

MANDINAM ESTATE

LLANGADOG | CARMARTHENSHIRE

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Llewellyn Humphreys
CHARTERED SURVEYORS, LAND AGENTS AND VALUERS
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 **Knight
Frank**

*‘A beautiful country estate in a truly stunning location
on the edge of the Brecon Beacons National Park.’*



MANDINAM ESTATE

LLANGADOG | CARMARTHENSHIRE | SA19 9LA

Llangadog 2 miles | Llandovery 7 miles | Llandeilo 10 miles | Brecon 23 miles | Cardiff 61 miles
(Distances are approximate)

Grade II Country House | Reception Hall | Drawing room | Dining Hall | Study | Sitting Room | Kitchen/Breakfast Room
Boot Room/Utility | 6 Bedrooms and Family Bathroom

Beautiful Gardens and Grounds with breath-taking views | Lake

1 Bedroom Guest Cottage | Coach House with 1 Bedroom Flat | Range of Modern Agricultural Buildings

4 Shepherd's Huts with active Holiday Business

4 Bedroom Farmhouse | Grade II* Long House | Further Modern Agricultural Buildings | Stabling

Extensive mixed Mature Woodland | Commercial Woodlands | Pastureland | Parkland | Potential for good Shoot

In all about 362 acres

Further Common Land Grazing Rights in the western half of Brecon Beacons National Park

For Sale Freehold


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Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

MANDINAM ESTATE

Having meandered up the long drive to Mandinam House and on appreciating the extraordinary 360 degree views of stunning unspoilt Welsh countryside, it is easy to understand why Mandinam means “place without blemish” and you immediately feel it is a very special place.

The handsome period house stands in an unrivalled position with breath-taking views over its own rolling and wooded land and the open countryside beyond. There is good reason that the Prince of Wales and Duchess of Cornwall chose this beautiful part of Wales as their home with Llwynywermod located just 3 miles to the north east as the crow flies.

Whilst the house is in need of modernisation, it has an excellent range of well-proportioned reception rooms with high ceilings and a wonderful array of further period buildings offering flexible accommodation along with the wider estate. Mandinam is a jewel of a property that offers a once in a life time opportunity for someone to further enhance the estate and make it even more special.

From the highest point of the farm with views of Llyn Y Fan Fach, from where the story of Lady of the Lake originates and down to the River Bran where brown trout and sewin travel upstream from the Towy, the whole farm is unique in its appeal and feeling. It has been sympathetically farmed and cared for with the greatest respect to nature, and provided a safe and healthy environment to raise a family and run a business. As the current owners have reached retirement age, it is a once in a life time opportunity for a new owner to take on the guardianship of this special place, be it as a family home, a sanctuary, a working farm, a business opportunity or as it has been for the past 50 years, a combination of all these aspects.



HISTORICAL NOTE

With its beautiful symmetry, it's easy to mistake Mandinam as being from the Georgian period, but its first recorded mention is from the Stuart era, a whole century earlier, when the owner, Mr C Gwynfe provided it in 1660 to the theologian and respected Jeremy Taylor who was said to have been with Charles I when he was executed. There is some debate as to whether Taylor's second wife, Joanna Bridges was in fact Charles I's illegitimate daughter but what is factual is that she sold the estate on in 1707.



After changing hands several times in a short period of time, it was taken on by the Lloyds of Wern Newydd and Glansevin into the 20th Century. The Lloyd family's love of country pursuits provided excellent guardianship, preserving the size of the estate and setting it on a path of modern conservation with evidence of game cover in the form of holly trees being found dotted around broadleaf woodlands. There are many individual trees on the farm that germinated over 800 years ago and the mass of bluebells that appear in one of the woodlands; Coed Deri (SSSI), are indicators of an ancient woodland.



The double piled house of Mandinam has inevitably been added to over the centuries according to taste and fashion and has a wealth of features illustrating its age: sash windows, plaster cornicing, original fireplaces, oak staircase, thick stone walls and it is therefore unsurprising that it has been issued a Grade II listing as a good example of a 19th century gentleman's residence as well as its association to Jeremy Taylor.

When the current family took over in 1970, it was farmed commercially for several decades. Making full use of the sheep walks and grazing rights that are high in the black mountains, there was at one time 100 head of cattle as well as over 1000 breeding ewes. The current owner never sacrificed nature for pure productivity and there are today more hedges and more native trees planted than when he and his young family took ownership. As well as the government directed schemes, he actively sought out experts and encouraged them to visit. Botanists noted rare specimens not found elsewhere in the district, for example the early purple orchid, golden saxifrage, marsh

marigold. Ornithologists found evidence of dippers, kingfishers, curlew, woodcock, snipe: all reliant on sympathetically managed guardianship.

There is an Iron Age fort, protected from intensive farming by its SSSI status, that sits close to the main house with truly amazing 360 degree views. The more discernible fort at Garn Goch near Bethlehem can be viewed easily from Mandinam Fort as well as other westerly points of the farm.

At the east end of the farm at Coed-Weddu is a Grade II* cruck framed sub-medieval farmhouse. This unique thatched longhouse is currently being preserved under a tin roof protecting the myriad of historical features within. It has been left untouched. Visual highlights include the bread oven, open range, the cot bed, and the favoured adverts from local newspapers dating from as far back as the 1890's that have been stuck to the back of the stairs door detailing such delights as 'Eiffel Tower Lemonade' as well as the latest inventions to aid domestic chores.

MANDINAM HOUSE

The principal house offers excellent accommodation and lends itself perfectly to family life as well as entertaining.



MAIN HOUSE FLOOR PLANS



Approximate Gross Internal Area
Main House: 303.8 sq m (3,270 sq ft)
For identification purposes only. Not to scale.



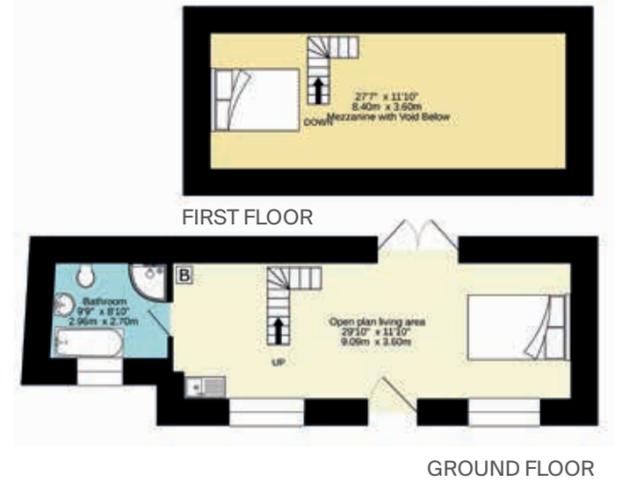
Approximate Gross Internal Area
Coach House: 97.2 sq m (1,047 sq ft)
For identification purposes only. Not to scale.



Opposite the house is the 1 bedroom 'Potting Shed' offering further family, guest or staff accommodation.

In addition is the charming stone built Coach House with its 1 bed flat along with huge further potential in the rest of the building.

Behind The Potting Shed is the home farm yard with two large multi-purpose modern farm buildings along with an additional storage barn.

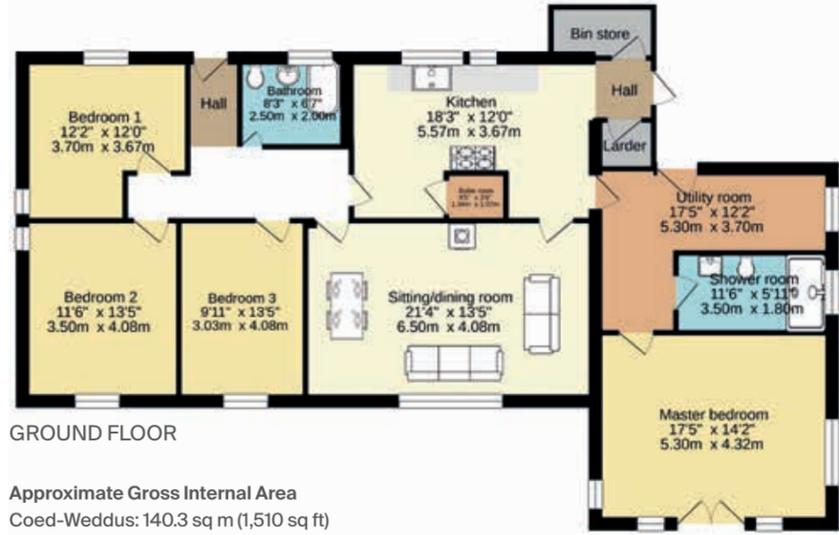


Approximate Gross Internal Area
The Potting Shed: 70.7 sq m (761 sq ft)
For identification purposes only. Not to scale.

COED-WEDDUS

Situated in an equally magical spot to the east of the estate with a separate access, Coed-Weddus is a 1950's timber framed single storey

building which was further extended in 2007. It offers flexible accommodation for either family, guests, staff or as a rental opportunity.



There is a wonderful listed long house along with a range of modern farm buildings which

includes some stabling. This has formed the hub of the farming operation.



SHEPHERD'S HUTS

The current family have diversified the farm which has included the installation of 4 shepherd's huts which have proved to be a useful additional income stream to the estate. The huts are located in secluded positions around the farm and all have their own wood fired hot tubs as an added luxury.

www.mandinam.com



THE ESTATE AND WOODLAND

Mandinam Estate has a wonderfully diverse environment with a delightful mixture of pasture, mixed ancient and commercial woodland along with a lake, flight ponds and streams. There are sheltered areas that in turn rise up to the Iron Age Fort and then even higher to the top of the hillside with its extraordinary views.

The family have actively grazed the land with sheep and cattle along with enhancing the farm with woodland management and enhancement.

Areas of land near the river were deliberately unimproved and now support over 50 species of flowering plant as well as ancient varieties of grasses, herbage, ferns, mosses and lichens. Invertebrates, rare snails and small mammals

all thrive on the wide variety of plant life and support the food chain. As further evidence of their commitment to conservation and to preserve certain unique areas of the farm for perpetuity, the current owners assigned over 25 acres of the farm to SSSI.

The estate benefits from several sizable areas of woodland at various stages of development to provide an alternative to agricultural production as well as offer the owner significant timber and firewood harvesting opportunities. The current owners have managed the existing woodlands mainly for timber production and with a mixture commercial conifers and well thinned but productive broadleaves.

The access to Tannerdy Wood continues through and past the shepherd's hut to the

track infrastructure linking both dwellings. A new owner now has the opportunity to thin this woodland to create timber income from the range of species now approaching their productive phase. Stocking includes Larch and Douglas fir. Other woods include Coed-Weddus, a Royal Welsh Show prizewinning woodland that benefits from an Oak seed stand income of £1500 per year as well as the potential to produce high quality Oak planking quality timber. Coed y Goetre a new woodland situated on the rising land on the south eastern edge of the estate is a young commercial woodland that is fully stocked with a range of mainly commercial species that includes Sitka spruce. This wood is on the verge of beginning its productive phase with first thinning possible almost immediately. Coed Deri just to the

north of Coed-Weddus farm is a delightful and magical area of woodland that has been managed for conservation and firewood production in the past.

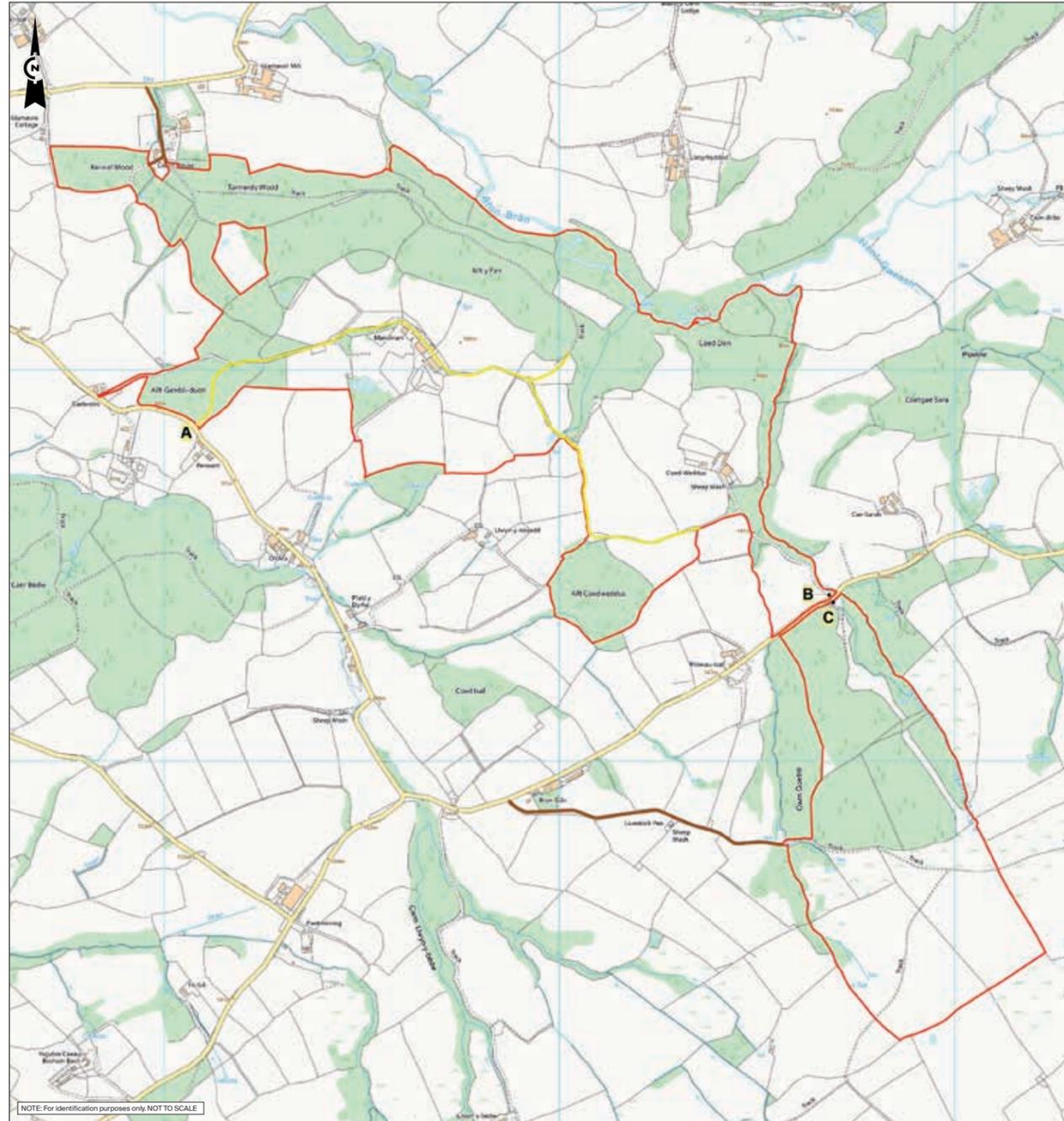
Prospective purchasers may also appreciate the sporting potential for all of the woodlands. Slope, open ground and carefully thought out planting layouts have created the opportunity for a variety of country sports. The current owners had at one time run a driven shoot throughout the woodland and adjacent open areas. The woodlands also add an enormous feeling of privacy to the estate. There is even an area of Christmas trees planted for the benefit of the estates owner close to the main access road.



COMMON LAND GRAZING RIGHTS

We understand the land benefits from grazing rights for 480 ewes and followers exercisable over common land unit CL 15, CL 16 and CL 18. The land is situated up in the hills in the Western half of Brecon Beacons National Park (200 sq miles). Traditionally this is grazing above the lake "Llyn Y Fan" and runs south.

Llyn Y Fan is the origin of the Lady of the Lake folk lore from which the Physicians of Myddfai arise.



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GENERAL REMARKS FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electrical items, garden ornaments, statuary, garden machinery and agricultural machinery.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

SERVICES

Private and mains water. Mains electricity. Private drainage.

ENERGY PERFORMANCE CERTIFICATES

The EPCs are attached to the brochure but if they have become detached, please request them from the Vendor's agent.

POSTCODE

SA19 9LA – access to the farm is down the drive marked with the letter 'A' on the plan.

METHOD OF SALE

For sale as a whole with vacant possession.

IMPORTANT NOTICE

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PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy himself as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The Property is offered for sale subject to and with benefit of all rights of way, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There are rights of way that cross the Estate.

BASIC PAYMENT AND COUNTRYSIDE STEWARDSHIP SCHEME

The vendors will use their reasonable endeavours to transfer the Basic Payment entitlements to the purchaser. The vendor will retain the current year's payments.

VIEWINGS

Strictly by appointment with the selling agents. If there is any point which is of particular importance, we invite you to discuss this with us, especially before you travel to view the property.



Viewing is strictly by prior appointment. Please contact:

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