

CARDIGAN
BAY
PROPERTIES
EST 2021

Glanteifi House & Boathouse, St. Dogmaels, Cardigan, SA43 3LL

Offers in the region of £725,000

6 3 2 F



Glanteifi House & Boathouse, St. Dogmaels, St.

Offers in the region of £725,000

- Historic waterfront house once owned by shipowners and sea captains in around 2.16 acres
- Six-bedroom period home set over three floors
- Two generous reception rooms with river-facing French doors
- Extensive landscaped grounds with terraces, lawns and formal gardens
- Striking boat house with summer-house above, balcony and bi-fold doors
- Slipway to the river and mooring for a yacht
- Large kitchen/breakfast room plus utility/side porch
- Far-reaching views towards Gwbert and Cardigan Bay
- Around four miles from Cardigan in a popular coastal location
- Energy Rating: F



About The Property

Looking for a coastal home rich in maritime history with direct estuary access? This stunning home combines a grand six-bedroom period house, sitting in around 2.16 acres including landscaped grounds and a stunning boat house with mooring, all set on a beautiful stretch of the River Teifi near Cardigan Bay, sitting in a remarkable position on the Teifi estuary, shaped by a long connection with West Wales's maritime past.

Originally part of an estate that once stretched between St Dogmaels and Poppit, the house was occupied by shipowners and sea captains who chose the site for its commanding outlook across the water. From here, they watched vessels set off towards Europe and the Americas, following the curve of the river as it opens out towards Cardigan Bay and the sea at Gwbert. The landscape and the water remain at the heart of this coastal home, giving the property a timeless sense of place.

The house itself is a substantial double-fronted six-bedroom period property set over three floors, thought to date to the mid-1800s, and carries that blend of grandeur and warmth often found in homes shaped over generations. The portico entrance leads into a wide reception hall where original proportions and character features hint at the building's past. There is a useful cloakroom, stairs to the first floor and doors to the main rooms. To one side is a large double-aspect sitting room with a fireplace and French doors opening to the sun terrace, creating a relaxed connection between indoors and the riverside gardens. Alongside sits the dining room, another generous space with views across the water and its own French doors leading outside.

At the rear, the kitchen and breakfast room has the scale needed for day-to-day living, fitted with cabinetry, double oven, hob and extractor, as well as room for informal dining. The adjoining utility/side porch links neatly with the outside space and parking area.

Details Continued:
The first floor holds the principal bedroom with en suite bathroom, together with two further bedrooms. Both of the larger rooms sit at either end of the house and enjoy double aspects taking in views up and down the estuary, emphasising the building's orientation towards the water. A separate bathroom with shower serves this floor. Stairs continue to the upper level where three further bedrooms are found, including a nursery-style room fitted out for multiple beds, along with another bathroom. Beneath the house is a substantial cellar accessed externally, currently used as a workshop, storage and boiler room.

Boat House:
A key feature is the impressive boat house positioned near the water's edge. The ground floor offers space for storing a boat, complemented by its own slipway into the river. Above it sits a comfortable open-plan studio style accommodation designed for making the most of the surroundings. Here, the open-plan sitting/bedroom area with wood-burning stove and a fitted kitchen section creates a relaxed place to spend warm evenings or guest weekends. Bi-folding glazed doors open fully onto the balcony, framing the water and bringing the outside in. A separate shower room completes the layout. Opposite the boat house is a mooring for a yacht, further reinforcing the maritime lifestyle the property offers.

Externally:
The grounds add significantly to the lifestyle offered here. Sitting in around 2.16 acres, a sweeping driveway leads to the house, (this is shared with three other properties). The property has its own designated parking to the side, and the drive continues to the front of the property. There is a further driveway going off down to the boathouse which offers more parking space if needed. To the front of the house a striking cast stone staircase runs down through a series of landscaped levels towards the lower gardens. These include a croquet lawn, bowling green, rose garden, an obelisk, a stone Doric temple

and a pond with fountain. The rare Elm tree on the grounds is a lovely reminder of the estate's heritage, and the general layout encourages spending time outdoors, whether for gardening, hosting or simply enjoying the setting.

With the river running quietly along the boundary and views stretching to the sea at Gwbert, this is a coastal setting that balances calm, space and heritage. Cardigan town is around four miles away, keeping day-to-day amenities within easy reach while allowing this property to feel like its own private corner of the estuary. The combination of character, history and direct access to the water makes this one of the most distinctive homes along this stretch of West Wales coastline.

For those drawn to coastal living shaped by heritage, views and access to the water, this home offers a lifestyle that is difficult to match.

INFORMATION ABOUT THE AREA:
St Dogmaels, Poppit Sands and Gwbert sit along one of the most appealing stretches of the West Wales coastline, where the Teifi estuary meets Cardigan Bay. St Dogmaels offers a friendly village atmosphere with its abbey ruins, weekly producers' market and riverside walks, while Poppit Sands is well known for its long, sandy beach and calm, open feel that's ideal for families and coastal strolls. Just across the water, Gwbert adds a different angle with its clifftop outlook, scenic shoreline and places to eat overlooking the sea. Together, these three spots create a lovely mix of community, scenery and coast, all within easy reach of Cardigan town.

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.

Hallway
18'2" x 8'4"

WC

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

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

Kitchen
19'7" x 15'7" max

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

Landing
16'9" x 8'5" max

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

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

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

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

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

Second floor landing

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

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

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

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

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

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

Cellar Room 3
15'1" x 5'8" 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: was a band G for the main house, however the current owner has small business rate relief on it (main house) & B (summerhouse) Pembrokeshire County Council
TENURE: FREEHOLD
PARKING: There is off road parking on the drive around the house and in the carpark: 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 carpark/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. The oil tank for this property 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. / details...(Eg any unsafe cladding, asbestos etc)
RESTRICTIONS: The seller has advised that the riverfront is SSSI. The Summerhouse has restriction on permanent occupation - this is overflow use only. 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. Next door Mallards House has a spiral staircase which leads onto the roof of this property's kitchen used as a fire escape for use in emergencies only.
FLOOD RISK: Rivers/Sea - Not at the house however the garden is 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. This property is situated within an estate with 5 other properties. Four properties are for sale with us, and one was sold off several years ago. The property owns the driveway which is shared by the other properties. The boathouse upper deck is overflow use only, not residential use. There is an unused fire escape door that leads into the neighbouring property this will need to be closed off by the new owners.. 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.

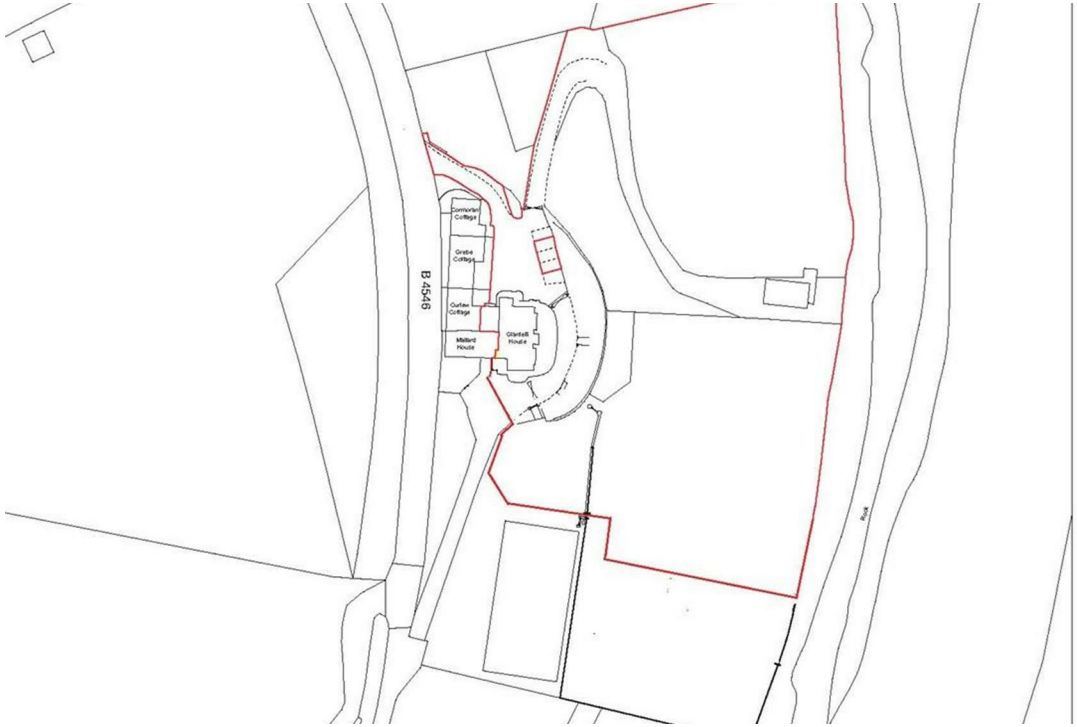
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

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.

HW/HW/12/25/OK






B 4546
Cormorant Cottage
Gratia Cottage
Curlew Cottage
Mallard House
Glanfell House










CARDIGAN
BAY
PROPERTIES








CARDIGAN
BAY
PROPERTIES









DIRECTIONS:

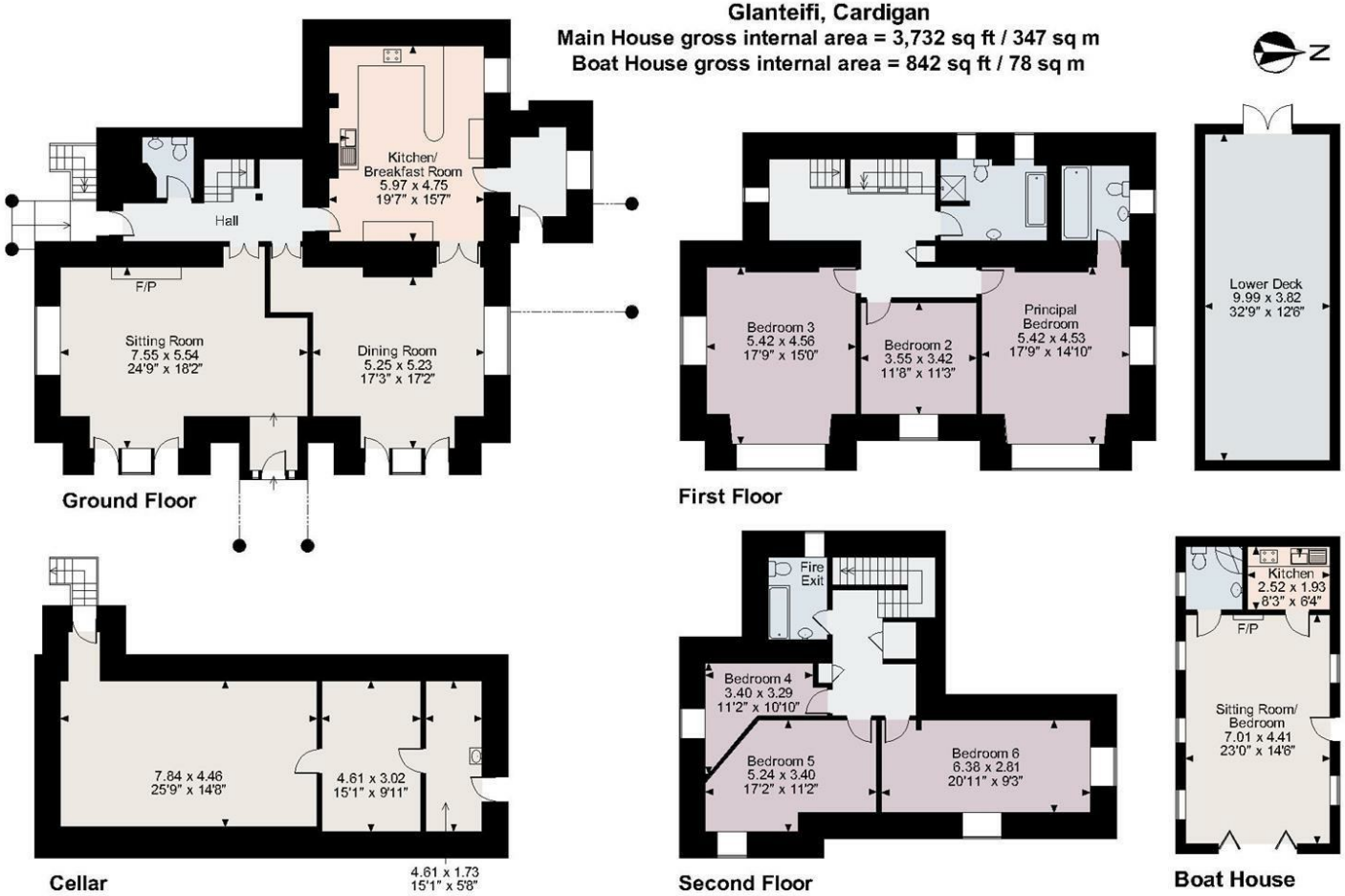
From Cardigan town head out over the old bridge and turn right for St Dogmaels. Travel all the way through St Dogmaels heading to Poppit Sands. As you leave the village you will see two gated entrances to Glanteif on the right-hand side, take the second entrance and drive down and around to the property.

What3words:///samples.chapels.marzipan





Glanteifi, Cardigan
Main House gross internal area = 3,732 sq ft / 347 sq m
Boat House gross internal area = 842 sq ft / 78 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8555555/SS



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.

Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ
T. 01239 562 500 | E. info@cardiganbayproperties.co.uk
www.cardiganbayproperties.co.uk

CARDIGAN BAY PROPERTIES
EST 2021