Tyllwyd Mansion, Tanygroes, Cardigan, SA43 2JD

Offers in the region of £999,950

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Tyllwyd Mansion, Tanygroes, Nr Aberporth, SA43

Offers in the region of £999,950

- Historic 18th-Century Country House in around 5.23 Acres (including driveway)
- Main House Kitchen Plus Commercial Kitchen & Store
- Former Servants' Quarters in Attic, ripe for further development (stpp)
- One bed Self Contained Annexe
- Further 14.44 Acres Available Separately
- Eight Principal Bedrooms & Impressive Ballroom & Library
- Original & Replacement Shutters in majority of rooms
- Planning permission granted for a substantial orangery on west patio
- Solar Thermal & 4kW Solar PV
- Energy Rating: E

About The Property

Looking for a historic West Wales country house with substantial accommodation, fascinating heritage and exceptional flexibility? Tyllwyd Mansion dates from the 18th century and stands within approximately 5.23 acres (inc driveway), offering eight principal bedrooms, a self-contained annexe, ballroom, library, commercial kitchen and former servants' quarters, with a further approximately 14.44 acres available by separate negotiation.

Dating back to the 1730s, with substantial additions during the early 19th century, Tyllwyd Mansion is a remarkable country house whose history stretches across almost three centuries. Once at the centre of one of the significant estates of the old Cardiganshire area, its story includes connections with the Rebecca Riots, Mary Seacole and Florence Nightingale during the Crimean War, the East India Company and the early British Homeopathic Society. The estate and its former owners have also been documented in several historical works, leaving an unusually rich record of the house and those associated with it.

Today, Tyllwyd combines that heritage with extensive and remarkably versatile accommodation, equally suited to family life, multi-generational living or potential hospitality use (as used by the current owners).

The traditional entrance hall immediately gives a sense of the age and proportions of the house, leading into a collection of individual reception rooms.

At its heart is the impressive ballroom, measuring approximately 8.35m x 5.95m, with high ceilings, sash windows, original dance floor, wood-burning stove and French doors opening onto the garden. It is a wonderful entertaining space, but one whose proportions would allow it to adapt easily to everyday family life.

The south-facing library has sash windows, extensive fitted shelving and a wood-burning stove, creating a characterful second reception room which could also work particularly well as a home office or music room.

Details Continued:
The generous dining room comfortably accommodates a long table for family gatherings and entertaining, centred around an inglenook fireplace with JOTUL wood-burning stove. French doors lead onto the west-facing patio.

The kitchen extends to approximately 9.03m and is fitted with freestanding cabinetry, stainless-steel work surfaces, a Rangemaster cooker and Villeroy & Boch sink, with French doors opening onto the eastern terrace. Alongside is a traditional pantry retaining its slate slab shelving and original flooring and a door with slate steps leading down to a cellar. A utility room, WC and separate ground-floor shower room (off the ballroom) complete this part of the accommodation.

Planning permission has also been granted for a substantial orangery on the west patio (off the rear hall from the ballroom and the dining room), providing the opportunity to create another impressive living or entertaining space.

First Floor:
Upstairs, the scale of the house continues.

The principal suite is an exceptional room measuring approximately 8.25m x 5.80m. There is ample space for both sleeping and sitting areas, while two sash windows are complemented by the striking circular gable window that forms such a recognisable feature of the exterior. The suite has steps down to its own shower room with rainfall shower.

The remaining bedrooms are arranged across the first floor and retain an appealing mixture of sash and arched windows, timber floors, original fireplaces and decorative details.

Two south-facing doubles feature fireplaces and individual painted wall treatments, while another substantial bedroom has fitted wardrobes, a vanity area and en suite bathroom with claw-foot bath. Further bedrooms and bathroom facilities provide plenty of flexibility for family and guests.

A smaller room, previously used as an office, connects with an additional double bedroom overlooking the gardens, creating the possibility of another private suite, dressing room, nursery or work-from-home arrangement.

Second Floor - Former Servants' Quarters:
The second floor contains the former servants' quarters,

formerly made up of seven rooms it is now an open space with woodwork remaining of the old partitions, with original floorboards and pretty dormer windows to one side. Currently used for storage, this is a fascinating surviving part of the house and provides considerable scope for additional accommodation or alternative uses, subject to the necessary permissions.

Self-Contained Annexe and Commercial Kitchen:
The rear wing of the house provides independent accommodation, accessed from a corridor off the kitchen and comprising a sitting room with wood-burning stove set within an inglenook fireplace, fitted kitchen, double bedroom with built-in wardrobes and private en suite.

With separate external access to the rear, while remaining connected to the main house, this is a particularly useful addition for extended family, guests or potential hospitality purposes.

Also adjoining the house is a former barn incorporating a very useful commercial kitchen and store, fitted with industrial sinks, ovens and work space, adding another dimension to the property's potential for entertaining, retreats, events or guest accommodation, subject to any necessary consents.

Gardens & Grounds:
Tyllwyd Mansion is offered with approximately 5.23 acres of grounds and driveway, providing a mature and established setting around the house.

Gardens surround the property with mature trees, lawns and established planting, while a paved courtyard adjoining the house provides a sheltered area for outdoor dining and seating. There is also a polytunnel and vegetable-growing area, together with ample parking within the grounds.

PLEASE NOTE: For those seeking a more substantial holding, a further approximately 14.44 acres of pasture and woodland are available by separate negotiation. This additional land incorporates a pond and areas of woodland and pasture, with the striking Wellingtonian Sequoia forming a memorable landmark in the field in front of the house.

Alongside its historic character, Tyllwyd has benefited from renewable-energy installations. A roof-mounted solar thermal array contributes towards hot water, while a 4kW ground-mounted solar PV system generates electricity and benefits from an index-linked Feed-in Tariff stated to run until 2037.

Tyllwyd is a house where the history is still clearly visible, yet its scale and flexibility give it considerable relevance for modern life. With 6,383 sq ft (593 sq m) of property, the ballroom and library, self-contained annexe, commercial facilities, extensive bedroom accommodation, former servants' quarters and grounds create possibilities ranging from a substantial family home to multi-generational living or hospitality use, Tyllwyd is ready for a new owner with ideas of their own.

Viewing is strongly recommended to appreciate the scale, character, setting and possibilities offered by this remarkable West Wales country house.

INFORMATION ABOUT THE AREA:
Tyllwyd sits in the countryside near Tanygroes in Ceredigion, within reach of both rural West Wales and the Cardigan Bay coastline. The A487 provides road connections towards Cardigan and Aberystwyth, while the beaches and coastal villages of Aberporth, Tresaith, Penbryn and Llangrannog are all accessible from the property.

Cardigan provides a wider range of shops, supermarkets, schools, cafés and everyday services, making this a rural setting that remains well placed for the coast and surrounding towns.

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 porch
8'6" x 4'6"

Hallway
19'0" x 22'10" max - I shaped

Library
22'7" x 13'8" max

Ballroom
27'5" x 19'6"

Rear hall

Shower Room
7'1" x 4'8"

Utility Room + WC
22'0" x 5'6" max

Dining Room
19'4" x 12'7" max (inc inglenook)

Kitchen
29'7" x 12'1" max

Pantry
6'9" x 7'7"

Cellar

Front Landing

Fuji Bedroom 1
27'0" x 19'0" max

En-Suite
14'7" x 8'0" max

Oya Bedroom 2
15'5" x 13'8"

Nefertiti Bedroom 3
15'8" x 15'1"

Bathroom
19'9" x 5'6" max

Interior landing

Parvati Suite 4
18'6" x 13'3"

Parvati Suite En-suite
14'7" x 8'0" max

Single with En-suite 5
12'2" x 9'10"

Single En-suite
3'0" x 9'7"

Bathroom

Double Bedroom 6
15'8" x 13'3",

Single Bedroom 7
14'5" x 13'5"

Double Bedroom 8
14'2" x 12'9"

Attic Room 1
11'4" x 9'8" max

Attic Room 2
36'8" x 20'4" max

Annexe

Annexe Living Room
12'8" x 15'4" max, inc inglenook

Annexe Kitchen
9'1" a 7'10"

Annexe Bedroom
9'9" x 14'6"

Annexe Bathroom
9'7" x 6'1" max

Industrial Kitchen
30'7" x 13'3" max

Storage 1
4'3" x 6'1"

Storage 2
10'5" x 13'5"

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

COUNCIL TAX BAND: A for the annex + Business Rates for the main house (If the house reverts to wholly residential the band would be I)- Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build with some original Timber Framed Windows
SEWERAGE: Private Drainage
ELECTRICITY SUPPLY: Mains / Solar Electricity/ Solar Thermal (Hot Water) - ground-mounted 4kW solar photovoltaic system generates electricity, also providing income of approximately £2000 pa from the Feed-in-Tariff, index linked until 2037
WATER SUPPLY: Mains
HEATING: 50kw Biomas Boiler providing Central Heating & DHW - ETA 50kw fully automated pellet fired boiler installed by PBESCO Narberth in 2023. Woodburning Stoves + Solar Thermal (Hot Water)
BROADBAND: Connected - TYPE - Satellite Broadband. - 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/COVENANTS: The seller has advised that Tyllwyd Mansion shall not cause a nuisance annoyance or cause damage to the adjoining premises of Tyllwyd Home Farm. TPO's have been applied for the Wellingtonian Sequoia and Wallnut trees
RIGHTS & EASEMENTS: The seller has advised that the driveway is shared with two other properties - Tyllwyd Mansion has rights of way over the neighbouring field out onto the highway. Mansion owns the driveway from the B4333 and is responsible for the upkeep and maintenance. Those with rights of access also have a responsibility to contribute towards the maintenance. (Penlan Farm and Tyllwyd Cottage). There is also a bridleway running down the drive that borders this property and the neighbouring properties, it carries on down into the woodland beyond this property;s boundary (not down over the main grounds)
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 is extant permission for the construction of an approx 600sq ft Orangery at the Mansion. Planning App A080328 (Ceredigion) the plans were drawn up by Alan thomas Chartered Surveyor in Newcastle EMlyn in 2008 (Ref GP1939)
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 above information carefully. Please watch the full walk through video tour on our YouTube channel before arranging a viewing -

https://www.youtube.com/@cardiganbayproperties This property was part of a large estate which has been sold off over the years. The field directly in front of the house of around 14.44 acres, is available by separate negotiation, please ask us for more information on this. This field has a restrictive covenant on it meaning that it has to be used for agricultural or forestry purposes only, no building, caravan or any such like vehicle or camping or festivals of any kind shall be permitted on the field. The owners informed us that there are bats in the attic. The bat report names the following types of Bats Myotis Bats, Brandt's bats and Common Pipistrelles.

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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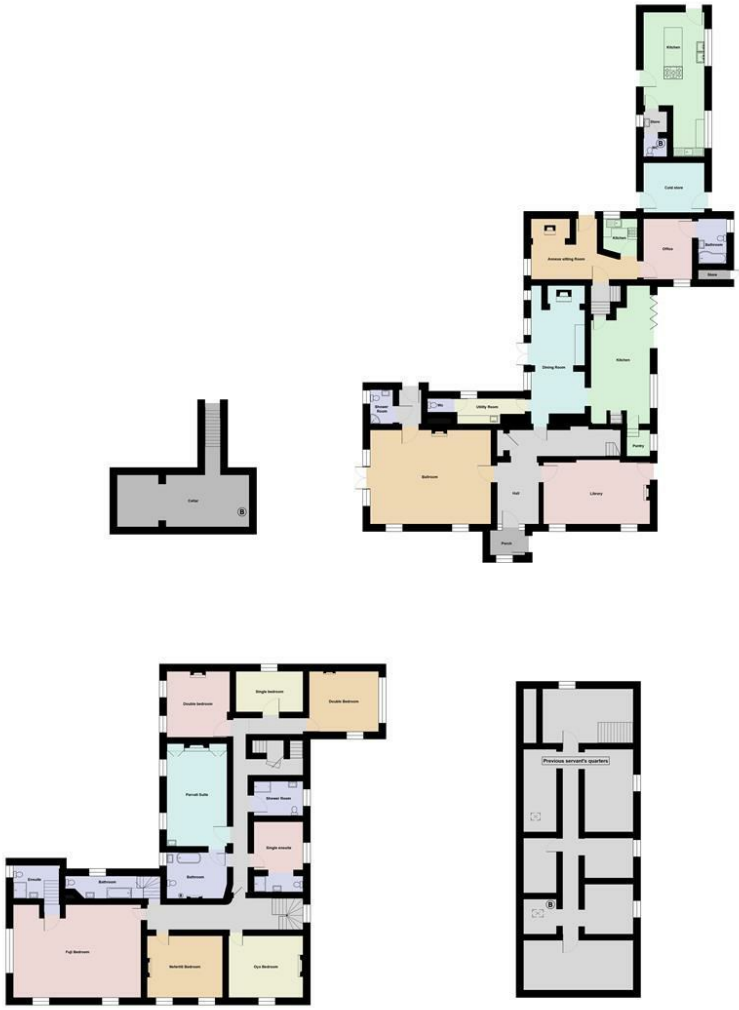
DIRECTIONS:

What3Words to the house - ///reply.robes.steadier What3Words to the entrance - ///crawler.sharpened.unrealistic What3words to the top of the driveway off the road - ///curtains.firelight.clarifies From Cardigan, head north along the A487 until you reach Gogerddan/Tanygroes cross roads. Turn right for Newcastle Emlyn along the B4333. Go around a couple of corners and you will see the property on the right hand side, at the start of a private track, turn down this track and follow down until you get to a five way cross roads effect, take the drive to the Mansion which is to the slight left, denoted by our for sale board.



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	44	
(21-38) F		
(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.

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