



The Smallholding Centre

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SA43 1HJ

8 Bed Manor House Conversion

£495,000



Castle House, Castell Malgwyn, Llechryd Cardigan, SA43 2QA

A very rare opportunity to buy a substantial part of an historic Grade 2 Listed Manor House set in around 5 acres of superb grounds (part of which will be communal gardens for the four properties onsite) overlooking the beautiful River Teifi on one of its loveliest stretches. Conditional Listed Building Consent (Ref ; 22/0964/LB) has been achieved in May 23 (see details attached) to subdivide the House into four units. One of the four units is being retained by the vendors, another has now been sold with two others currently available. This listing is to be called Castle House and is the larger of the two available (see the other listing for the smaller property for £295,000 called Hammett House).

Castle House has 8 bedrooms with 6 en-suite bathrooms and is on three floors which includes a 2 bed self contained flat on the top floor. The first and second floors are in good condition whilst the ground floor will need some remedial works to accommodate the various alterations as required by the subdivision and the Listed Building Consent. This property will have its own gardens as well as right of access to the extensive landscaped communal gardens surrounding the House. A Management Company has been set up called Castell Malgwyn Management Company to handle the affairs

Key Features

Major Part Of 18th C Manor House

Located On Three Floors

Some Reconfiguration Works Req

Private And Communal Gardens

Management Company In Place

Grand Country Living At Its Best

8 + Bedrooms / 6 Bathrooms

Energy Rating : Exempt (Listed Building)

of the four properties involved.

Enjoy owning and living in part of an historic Country House situated a short drive to the coast and located in a beautiful setting.

Ground Floor

Castle House - As can be seen from the pictures on Castle House the majority of the ground floor and none of the first floor need work at all, however the second floor could use a refresh to bring it back up to current standards. Parts of the ground floor would need work done to make a nicer main entrance for Castle House and to install a kitchen and to do various other alterations as required by the planning consents. As well as private gardens (marked in green on the attached map) the new owners of Castle House would also enjoy full use of the large communal Manor House gardens. In addition to the Listed Building Consent the standard Planning Consents have also recently been obtained in circa June 2023.

History of the House - The present house was constructed c.1795 for Sir Benjamin Hammet, a wealthy entrepreneur from Taunton, Somerset, who bought the estate in 1791. It is built in three storeys of local Cilgerran stone with a hipped slate roof, a five-bay frontage and a two-storey wing. It replaced a previous house and was originally named Castle Malgwyn.

Hammet, who founded and co-owned the bank of Esdaile, Hammet & Co. was elected MP for his home town of Taunton in 1782.

After Hammet's death in 1802 the estate passed to his son, John. On John's early death in 1811 the house contents were sold. When Sir Benjamin's wife Lady Louisa died in 1824 the estate was sold to Abel Anthony Gower of Glandovan, who let the property. On Gower's death in 1837 his nephew, Abel Lewes Gower, inherited and moved in, investing a large amount of money on improving the property. When he also died young in 1849 his widow remained in residence until her own death in 1886, when it passed to Abel Lewes's brother, Robert Frederick Gower, who had also inherited Glandovan from their father. Castell Malgwyn passed down in the Gower family until it was sold in 1948, and became a hotel in 1962.

The house was renamed Hammet House in 2012 in recognition of the original owner.

Further extensive history of the house over several hundred years can be found here at

<http://www.glen-johnson.co.uk/castellmalgwyn-mansion-hammett-house/>

Listed Building Conditions - C.1 Provides 5 years for the consent to be implemented/ work started on site pursuant to this consent.

C.2 Details the approved plans and documents. Any departure from the approved plans (other than those authorised by the discharge of the conditions below) would require a separate Listed Building Consent. Approved documents attached.

C.3 Scale drawings of the new timber work as listed will need to be submitted to and approved by PCC BEFORE starting on site. ACTION REQUIRED

C.4 Further scale drawings and details of the proposed extension will need to be submitted to and approved by PCC BEFORE starting on site. ACTION REQUIRED.

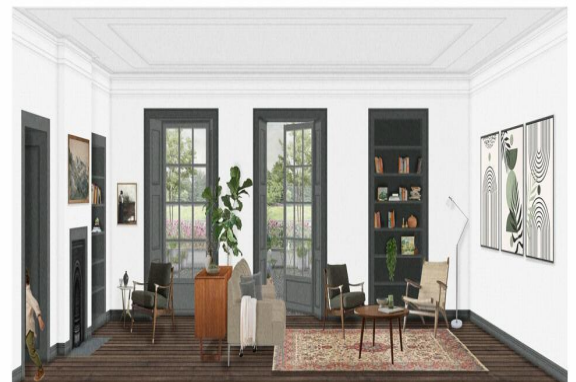
C.5 Details of the fire compartmentation of the walls and roofs/ ceilings between each unit will need to be submitted to and approved by PCC



Dining Room / Study



Castle House - North Westerly View



Artist's Impression

BEFORE starting on site. ACTION REQUIRED. This requirement relates to Building Regulations compliance.

C. 6 Details of all services (as listed in the condition) within the building will need to be submitted to and approved by PCC BEFORE starting on site. ACTION REQUIRED. Some of these requirements relate to Building Regulations compliance.

C.7 Details of any thermal element upgrades (walls, floors and roofs) necessary to comply with Building Regulations will need to be submitted to and approved by PCC BEFORE starting on site. ACTION REQUIRED.

C.8 A photographic survey of the property needs to be submitted to and approved by PCC BEFORE starting on site. ACTION REQUIRED.

In addition to the above the following will need to be considered and addressed before starting on site:

• Building Regulations Approval will be required before starting on site and implications of the Building Regulations need to be considered as part of addressing the information above.

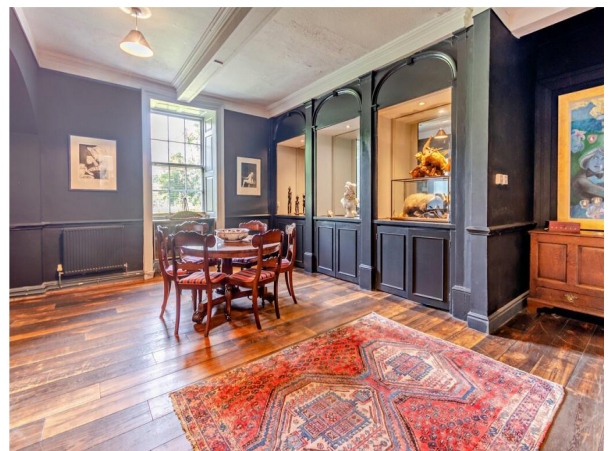
General Information - Viewings: Strictly by appointment via the agents, Houses For Sale in Wales or our sister company, The Smallholding Centre.

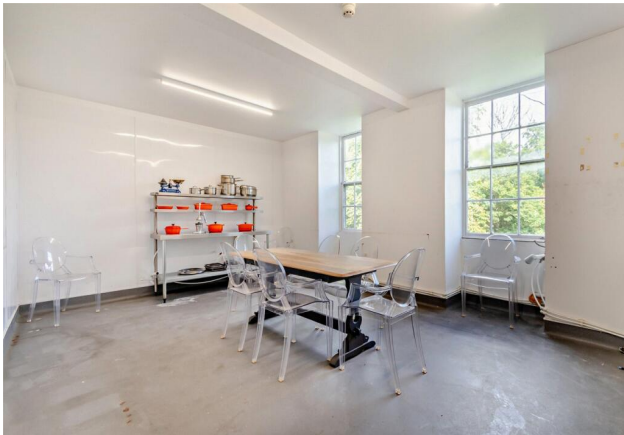
Tenure: Each of the four units will own a share in the management company that will own the freehold.

Services: Castle House will have its own mains electric supply, mains water and a communally shared private drainage arrangement.

Council Tax Band: Tbc, Ceredigion County Council

Directions - From Newcastle Emlyn, proceed on the A484 to Llechryd. Take the left turn over the river bridge and the entrance to Castell Malgwyn is immediately on the right-hand side. Proceed down the drive and past the entrance to the courtyard cottages on the right. Proceed and then take the next right hand fork which goes down beside Castell Malgwyn and continue down to the parking area for Castle House & Hammet House.





Kitchen



Castle and Hammet House



First Floor Landing



Bedroom



Bedroom En-Suite



Bedroom



Bedroom - Another View



En-Suite



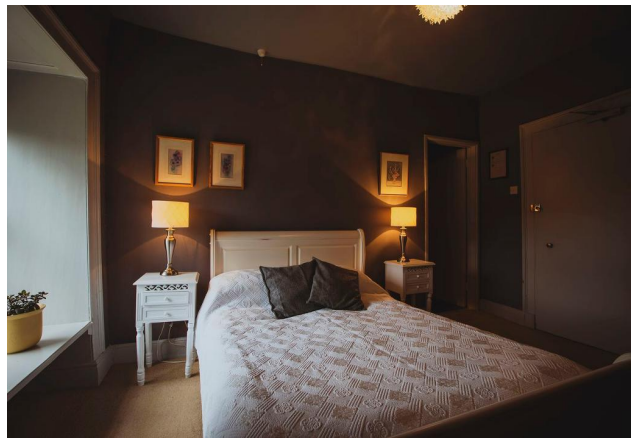
Bedroom



En-Suite



Bedroom



Bedroom



En-Suite



South Westerly View



Artist's Impression



Superb Communal Gardens



Superb Communal Gardens



Shared Drive to the 3 Units



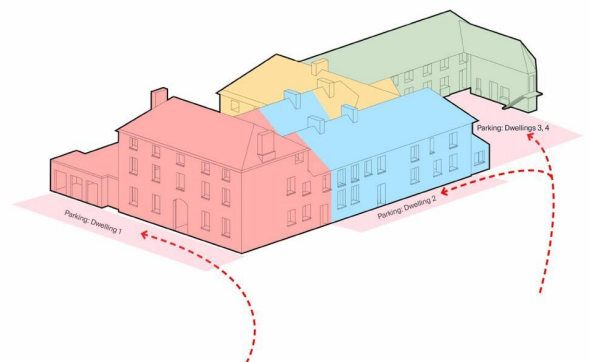
View of Whole House



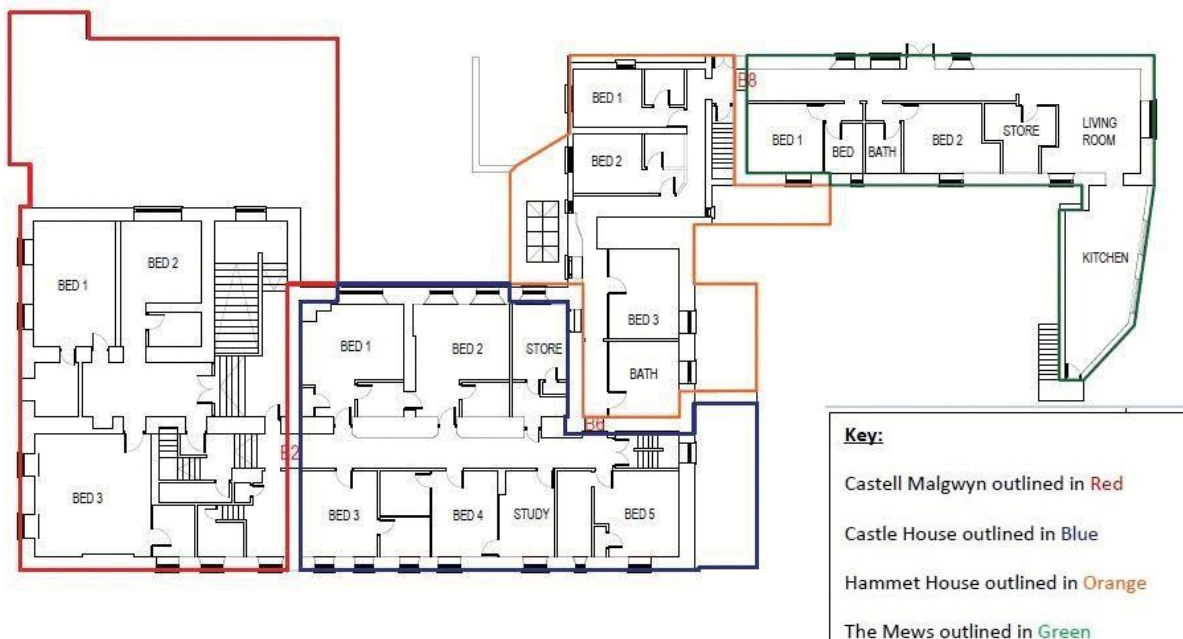
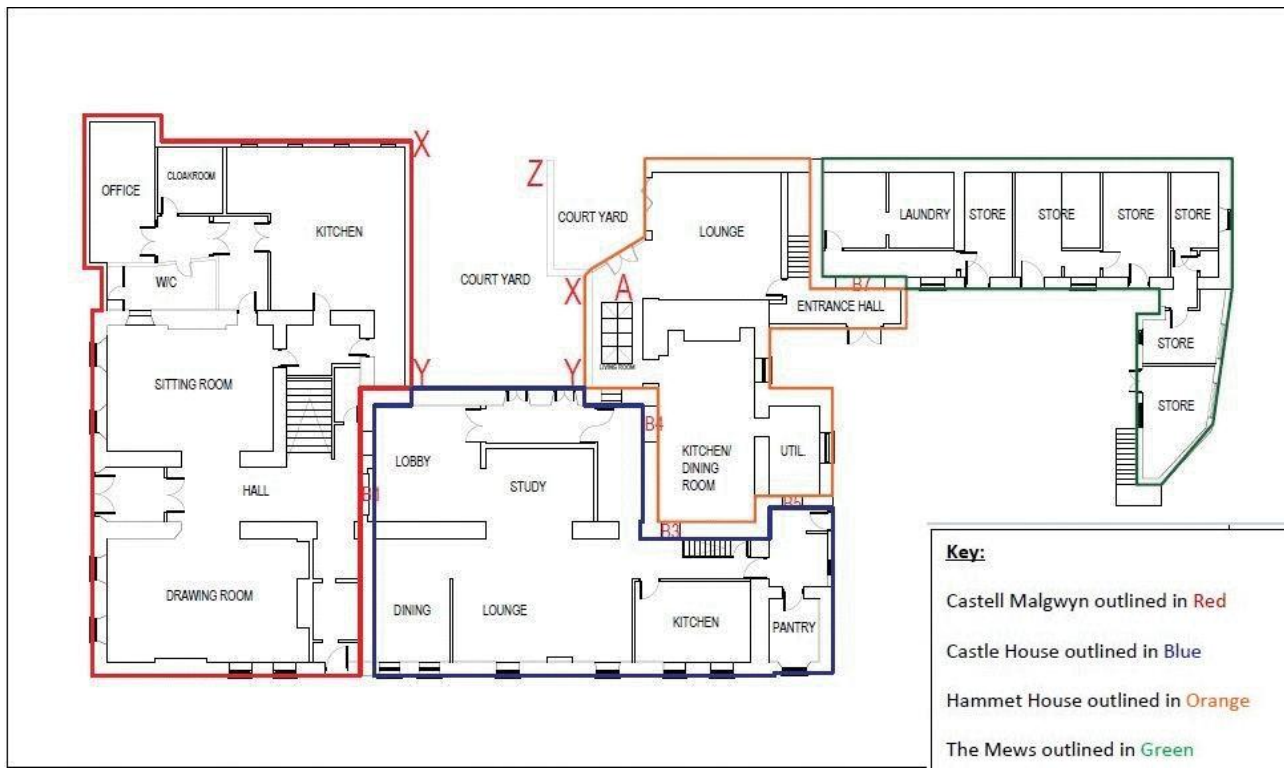
Outlook from Castle House

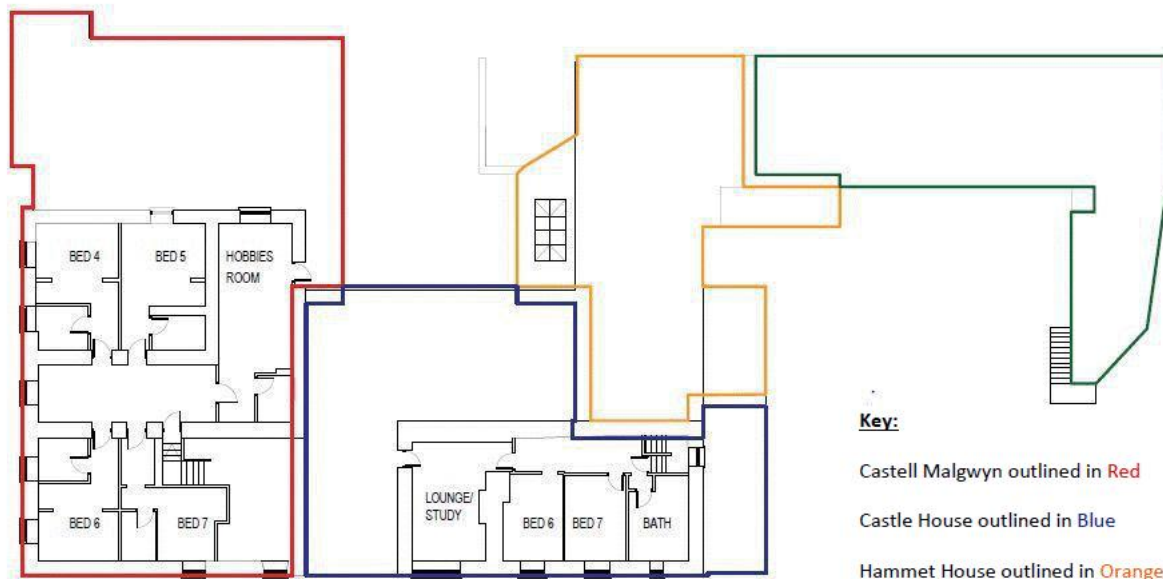


Private Garden Identification



Floorplans





Key:

Castell Malgwyn outlined in Red

Castle House outlined in Blue

Hammet House outlined in Orange

The Mews outlined in Green