



Derwydd Mansion

Derwydd Road, Ammanford, Carmarthenshire, SA18 3LQ

Tenure: Freehold

Price: £1,800,000

Ref: 96469

 **Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Magnificent Grade II* Tudor estate
- 8 reception rooms, 9 bedrooms
- Attached 4 bedroom West Wing
- Separate 1 bedroom Garden Cottage
- 8 acres of landscaped gardens and woodland
- Formerly a successful wedding venue

Location

Derwydd Mansion is an elegant and sumptuously appointed country house located in the idyllic Carmarthenshire countryside. It is situated in a beautiful secluded valley, yet is within easy reach of connections to the A40 trunk route, the A48 and the M4. Derwydd Mansion is 4 miles south of Llandeilo which serves as a gateway to the western edge of the Brecon Beacons National Park.

The Property

Derwydd Mansion is a magnificent, Grade II* Tudor estate dating back to the 15th century. It is one of the country's oldest private mansion houses and is famously linked to the rise of the Tudor dynasty.

It sits in landscaped grounds and gardens with mature trees and expanses of lawn. In all, the property extends to about eight acres.

Derwydd Mansion first appeared in the history books in 1485. It has the lineage of a distinguished country house and was once owned by Tudor knight Sir Rhys Ap Thomas. It is also said that Derwydd sheltered Henry Tudor on his way to Bosworth in 1485. The house's royal connection is commemorated in the plasterwork coat of arms in the King's Room.

Our clients purchased Derwydd Mansion Estate in 2013 and quickly returned it to its former glory. Meticulously furnishing the property with its original fixtures and fittings.



Derwydd Mansion

The house is set over three floors and has a wealth of period features. It is a substantial Tudor mansion retaining its full complement of 17th century interiors of exceptional quality.

Front entrance leading into the grand MAIN HALL with a feature Jacobean inglenook fireplace with a segmental stone bressummer and decorative overmantel dated 1644, displaying the Vaughan coat of arms. The hall's stained glass, eight pane Flemish window is estimated to date from the 12th century.

Double archways lead off to an INNER HALL. Adjacent is the LIBRARY which has a dark wood Jacobean fireplace with an ornate overmantel and decorative cornice moulding with floral motifs. Internal staircase and storeroom. Off the inner hall is the BAR with metal panelled servery.

An impressive Tudor style staircase with elaborate woodwork rises up to the first-floor hallway.

First floor:

THE KING'S ROOM: it is believed that Henry Tudor stayed here whilst en route to the Battle of Bosworth. The room has a late 17th century ceiling, cornice moulding with interlinking floral motifs and little modillions, and a fireplace.

There are a further TWO LARGE SITTING ROOMS, a STUDY, a CONSERVATORY and the old SERVANTS' KITCHEN and pantry. To the rear at first floor level is a MODERN KITCHEN with bespoke cabinets, granite worktops and original tile floor. Adjacent is the UTILITY ROOM.

The Tudor style staircase with its panelled wainscoting rises from the inner hall; alterations were made to it in 1888.







Derwydd Mansion continued

Second floor:

On the second floor of the main house are a further EIGHT BEDROOMS of varying sizes that overlook the gardens and grounds. These share the use of FAMILY BATHROOM which has a deep cast iron bath and a separate SHOWER ROOM.

The West Wing

With internal access from the main house as well as its own private entrance, the West Wing was used as a self-contained cottage either for wedding party guests or for independent letting.

An entrance vestibule provides access to TWO GROUND FLOOR BEDROOMS and a storeroom which could be converted into a bedroom if required. Internal staircase to the first floor. KITCHEN with fitted cupboards, Large LIVING ROOM, TWO FURTHER BEDROOMS and a SHOWER ROOM.

(Note: the West Wing is metered separately from the main house).



Garden Cottage

Set over two storeys and adjoining the Pleasure Gardens, the cottage has a heavily beamed ceiling, exposed stone flagged floor, a feature fireplace with a stone mantel and brick chimneybreast and exposed stone walls throughout. KITCHENETTE with fitted cupboards. Leading to the first floor is an original, ornate wood staircase.

FIRST FLOOR:

BEDROOM with open-plan BATHROOM, four-poster bed, exposed stone walls and tongue and groove storage cupboard.

(Note: the Garden Cottage is metered separately from main house).

Adjoining the Garden Cottage is a brick wall enclosed GARDEN with a freestanding hot tub. The Garden Cottage has its own separate driveway off the main drive.

External

The Pleasure Gardens:

Named after the listed sundial in the centre of the walled garden, the pleasure gardens have two large wrought iron gates, one leading to the secret wood. What has been described as one of the largest Messenger greenhouses in Wales is found in the gardens; within it is an historic peach tree.

The secret wood:

Located at the east of the estate with mature fruit trees and bushes. At the boundary is the impressive freestanding wall, mostly three metres in height, and this and the entrance gates are Grade II listed.

The drive:

There is ample parking area for a multitude of cars for events and wedding parties.







The Business

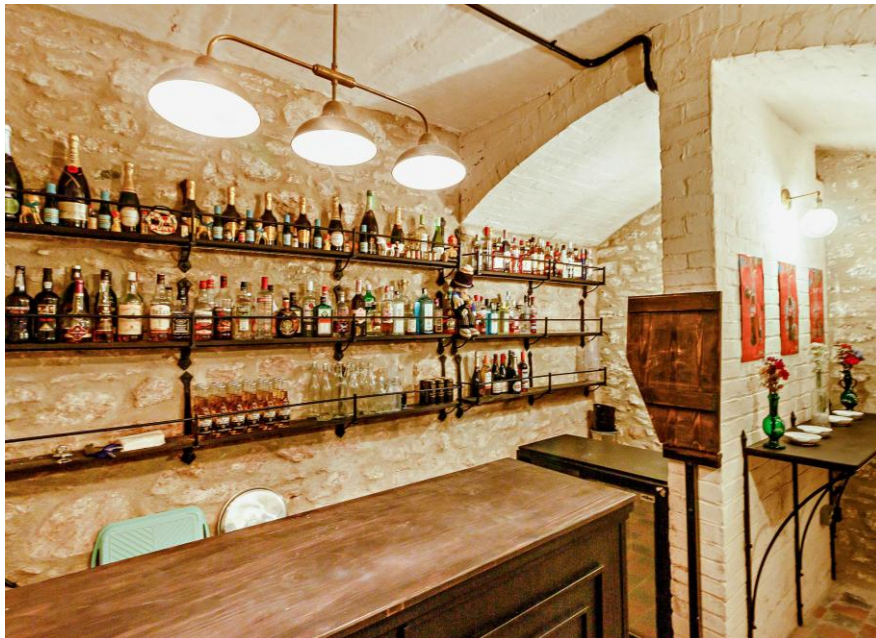
Historically, our clients operated Derwydd Mansion as an exclusive wedding venue, offering bespoke wedding packages which cost from £15,000 to £35,000. The packages included the use of the West Wing and the Garden Cottage for the night of the wedding. They also included private catering, entertainment and bespoke decoration.

Unfortunately, due to their other business commitments, our clients have not hosted weddings since the Covid-19 Pandemic, however there is no reason why a new owner could not reopen the house as a wedding venue.

In addition, when the Garden Cottage and the West Wing were not being used by wedding guests, our clients offered them as occasional holiday lets (when they were in residence). We are advised that takings for the holiday lets were in excess of £50,000 per annum and a gross profit of 80% was achieved.

Furthermore, Derwydd Mansion has been used as a set for TV shows and films, the most notable being the highly successful 'The Ballad of Wallis Island' which won three British Independent Film Awards (BIFAs) and received multiple nominations at the British Academy of Film and Television Arts awards (BAFTAs). The house was also the set for 'Come Dine with Me' during the Covid-19 Pandemic.

Prospective purchases will undoubtedly see the potential trade which could be generated through the reintroduction of wedding packages and holiday lets.



Tenure & Price

FREEHOLD £1,800,000 to include goodwill, fixtures and fittings.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Inventory

Our clients have meticulously furnished the property with its original fixtures and fittings which they acquired following Sotheby's on-site sale of Derwydd Mansion's historic contents in 1998.

The sale of the property will include trade fixtures and fittings. An inventory will be prepared once a sale has been agreed.

Licences

N/A.

Services

Mains electricity is connected.

Water is accessed via a borehole supply.

LPG gas.

Local Authority: Carmarthenshire County Council.





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