

An outstanding 49 Acre Holiday Complex with 4 separate dwellings and camp site. Lovely rural setting. Saron - Near Llandysul.



Penwern, Saron, Llandysul, Carmarthenshire. SA44 5EL.

£1,295,000

Ref C/2352/ID

****LOOKING FOR A LIFESTYLE CHANGE? LOOK NO FURTHER !**The Ultimate Country Lifestyle Property**Outstanding 49 Acre Holiday Complex with 4 separate dwellings**Situated in an idylc rural setting**On the edge of the popular village of Saron, near Llandysul**Perfect for multi generational purposes or home with an income**Off grid glamping & camping site**Peaceful and tranquil setting down its own drive**Range of useful multi purpose outbuildings****

An outstanding country property in a wonderful location worthy of an early viewing!

The property is located on the fringes of the rural village of Saron with its nearby local primary school in Rhos, village shop, petrol station, public house, places of worship and good public transport connectivity. The towns of Newcastle Emlyn and Llandysul are both within a 10 minute drive of the property offering both primary and secondary school education, mini supermarkets, traditional high street offerings, cafes, bars and restaurants. The coast at Cardigan Bay is some 30 minutes drive west.



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GENRAL

Penwern offers prospective purchasers the opportunity to acquire an outstanding holiday complex that could be utilised for multi-generational purposes or a holiday let business with great income potential.

Situated in a peaceful and tranquil location at the end of its own private track, the proeprties are positioned centrally within it's own 49 acres of grounds offering true peace, quiet and tranquility.

The land was previously used as a 9-hole golf course. Since the current vendors acquired the property, they have developed the land into a off-grid glamping and camping site. The site currently have 8 glamping pods and planning permission for 25 bell tents and 15 touring pitches. There are compost toilets and shower facilities on site.

There is certainly potential to expand this business further.

The holiday cottages, being Gleneagles and Wentworth cottages are subject to a holiday let restriction. The cottages can not be sold seperately.

IF YOU ARE LOOKING FOR A CHANGE OF LIFE STYLE THEN LOOK NO FURTHER. A TRUE COUNTRY GEM !

PENWERN COTTAGE



Penwern Cottage offers a double fronted 3 bed stone

farmhouse under a slate roof. The accommodation provides -

GROUND FLOOR

Living Room



21' 4" x 13' 11" (6.50m x 4.24m) an attractive and spacious room with log burning stove, exposed stone walls, exposed beams to ceiling, window to front. Door into -

Kitchen



13' 8" x 12' 2" (4.17m x 3.71m) an attractive kitchen comprising of fitted base and wall cupboard units, complimentary working surfaces above, electric range oven with 7 ring LPG gas hobs above, tiled flooring, exposed beams to ceiling, tiled splash back.

Utility Room

11' 8" x 6' 8" (3.56m x 2.03m) with inset wash hand basin and window to rear.

Study

13' 10" x 6' 8" (4.22m x 2.03m) with glazed double doors to rear.

Downstairs W.C

With low level flush w.c and pedestal wash hand basin.

FIRST FLOOR

Landing

Approached via the staircase from the ground floor.

Bathroom



Having a 4 piece white suite comprising of an enclosed shower unit with mains shower above, panelled bath with hot and cold taps, vanity unit with concealed w.c. and inset wash hand basin, tiled walls, window to rear.

Double Bedroom 1



13' 10" x 12' 8" (4.22m x 3.86m) with range of fitted wardrobes, double glazed window to front.

Double Bedroom 2



13' 10" x 13' 10" (4.22m x 4.22m) a spacious room with double glazed window to front.

PENWERN FARMHOUSE



Penwern Farmhouse also provides spacious 3 bedroomed (1 en suite) accommodation.

Provides -

GROUND FLOOR

Entrance Hall

9' 9" x 6' 9" (2.97m x 2.06m) via half glazed door. Door into -

Study

9' 0" x 6' 9" (2.74m x 2.06m) with dual aspect window to front and side.

Living Room



15' 0" x 14' 1" (4.57m x 4.29m) a comfortable room with patio door to side and double glazed window to rear with lovely rural views, spot lights to ceiling.

Utility Room

With range of fitted cupboards with inset wash hand basin. Door into -

Downstairs W.C.



With low level flush w.c. and wash hand basin.

Spacious kitchen/breakfast room



21' 3" x 18' 11" (6.48m x 5.77m) an attractive kitchen with fitted base and wall cupboard units with complimentary working surfaces above, inset electric range over with induction hobs above, engineered oak flooring, tiled splash back, double glazed windows to front and rear, secondary exterior door, inset wash hand basin, secondary external door.

FIRST FLOOR

Large central Landing

Principal Bedroom



21' 3" x 17' 5" (6.48m x 5.31m) with dual aspect windows to side and rear with a lovely rural aspect, spot lights to ceiling. Door into -



En Suite



With 3 piece white suite comprising of panelled bath, pedestal wash hand basin, low level flush w.c.

Front Bedroom 2

16' 11" x 6' 9" (5.16m x 2.06m) with double glazed window to front.

Front Bedroom 3

11' 10" x 6' 9" (3.61m x 2.06m) with double glazed window to front.

Main Bathroom

Having a 3 piece white suite comprising of a roll top bath

with hot and cold taps above, low level flush w.c. pedestal wash hand basin, half tiled walls and double glazed window to rear.

GLENEAGLES



Previously a stone and slate barn having been converted to provide a pair of semi detached holiday cottages. The left hand cottage being Gleneagles.

Providing -

Entrance Hall

with storage cupboard and doors into -

Principal Bedroom



14' 9" x 11' 3" (4.50m x 3.43m) with double glazed window to front, exposed stone wall to rear.

Bedroom 2

13' 0" x 8' 5" (3.96m x 2.57m) double glazed window to front.

Bathroom



Having a white suite comprising of a panelled bath with hot and cold taps, shower above, low level flush w.c. pedestal wash hand basin, half tiled walls and tiled flooring.

Kitchen/Dining Room



17' 9" x 16' 9" (5.41m x 5.11m) split level with steps leading from the entrance hall. An attractive kitchen area with vaulted ceiling, range of fitted base and wall cupboard units with



work surfaces above, electric range oven with 6 ring gas hob above, exposed timber flooring, double glazed window to one side.

Reception



17' 6" x 15' 0" (5.33m x 4.57m) with a galleried landing and double glazed window to front with lovely country views and exposed stone walls.

Sitting Room



13' 0" x 10' 4" (3.96m x 3.15m) double glazed window to side.

Study

Externally

The properties both benefit from attractive gardens laid to lawn areas.



WENTWORTH COTTAGE



A 3 bedroomed stone and slate cottage which comprises of -

GROUND FLOOR

Open Plan Kitchen/Living Area





24' 10" x 14' 1" (7.57m x 4.29m) via stable door with dog leg staircase rising to first floor. Fitted kitchen with complimentary working surfaces above, inset stainless steel drainer sink, electric oven with 4 ring ceramic hobs above and extractor hood, exposed timber flooring, ample space for dining table, exposed stone floors. Door into -

Living Room



With 2 double glazed windows to front, electric fireplace.

Bathroom



With 3 piece suite comprising of enclosed shower unit with shower above, pedestal wash hand basin, low level flush w.c.

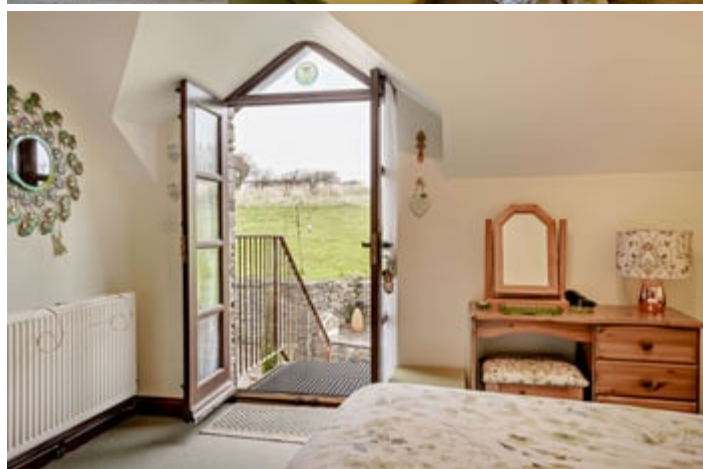
Bedroom 2

14' 3" x 8' 1" (4.34m x 2.46m) double glazed window to rear.

Bedroom 3

14' 3" x 9' 2" (4.34m x 2.79m) glazed double doors to rear with steps leading to rear garden.

Principal Bedroom



16' 8" x 14' 1" (5.08m x 4.29m) with double doors to rear with steps leading to the outside.

En Suite



Comprising of an enclosed shower unit, low level flush w.c. and pedestal wash hand basin.

EXTERNALLY

The Outbuildings

The property benefits from an extensive range of outbuildings including useful multi purposes modern open span buildings ideal for keeping livestock, machinery and general storage etc.





Stone and Slate Barn

Ideal for conversion - subject to planning.

Barn 1

40.7m x 11.78m (133' 6" x 38' 8")

Barn 2

17.4m x 10.5m (57' 1" x 34' 5")

Stable Block

27.35m x 6.6m (89' 9" x 21' 8")

Workshop

9.5m x 5.1m (31' 2" x 16' 9")

THE GLAMPING / CAMPING SITE



The site has its own access from the council road. The current vendors have invested in 8 Glamping Tents which can



cater for group bookings and exclusive hire for special occasions such as wedding, birthdays, anniversaries etc.

The vendors has invested significantly in creating an off grid site with solar panels and providing a whole host of facilities such as individual eco compost toilets, showers, cooking shelter, under cover seating area, play area, indoor fire pits, dog walk area, phone charging points and ice packs freezing.

Also permission for 25 bell tents and 15 touring pitches.

Further information on the Glamping site can be found on the owners website -<https://www.firecrestvalley.co.uk>

Accounts are available for inspection by bona fide interested parties.

THE LAND





The land amounts to some 49 acres or thereabouts divided into 9 separate paddocks being a good mix of productive pasture land suitable for grazing, hay silage together with amenity areas and a belt of woodland to the south. A stream runs along part of its boundary and also through the woodland.

The owners have planted new trees on parts of the farm as well as the glamping/camping site.

REGISTERED GRAVE

Please note - We have been informed by the owners that there is a registered grave on the land for a previous owner together with a right for one more family member to be buried on the site.

Contents

All contents, including the glamping tents are excluded from the sale though may be available by separate negotiation.

TENURE

The properties are of Freehold Tenure.

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

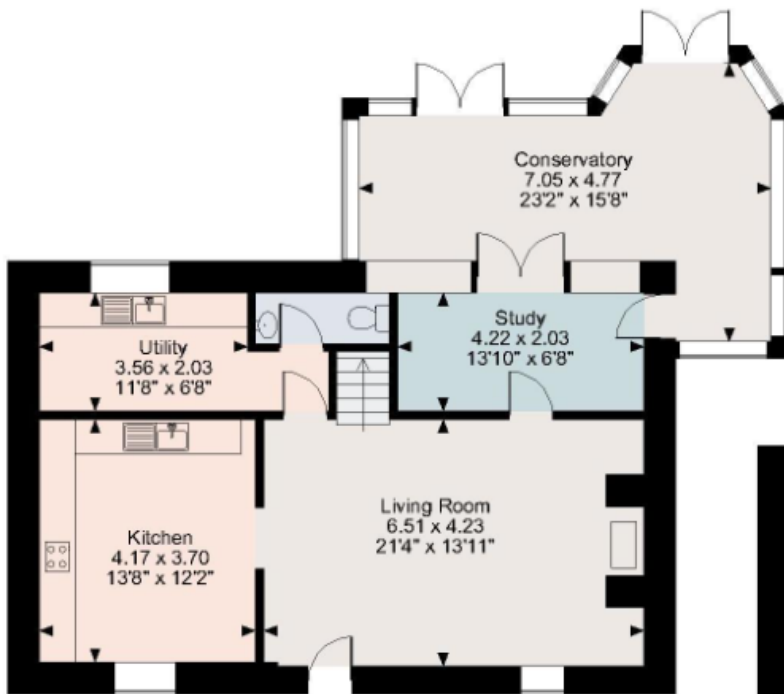
FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

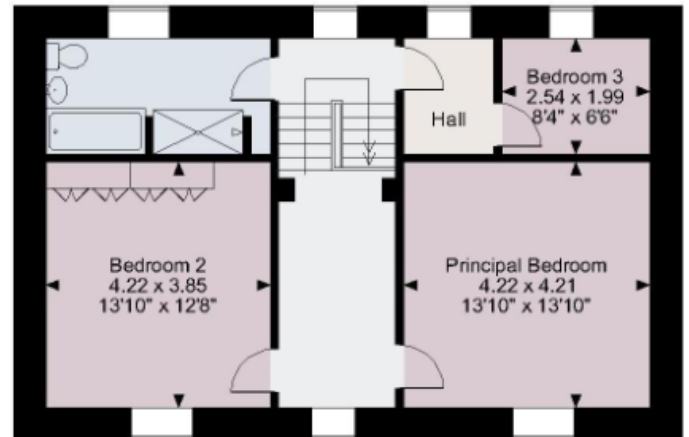
Services

The properties benefit from mains electricity, private water via borehole with UV filtration system, individual oil fired central heating systems and private drainage with 2 separate septic tanks.

Penwern Main Farmhouse, Saron, Llandysul
Main House gross internal area = 1,676 sq ft / 156 sq m



Ground Floor



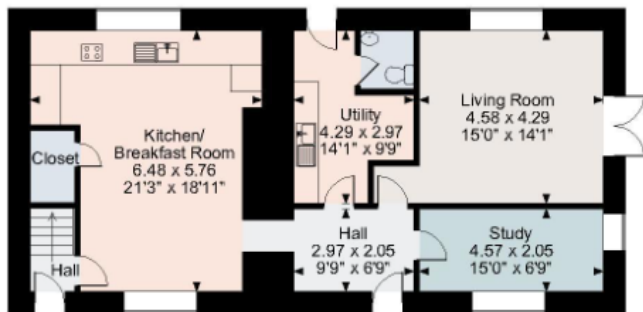
First Floor

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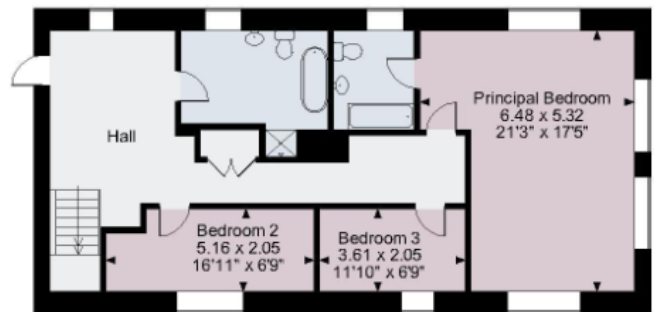
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Penwern Attached Cottage, Llandysul
Main House gross internal area = 1,974 sq ft / 183 sq m



Ground Floor



First Floor

Barn 1 - 40.70 X 11.78m
Barn 2 - 17.36 x 10.45m
Stables - 27.35 x 6.6m
Workshop - 9.52 x 5.1m

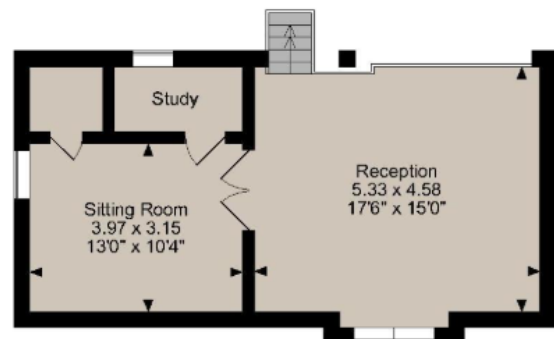
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Gleneagles, Saron, Llandysul
Main House gross internal area = 1,354 sq ft / 126 sq m



Ground Floor



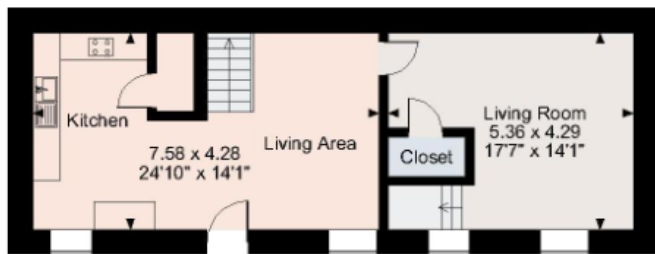
First Floor

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Wentworth, Llandysul
Main House gross internal area = 1,225 sq ft / 114 sq m



Ground Floor



First Floor

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The position & size of doors, windows, appliances and other features are approximate only.
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MATERIAL INFORMATION

Council Tax: Band G

N/A

Parking Types: Allocated. Driveway. Private. Residents.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G great data and voice

EPC Rating: D (58)

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

The property is best approached from Carmarthen, take the A484 heading North/East towards Cardigan. Travel on this road for approximately 12 miles until you reach the village of Saron. When you reach the The Llwyndafydd Inn on the right hand side, take the next left after the bus stop onto Trewern, then take the 3rd left. Concinue down the C class road for approximately 200 yards and the track will be on your right hand side.

What3Words - ///tokens.sparkles.curvy

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(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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