



The Smallholding Centre

10 High Street ☎ 01239 621 303

Cardigan ✉ info@thesmallholdingcentre.co.uk

SA43 1HJ

3 Bed Manor House Conversion

£295,000



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

A very rare opportunity to buy a 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 Hammet House and is the smaller of the two available (see the other listing for the larger property for £495,000 called Castle House). Hammet House has 3 bedrooms with 2 en-suite bathrooms and family bathroom and is on two floors. Hammet House 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 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

Key Features

Part Of 18th C Manor House

Located Across Two Floors

Reconfiguration Works Required

Private And Communal Gardens

Management Company In Place

Grand Country Living At Its Best

3 Bedrooms / 3 Bathrooms

Energy Rating : Exempt (Listed Building)

setting!

Ground Floor

Hammet House - As can be seen from the pictures on Hammet House the majority of the ground floor and and first floor need work. The ground floor would need work done to make a nicer main entrance for Hammet 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 pink on the attached map) the new owners of Hammet 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 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



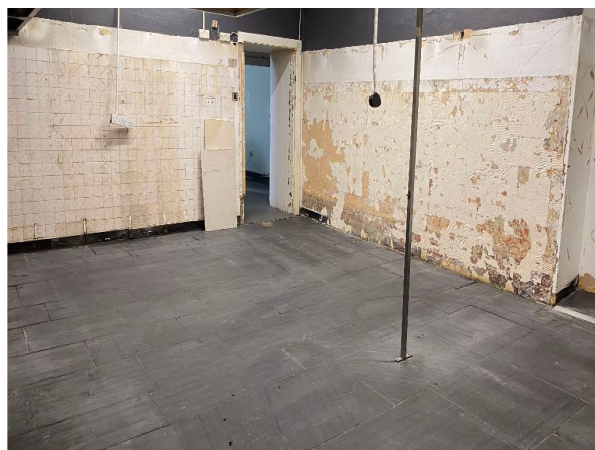
Another View



Superb Communal Gardens



Shared Drive to the 3 Units



Proposed Kitchen Diner

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.



Artist's Impression

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: Hammet 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 and then take the next right hand fork and continue down to the parking area for Castle House & Hammet House.



Lounge



Utility



Bedroom



View From Bedroom



En-Suite Bathroom



Bedroom - Another View



En-Suite Bathroom



Bedroom - Another View



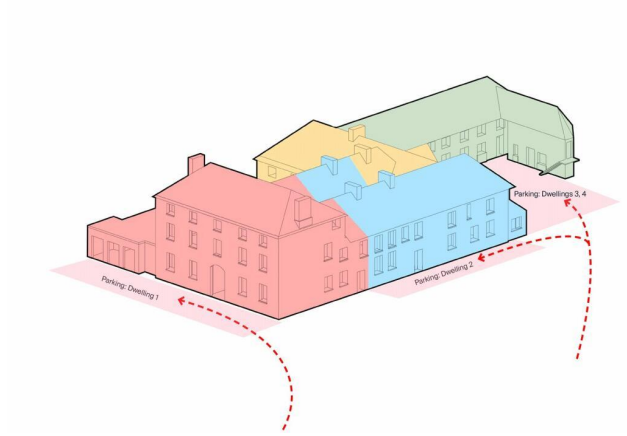
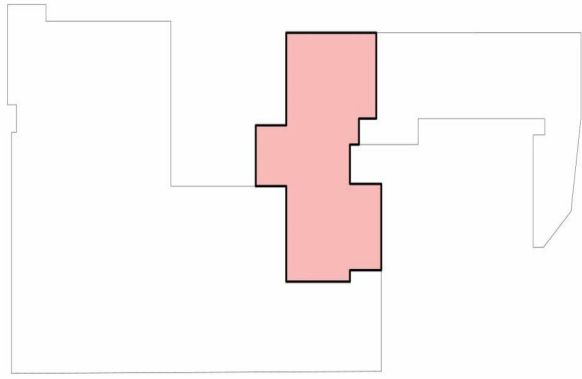
Proposed Bathroom



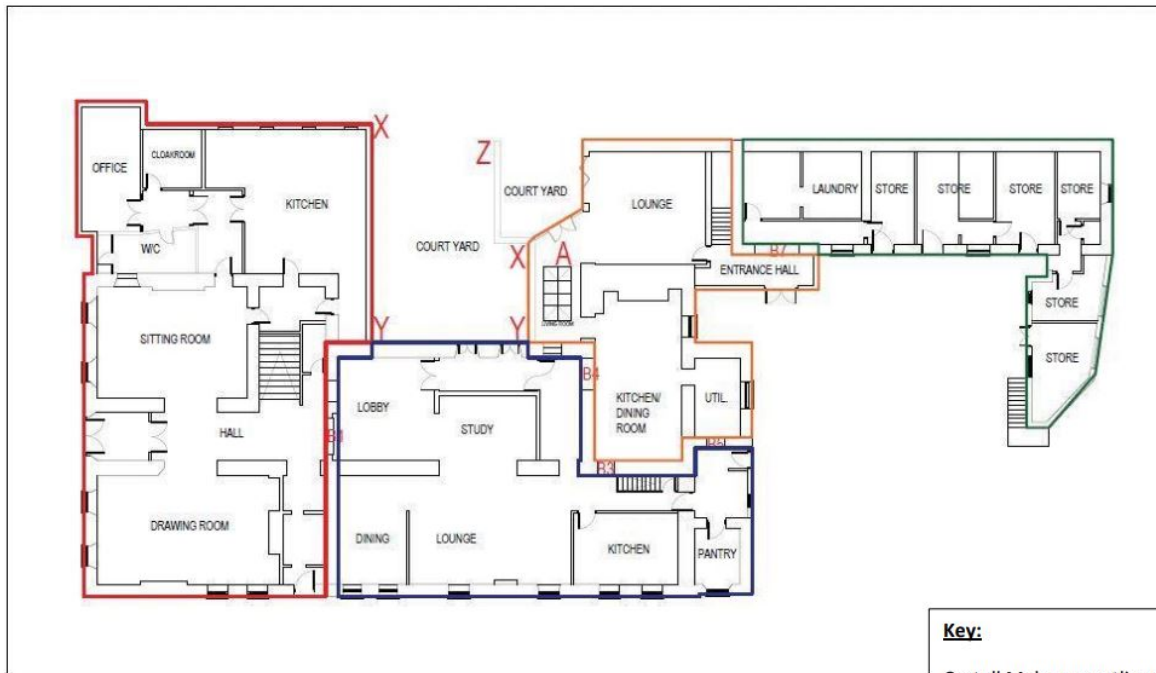
View of Whole House



Private Garden Identification



Floorplans



Ground Floor

Key:

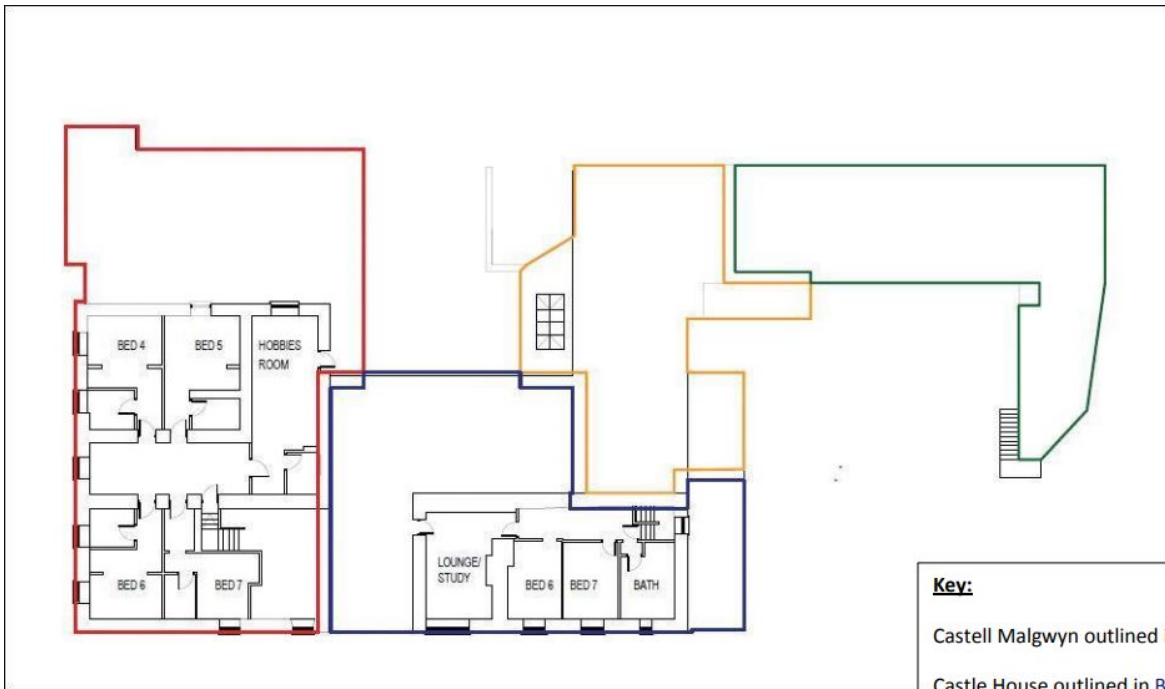
- Castell Malgwyn outlined in Red
- Castle House outlined in Blue
- Hammet House outlined in Orange
- The Mews outlined in Green



First Floor

Key:

- Castell Malgwyn outlined in Red
- Castle House outlined in Blue
- Hammet House outlined in Orange
- The Mews outlined in Green



2nd Floor

- Key:**
- Castell Malgwyn outlined in Red
 - Castle House outlined in Blue
 - Hammet House outlined in Orange
 - The Mews outlined in Green