 Acre Communal Grounds & Shared Driveway
- Freehold – Approx. £600 Annual Maintenance Charge
- Approximately 172.5 Sq M of Accommodation
- Living Room Opening Onto Private Balcony
- A Garage Included With The Property, and another available via seperate negotiation
- Updating Required & Substantial Cracking Visible – Specialist Advice Recommended
- Property exempt from EPC due to Grade II Listing

About The Property

Looking for a substantial character property in a distinctive country setting close to Cardigan? Located high above the River Teifi with spectacular views of Cilgerran Castle, forming part of Grade II listed Coedmor Mansion, this four-bedroom freehold home offers approximately 172.5 sq m of accommodation, a private balcony, a garage and a possibility to purchase another, and extensive communal grounds, with updating required.

Set within the impressive surroundings of Grade II listed Coedmor Mansion at Llangoedmor, this substantial four-bedroom home forms part of an historic country property that has been divided into individual homes. Offering approximately 172.5 sq m of accommodation, together with a private balcony, a garage and access to extensive communal grounds, this is an interesting property with plenty of character and a setting that feels quite different from a conventional residential development.

Coedmor Mansion is approached along a shared driveway, which leads through the established grounds to the handsome stone-built property and its courtyard setting. Traditional stone elevations, arched openings, gables and period detailing give the building a distinctive appearance, while mature trees and broad areas of communal garden surround the mansion.

The accommodation within River House is arranged over two floors and provides a generous and flexible layout. Character can be found throughout, including exposed beams, high and vaulted ceilings in several rooms, timber doors and broad multi-pane windows looking across the mature surroundings.

From the main entrance, the hallway connects the principal ground-floor rooms and provides access to the staircase leading to the first floor.

The kitchen is positioned towards the front of the property, with a separate dining room alongside. Keeping these as individual rooms provides clearly defined cooking and dining spaces while retaining a practical connection between the two.

Details Continued:
The living room is one of the main features of the accommodation, with good proportions providing plenty of room for seating and additional furniture. Exposed beams and the height of the ceiling add character, while doors open directly onto the property's private balcony.

This balcony provides River House with its own outdoor sitting space separate from the communal grounds and looks across the established surroundings, creating a particularly appealing extension to the main living accommodation.

Alongside the living room is a separate office, providing a useful dedicated space for working from home, hobbies or simply as an additional sitting room. The flexibility of having several separate reception spaces is a real advantage for a property of this size.

A ground-floor shower room is also accessed from the inner hallway, adding useful facilities alongside the main family bathroom upstairs.

The staircase rises to a long first-floor landing, where exposed beams and changing ceiling heights continue the character seen downstairs.

Bedroom one is a good-sized double room with a generous amount of fitted wardrobe storage. A broad window looks towards the mature trees surrounding the property, while the vaulted ceiling and exposed beam give the room plenty of individuality.

Bedroom two provides another double bedroom, again with built-in storage and a pleasant outlook across the surroundings.

There is a further third bedroom, while the fourth room is shown on the floor plan as Bedroom 4/Study. This gives the first floor useful flexibility, allowing the property to function as a four-bedroom home or as three bedrooms with a

dedicated study or hobby room.

The family bathroom is another characterful room, with extensive timber boarding across the sloping ceiling. It currently incorporates a bath, separate shower area, WC, bidet and wash basin, together with a window looking towards the wooded surroundings.

The property would benefit from updating and improvement in places, leaving scope for a new owner to make changes to suit their own requirements while working with the character of this Grade II listed building.

Importantly, there are also some substantial areas of cracking visible within the property. Prospective purchasers are advised to seek appropriate specialist advice and satisfy themselves as to the condition of the property before proceeding with a purchase.

Externally:
The surroundings are an important part of life at Coedmor Mansion. River House has use of the communal grounds, which include broad areas of grass, established planting and numerous mature trees, creating an attractive backdrop to the historic building.

The driveway and 2.5 acre grounds are shared between the owners of the individual properties within Coedmor Mansion, rather than belonging exclusively to River House.

The property's private balcony therefore provides a particularly useful addition, giving River House its own defined outdoor sitting space alongside access to the wider communal grounds. There is also a lower terrace beneath the balcony belonging privately to the property.

Another significant practical advantage is that there is a garage included with the property and an option to buy an additional garage via separate negotiation. These are situated within the garage block and provide useful parking and storage space.

A maintenance charge of approximately £600 per annum is currently payable to the Coedmor management company towards the shared arrangements at the development.

INFORMATION ABOUT THE AREA:
River House is situated at Llangoedmor, just outside the market town of Cardigan. The location provides a countryside setting while keeping the shops and everyday services of Cardigan within convenient reach.

Cardigan offers a good selection of amenities, including independent shops, supermarkets, cafés and restaurants, together with schools, leisure facilities and other everyday services. The River Teifi and surrounding countryside are also an important part of the local landscape.

From here, the coastline and villages around Cardigan Bay are accessible by car, including a choice of beaches and stretches of the West Wales coast. The wider area offers plenty for those interested in walking, countryside and coastal activities while still having a busy market town nearby.

The exact location of the property can be found using What3Words: ///beeline.postage.baths

Overall, River House offers an unusual opportunity to own a substantial home forming part of a Grade II listed country property, with approximately 172.5 sq m of accommodation, four flexible bedrooms, a private balcony, two garages and access to extensive communal grounds. The property requires updating and the visible cracking warrants appropriate specialist investigation, but its scale, character and setting give a future owner plenty to work with.

Viewing is recommended to appreciate the proportions of the accommodation, the character of Coedmor Mansion and the wider setting, with prospective purchasers advised to obtain appropriate specialist advice regarding the cracking visible within the property.

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.

Entrance Hall
11'1" x 6'9"

Kitchen
13'3" x 10'3"

Dining Room
11'10" x 8'7"

Office
14'1" x 8'9"

Living Room
14'1" x 28'10"

Balcony
7'4" x 8'4"

Hallway
2'9" x 4'9"

Shower Room
4'8" x 10'0"

Landing
4'0" x 21'0" max

Bedroom 1
13'10" x 14'6"

Bedroom 2
10'1" x 12'2"

Bedroom 3
11'8" x 9'2"

Bedroom 4/Study
14'3" x 8'8"

Bathroom
11'11" x 9'7"

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

COUNCIL TAX BAND: - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking/ Garage Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Private Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil
BROADBAND: Not Connected - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available , 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/COVENANTS: The seller has advised that this is a Grade II listed building, and is for residential use only therefore cannot be let as a holiday home, be sub-let or run a business from.
RIGHTS & EASEMENTS: The seller has advised that they are awaiting a copy of the deeds, once this has been received, then we will be able to update the details accordingly.
FLOOD RISK: Rivers/Sea - N/A - 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 is a lift in 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 above information carefully. Please watch the full walk through video tour on our YouTube channel before arranging a viewing - https://www.youtube.com/@cardiganbayproperties Viewing information: There are some substantial cracks in this property. Specialist advice would be advised. The stair lift has not been serviced recently, Always view the walk through video tour to see the length of the lane. Shared use of the grounds for an additional £500 per year for maintenance and use, Private Drainage shared with other properties, emptied annually, cost split with other properties, the property is for residential use only, not to run a business from the premises. The property is located down a long track. The seller has advised that the right of way down the lane is a historical right of way based on precedent over many years, rather than formally agreed. Coedmor Mansion does not own the land through which the track runs and theoretically, the owners of this land (part natural resource, Wales, and part a local farmer) could try to bar access. While it is unlikely to ever be an issue, given the legal strength of precedent over 30 years. Please refer to your solicitor for advice.

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, head out on the A484 heading towards Llechryd and Newcastle Emlyn. At the crossroads in Croeslan, turn right, continue down this road until you get to a track facing you (on a left hand turn). Continue all the way down this long track. When you pull into the courtyard River House will be in front of you, in the centre. What3Words ///beeline.postage.baths

Approximate total area(1)

172.5 m²

Balconies and terraces

5.8 m²

Reduced headroom

1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Contact Coral on 01239 562 500 or coral@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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