

5 bed luxury farmhouse with accompanying successful holiday cottages set within 4 acres. Nestled between the Preseli Mountains, Cardigan and Newport. Pembrokeshire - Cardigan Bay West Wales.



Ty Llwyd, Eglwysrwr, Crymch, Pembrokeshire. SA41 3TD.

£900,000

Ref A/5522/RD

****Luxurious Holiday Cottage Complex****Including Character 5 bed original farmhouse and 2 separate holiday cottages**9/10 Booking.com holiday rating**Set on a strategic road network**Popular return business exceeding £60,000 income annually**Fully refurbished in recent times with no expense spared**A wealth of original character features**ONE OF THE MOST NOTABLE PROPERTIES WITHIN NORTH PEMBROKESHIRE**Attractive riverside setting**Set within 4 acres**Fishing Rights**A well established and successful family business**Available as a going concern**Full residential consent for the three independent residential properties **Ideal Multi generational living opportunity**Ample off road parking**Supporting cottage facilities including laundry and storage units**One of the finest Holiday Cottage Businesses to come on the market in recent times and must be viewed to be fully appreciated**.

The property is situated within the hamlet of Crosswell, some 500 yards from the larger village of Eglwysrwr with its village shop, post office, petrol station and primary school. The property is nestled between the Preseli mountains and the Cardigan Bay at Newport with its primary school, doctors surgery, traditional high street offerings, local cafes, bars and restaurants. The market town of Cardigan is some 15 minutes to the north offering a wider range of amenities including secondary school, community hospital, 6th form college, cinema and theatre, traditional high street offerings, retail parks, supermarkets, industrial estates and employment opportunities.



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GENERAL

A luxurious holiday cottage complex comprising of 'Ty Llwyd' farmhouse being fully refurbished in recent times to provide a substantial family home or a successful holiday cottage premises.

Flanking the rear of 'Ty Llwyd' is 'Y Beudy' a luxury holiday cottage, finished to the highest order and across the yard area is 'Y Cartws' offering two storey 1 bedroom accommodation with side private space.

The property is set within 4 acres or thereabouts of extended garden, side paddock and wild habitat area with riverside frontage enjoying a wonderful setting with full fishing rights along the boundaries of the property.

The property is accompanied by stables, laundry room and double garage, each having potential for future conversion (stc).

Accounts will be available to those with a bona fide interest and have first visited the property. We are advised that the business regularly exceeds income levels of £60,000 per annum.

ONE OF THE FINEST AND MOST RECOGNISED COTTAGE COMPLEX IN PEMRBOKSHIRE.

The Accommodation provides more particularly as follows -

TY LLWYD FARMHOUSE



Entrance Hallway

6' 8" x 6' 7" (2.03m x 2.01m) accessed via hardwood door, tiled flooring, painted beams to ceiling.



Ground Floor Bedroom 1

11' 9" x 14' 9" (3.58m x 4.50m) a double bedroom with feature stone walls, tiled flooring, window to front, radiator.



En Suite



9' 8" x 11' 6" (2.95m x 3.51m) with corner enclosed shower, fully tiled walls and flooring, single wash hand basin and vanity unit, rear window, w.c. heated towel rail.

Inner Hallway

With access to first floor, large under stairs cupboard with radiator.

Lounge



13' 7" x 14' 8" (4.14m x 4.47m) a large family living room with lime washed painted stone walls, feature inglenook fireplace with oak mantle over with multi fuel burner on a slate hearth, tiled flooring, radiator, tv point, multiple sockets. Steps lead up to -

Kitchen/Dining Room





16' 7" x 17' 9" (5.05m x 5.41m) with a range of shaker style base and wall units, fitted fridge freezer, 1½ stainless steel sink and drainer, space for 12+ persons table, tiled flooring, space for cooking range, wood effect worktop, side patio door to jacuzzi and private patio area, radiator, part tongue and groove panelling to walls. Steps down to -

Utility Room

11' 7" x 10' 2" (3.53m x 3.10m) with a range of base units, stainless steel sink and drainer with mixer tap, external door, rear window, tiled flooring, radiator.

W.C. off.



Shower Room



With enclosed shower unit, radiator, fully tiled walls and flooring.

FIRST FLOOR

Split level Landing

16' 7" x 6' 8" (5.05m x 2.03m) With rear window and velux roof light allowing excellent natural light. Airing cupboard.

Bathroom



8' 7" x 6' 6" (2.62m x 1.98m) with feature jacuzzi bath, single wash hand basin and vanity unit, w.c. fully tiled walls and flooring, velux roof light over, radiator.

Rear Bedroom 2



17' 4" x 15' 9" (5.28m x 4.80m) stepped up from the landing area into a luxurious double bedroom with 3 velux roof lights over, exposed A frames, feature stone walls, tiled flooring. Space for an additional bed if required.

En Suite



9' 5" x 4' 5" (2.87m x 1.35m) with corner enclosed shower, w.c. single wash hand basin and vanity unit, tiled flooring and walls.

Front Bedroom 3





13' 9" x 15' 6" (4.19m x 4.72m) a double bedroom, window to front with attractive views over the river and bridge to front, lime washed walls, timber flooring, multiple sockets, exposed beams to ceiling.

En Suite



6' 8" x 5' 6" (2.03m x 1.68m) w.c. single wash hand basin, tiled flooring, shower.

Front Bedroom 4

11' 9" x 15' 1" (3.58m x 4.60m) a double bedroom, window to front enjoying garden and riverside views, multiple sockets, stone walls, radiator.



Inner Landing

With airing cupboard, window to front, staircase leading up to -

Attic Room



With vaulted ceiling with exposed A frames, 3 x velux roof lights, tv point (Currently used as additional seating space).

Access to -

Bedroom 5



15' 3" x 13' 4" (4.65m x 4.06m) a double bedroom, exposed A frames, 2 x velux roof lights, radiator.

EXTERNALLY

To the Front

The property is approached from the adjoining country road into a large gravelled forecourt with lime washed white walls and raised garden areas laid to lawn leading through to a large parking forecourt for space for 6+ vehicles to park.

Front and side garden areas laid to lawn.

Lower patch of area currently with hot tub, slate flag stone flooring and covered space.



To the Rear



Access to the kitchen area with slate flooring and steps leading up to Y Beudy which is also accessible from the main car park area.

Y BEUDY



A fully converted 2 bed cottage finished to the highest order with elevated front patio area.

Accessed via glass panel door into -

Hallway

with slate flooring, radiator, window to front, access to storage cupboard.



Ground floor bedroom 1



10' 1" x 13' 8" (3.07m x 4.17m) a double bedroom, window to rear patio area, multiple sockets, radiator.

En Suite



6' 5" x 10' 1" (1.96m x 3.07m) with enclosed shower, w.c. panelled bath, single wash hand basin, vanity unit, heated towel rail, tiled flooring.

Kitchen/Dining Area/Living Space





28' 1" x 13' 9" (8.56m x 4.19m) being open plan, a light and airy space with high quality range of farmhouse style kitchen units, double Neff oven and grill, stainless steel sink and drainer with mixer tap, electric hobs with extractor over, spot lights to ceiling. Patio door out to elevated front patio area with external seating and dining space. Space for 6+ persons table, seating area with space for large furniture, radiator, wall mounted tv, feature multi fuel burner on a slate hearth and exposed stone wall to rear, spot lights to ceiling, wood effect flooring. Steps leading up to -

Front Bedroom 2



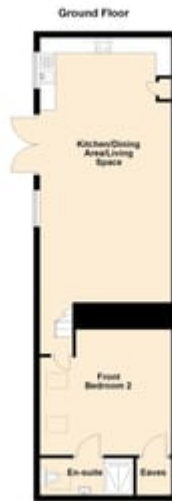
13' 9" x 14' 3" (4.19m x 4.34m) a double bedroom with space for 3 beds, exposed A frames to ceiling oak effect flooring, multiple sockets, spot lights, roof light over.

En Suite

With enclosed shower, w.c. single wash hand basin and vanity unit, radiator, exposed A frames to ceiling.



Y Beudy Floor Plan.



EXTERNALLY

To the front



The property enjoys an elevated patio area with views over the property towards the Preseli mountains.

To the Rear



An enclosed private rear patio area with space for hot tub with electric cover over.

Y CARTWS

A separate two storey 1 bed cottage.

Provides the following accommodation -



Bedroom Space

Double Bedroom Space, multiple sockets, radiator

Kitchen and Dining Area

High quality kitchen and dining area with fitted electrical appliances, sink and drainer, seating area with space for 2+ persons table. Steps leading up to -

Y Cartws Floor Plan



First Floor



EXTERNALLY



The property enjoys a covered patio area with hot tub.

Laundry Room

14' 2" x 9' 8" (4.32m x 2.95m) Located to the side of the main farmhouse with washing machine connection point, concrete base, windows to front.

Double Garage

With 2 separate double timber doors. Currently used as a log store and maintenance area.

Extended Rear Garden

Located to the rear and side of Ty Llwyd Farmhouse with full riverside frontage and also a feature zip wire for children as well as a climbing frame park which leads onto -





Stable Building



Concrete built and rendered stable building with access to the

Adjoining Paddock.



Currently used for grazing with side habitat area enjoying riverside frontage and full fishing rights.

This garden area is for use by all the cottages.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

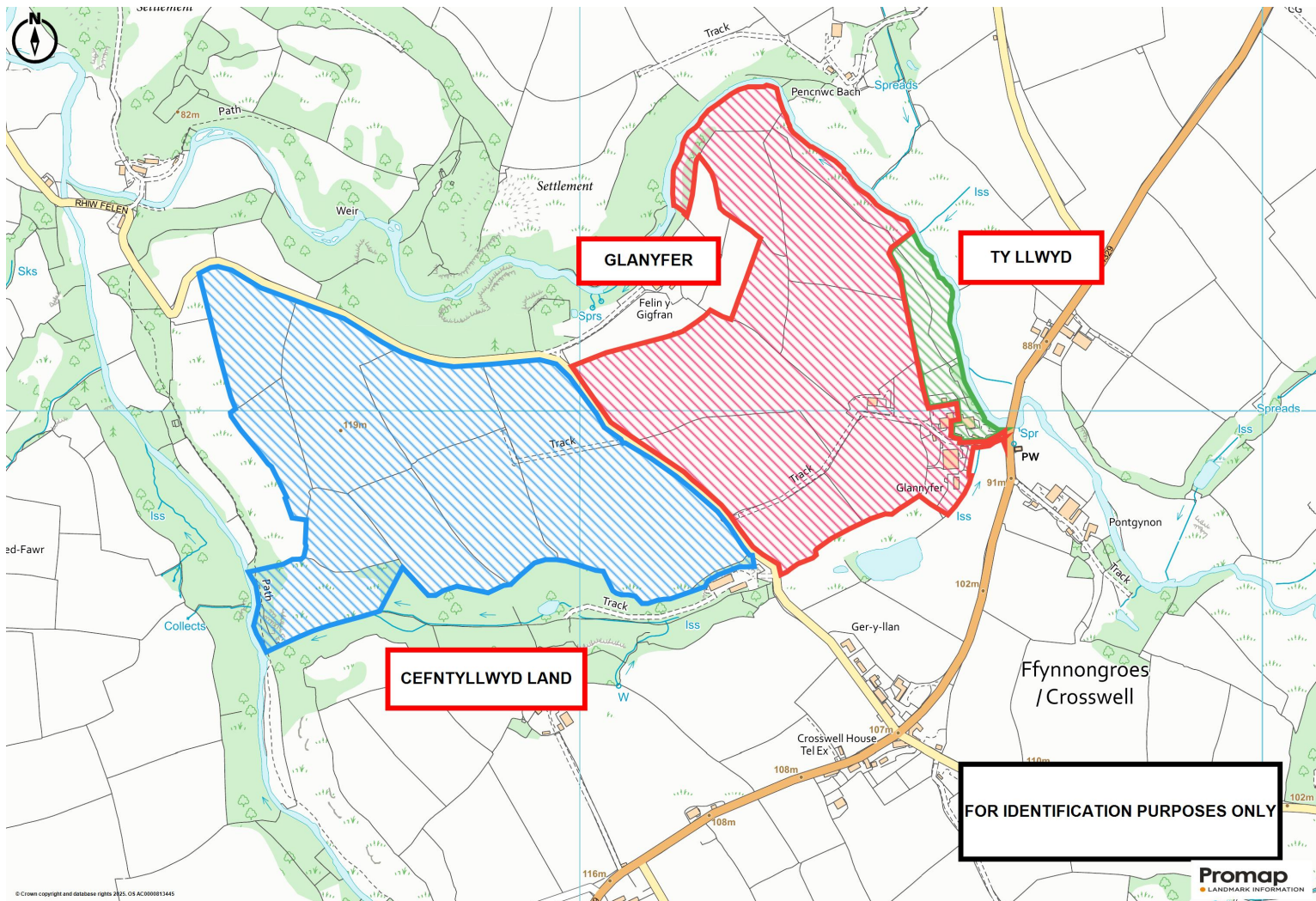
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Services

The property benefits from mains water and electricity. Private drainage. Oil central heating.

Council Tax Bands (Pembrokeshire County Council).

Tenure - Freehold.



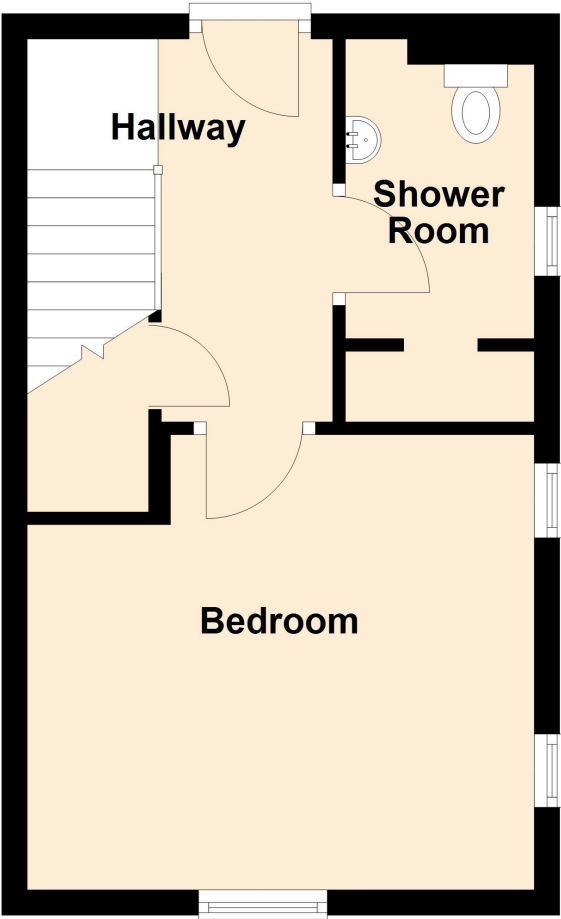
Ground Floor



First Floor



Ground Floor



MATERIAL INFORMATION

Parking Types: Driveway. Private. Residents.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (43)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

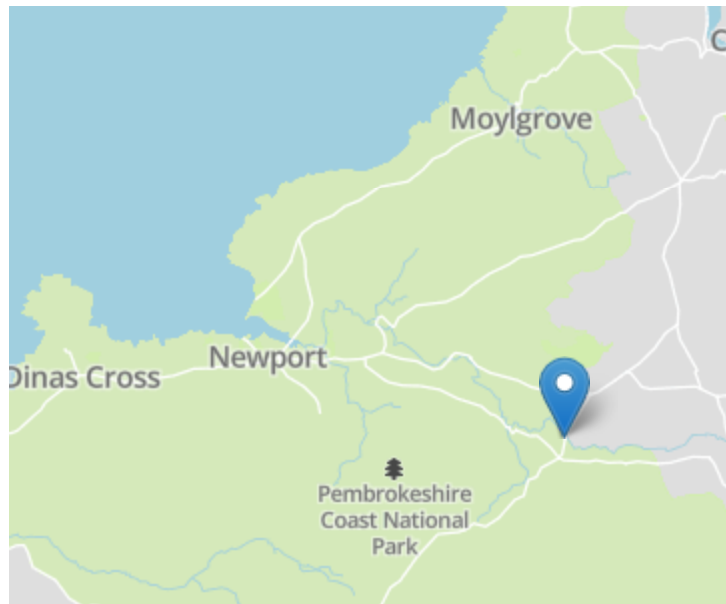
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

Travelling south from Cardigan on the A487 proceed through the hamlets of Llantood and into the village of Eglwysrwr. Travel through the village and on exiting the village, bear left after the entrance to Dyfed Shire Horse Farm and adjoining Brian Llewellyn country stores onto the B4329 road. Take the left hand turning here and continue for approximately half a mile, proceeding down hill and over the bridge. The access to Ty Llwyd is immediately on your right hand side as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

For further information or to arrange a viewing on this property please contact :

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