

*Ideal for those seeking an attractive countryside lifestyle. Set in approximately 3 Acres. Picturesque West Wales Country Setting. Llanafan Near Aberystwyth.*



Dolau Afon, Llanafan, Aberystwyth, Ceredigion. SY23 4BQ.

**£685,000 Offers in Region of  
C/2242/DD**

\*\*DREAM NO MORE! \*\*Ideal for those seeking a relaxed living situation with a character home (Grade II Listed), supporting holiday cottages and cosy caravan and camping site\*\*All set in approximately 3 Acres surrounded by mature woodland and bordered by the River Ystwyth\*\*Ideal for those maybe working from home plus an additional income\*\*Presented for sale as a Going Concern, well established affiliated to all the major Tourism portals including Visit Wales 4 Star Grading.

\*\*An Independent Council Licensed small seasonal caravan & Camping Site (Also an independent Listed Site with the Caravan and Camping Club)\*\*20 Flat Grass Pitches\*\*3-5 Hard Standing Pitches\*\*Hook Up Points\*\*Toilets & Showers\*\*Period Stone Built Holiday Cottage\*\*Lodge/Chalet (suitable for a variety of purposes)\*\*Owners Residence\*\*Useful General Purpose Buildings\*\*Studio/Workroom\*\*Double Garage\*\*River Boundary on 2 sides\*\*

Located in the upper reaches of the picturesque wooded Ystwyth Valley in the foothills of the Welsh Cambrian Mountains, yet only 20 minutes drive to the sea front at the Coastal University & Administrative Centre of Aberystwyth.



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## GENERAL

A beautifully presented well run Tourist and Lifestyle opportunity, developed to what it is today by the considerable hard work and pride of the current owners.

The property boasts a Character 2 Bed Home flanked by Holiday Cottages which provide the opportunity for a comfortable living and earning potential.

The property lies in close proximity to the Mid Wales strategic of Aberystwyth, but is also on the foothills of the Cambrian Mountains.

Aberystwyth offers excellent facilities and services including Promenade, government offices, regional hospital, university, retail parks, Leisure facilities.

The property is well connected to nearby Country & Forestry walks and attractions, Ideal for residents and visitors alike.

The business benefits - Visit Wales 4 Star Grading.

Is advertised with -

The Holiday Cottages,

West Wales Holiday Cottages

Airbnb

Camping and Caravan Club.

<https://www.dolauafon.com/>

Plus it has a Facebook Page and Instagram plus many social media posts all of which will be conveyed over to the next owners.

The property is sold as a Trading entity. The machinery and equipment used in the running of the is available subject to agreement (To be discussed with any potential purchaser).

Likewise the furniture in the cottage and lodge will be included as with bed linen, kitchen equipment etc.

## Vendors comments

After many years of talking about buying a campsite and

quitting the 'rat race', we started the search to look for a property with potential in Wales. We found Dolau Afon. We took Dolau Afon from a neglected overgrown state and spent the next 6 yrs getting it to what it is now. When we bought Dolau Afon in 2015, we didn't know anything about the area, nor did we know anyone, but being such a sociable friendly community and us willing integrators, we landed on our feet and never looked back.

We started work within days of getting the keys, and eventually we started to make progress, and plans for the site. We started with the CCC as a CS just 10 tents and 5 caravans, to what we have now – a 20 pitch touring site with facilities plus the cottage as self catering accommodation.

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There are many special things about Dolau Afon and its situation, nestled in the heart of the Ystwyth Valley in the Cambrian Mountains, especially with its accessibility to walks in all directions - we have woodland, rivers hills and mountain walking from the property and the beautiful coastline of Cardigan Bay only 9 miles away. Dolau Afon really has it all as far as location goes, in an 'Area of Astounding Natural Beauty'.

We have made many friends locally, where we have been totally accepted by the friendly and helpful generosity of the community. There is a lot going on in the village and surrounding villages, with plenty to get involved with.

Sitting in the garden is lovely, listening to the birds and just taking in the tranquillity of it. Wildlife is a plenty too, with otters, herons, kingfishers, buzzards, kites, pine martins etc. and swimming in the river is very invigorating, or just sitting on the riverbank; we will miss this. Many of our campers and cottage guests have returned year on year to enjoy the area and Dolau Afon.

We have enjoyed every day of being here, but now its time for us to embark on our next chapter/adventure in our lives, and pass it on for someone else to enjoy, who also have a passion and enthusiasm for a lifestyle with an income.

But now its time for us to spend time doing the retirement thing - get back to traveling and motor homing as we did almost a decade ago, dreaming of owning a campsite and holiday cottage business. Our time is done here, and time for someone else to enjoy the ride.

## ACCOUNTS / TRADING RESULTS

Will be made available for inspection to bona fide interested parties after a viewing of the property.

## THE CARAVAN & CAMPING SITE.



An independent listed site fully licenced with planning for 20 pitches (caravans, motor homes and tents).

Hook up points for 14 with 4/5 hard standings. A level site bounded by woodland and running down to the River Ystwyth which forms the boundary on two sides, a lovely rambling river with lovely pools for swimming.

Approached off the main road via wide double entrance gates giving easy access to the camping pitches.

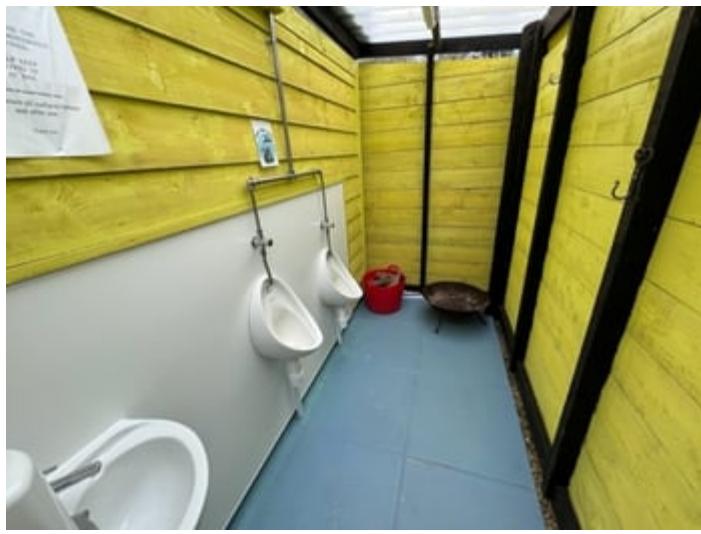
The facilities provides viz :



#### Unisex Shower/Toilet Facilities viz :

Ladies/Gents toilet 8'6" x 4' with tiled floor, pedestal wash hand basin and low-level flush toilet. Central Heating radiator.





### Ladies/Gents Shower Room

8'7" x 7'7" with tiled floor, pvc lined walls, large shower, pedestal wash hand basin, low level flush toilet. Wall mounted hair dryer.



### Further Shower and Toilet

Converted from a former horse box now clad in corrugated iron. Measures 8'2" x 5'4" with pvc lined walls, pedestal wash hand basin, large shower cubicle, low level flush toilet. Lean to Gents toilet at side with 2 urinals.



### Office/Reception

Elsan point/chemical toilet disposal and composting toilet.



### Outside boot/dog washing facility.

## THE COTTAGE / Y BWTHYN

A traditional character stone and slated cottage used for holiday letting purposes offers quaint and characterful accommodation viz :



### Open Plan Living/Kitchen/Dining Room

19' 4" x 15' 5" (5.89m x 4.70m) with stable type entrance door, Oak flooring, vaulted ceiling with exposed A beams, fireplace with a wood burning stove, 2 electric panel heaters.

The Kitchen area is fitted with base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, dishwasher, Beko ceramic hobs, front rear and side aspect windows.



### Gallery/Loft Bedroom

15' 0" x 8' 9" (4.57m x 2.67m) approached via an open tread stairs, with exposed timber floor and beams and balustrade looking down over the living area.

### Downstairs Shower Room

With tiled floor. A White suite provides – low level flush toilet, shower cubicle with a Triton shower unit, pedestal wash hand basin, part tiled walls, electric heated towel rail. Wall mounted hot air blower. Extractor fan. Front opaque window.



### To the Front of the cottage

Lawned forecourt/garden.

### Side lean to Laundry Room

With plumbing for automatic washing machine etc.

### Rear Lean to Wood Store/Utility Room

15' 5" x 9' 0" (4.70m x 2.74m) with a stainless steel single

drainer sink unit h&c. Door through to -

### Double Garage

Which has 2 up and over doors.



### Covered Tractor/Log/Store Processing Building.

Across the yard is a Twin Car Port

20' 0" x 15' 0" (6.10m x 4.57m).



### Studio/Workroom

18' 0" x 12' 0" (5.49m x 3.66m) well insulated with electricity connected. Large patio doors to front and 2 side aspect windows, electric panel heater.



### Large General Purpose Outbuilding

40' 0" x 19' 0" (12.19m x 5.79m) (Recently Constructed) with insulated wall and roof panelling and 10' wide roller shutter doors.



### Adjacent Store Room

10' 0" x 10' 0" (3.05m x 3.05m)

### Across the Road -

A lovely secluded Dell garden bounded entirely on one side by the River Ystwyth. The initial garden area has a polytunnel

and a Garden Shed and a Purpose Block built Store Shed for LPG Gas tanks.



## **DETACHED LODGE/CHALET**

Well insulated and very comfortable building which can be used for a variety of purposes including holiday letting (subject to obtaining the necessary consents) providing viz :

### **Bedroom**

13' 0" x 11' 5" (3.96m x 3.48m) with a vaulted ceiling, Velux window, tiled floor, central heating radiator.



### En Suite Shower Room

En Suite Shower Room with tiled floor, central heating radiator. Vanity unit with inset wash hand basin, low level flush toilet. Shower cubicle, extractor fan.



### Open Plan Living/Kitchen/Dining Room

18' 6" x 13' 2" (5.64m x 4.01m) with French doors to front garden, vaulted ceiling with Velux window, tiled floor, a corner positioned Woodburning stove on a quarry tiled hearth, 2 central heating radiators, range of Oak fronted base and wall kitchen cupboard units with Formica working surfaces, stainless steel single drainer sink unit h&c, LPG Gas hob unit, Fridge/Freezer, microwave etc.



### Side Hallway

With exterior door and provides a useful Utility/Storage Space with a wall mounted Baxi LPG Gas central heating boiler.

### Wet Room

With walk in shower, low level flush toilet, wash hand basin and tiled floor.

### Externally

A lovely garden meadow with mature shrubs, rhododendron bushes, splendid weeping willow tree etc all bounded by mature hedging and at the far end is a Tractor Store.

## THE MAIN RESIDENCE

A handsome Grade II Listed house of dressed stone and slate construction. Built we believe in 1851, the year of the Great Exhibition and once formed part of the 'Trawsgoed Estate' owned by the Lord Lisburn. A property of important local history.



### Front Porch

Stable door leads through to –

### Sitting Room

14' 1" x 13' 7" (4.29m x 4.14m) with 2 central heating radiators, front aspect window, fireplace housing a Multi fuel stove with a stone facing and wood surround and an original Bread Oven, understairs storage cupboard.

## Kitchen/Dining Room

14' 1" x 8' 1" (4.29m x 2.46m) with a tiled floor. A modern well fitted range of base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit with mixer taps, ceramic hobs with cooker hood over, integrated stainless steel oven, plumbing for a dishwasher, part tiled walls. Part feature panelled walls, front and rear aspect windows, central heating radiator.



## FIRST FLOOR

### Double Bedroom 1

11' 6" x 9' 6" (3.51m x 2.90m) front aspect window, central heating radiator, hatch to Loft. A good range of built in wardrobes.



### Bedroom 2

9' 2" x 7' 0" (2.79m x 2.13m) with front aspect window and central heating radiator.

### Upstairs Bathroom

7' 0" x 6' 7" (2.13m x 2.01m) shower tub/bath with shower unit, vanity unit with inset wash hand basin and mixer tap, low level flush toilet. wall mirror, built in airing cupboard, heated towel rail and tiled floor.



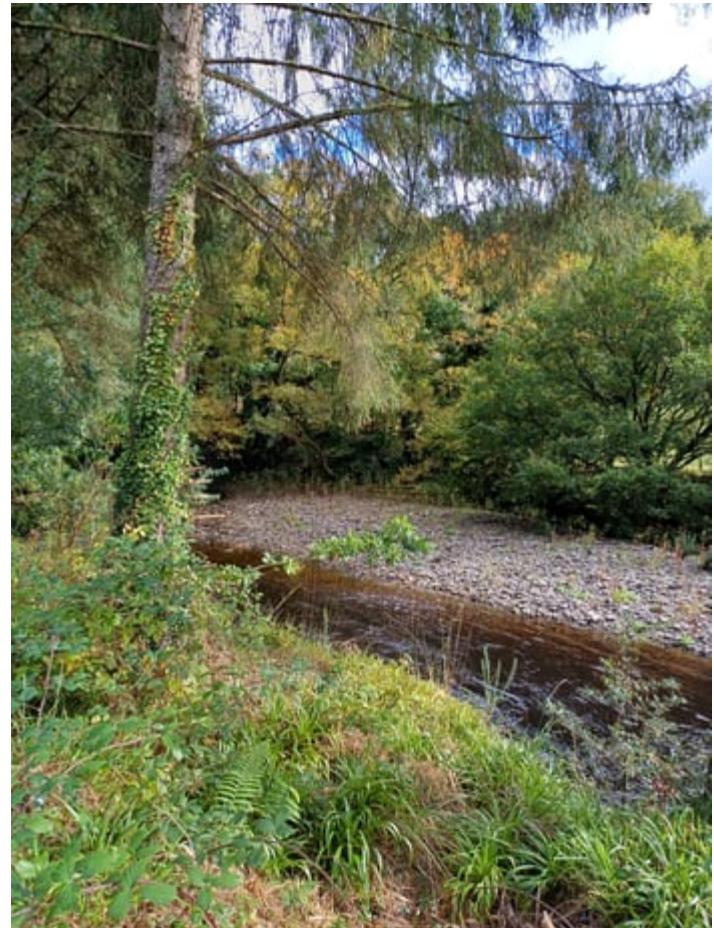
### Externally

Outside walled forecourt. Ample pull in and private parking.



### **Fishing Rights.**

The property has fishing rights on the River Ystwyth (a 15 mile stretch of river to the sea).



### **TENURE**

We are informed the property is of Freehold Tenure and will be vacant on completion.

### **MONEY LAUNDERING REGULATIONS**

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.

### **Services**

Mains Electricity and Water. Separate septic tank drainage systems for each business sector.

LPG Gas Heating for the lodge and campsite.

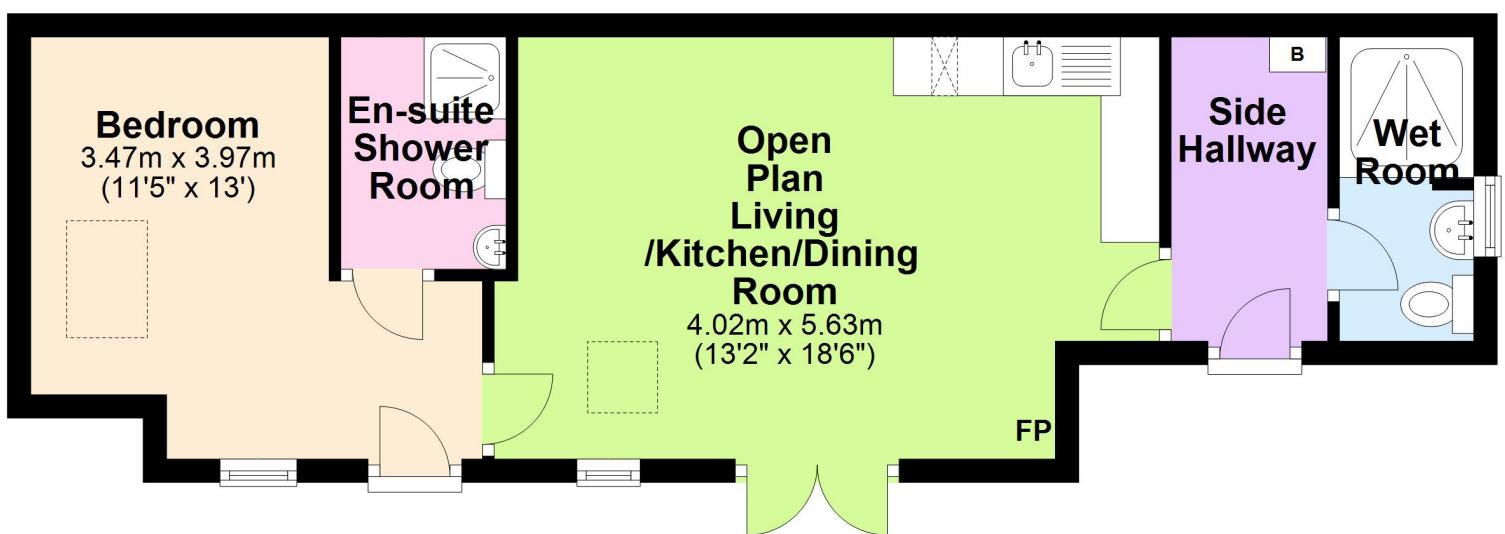
The Cottage has 3 electric panel heaters and a Log Burner.

The main house is heated from a newly installed Grant oil boiler (Installed August 2025).

Telephone subject to transfer regulations. Wi-fi Connections to all.

## Ground Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



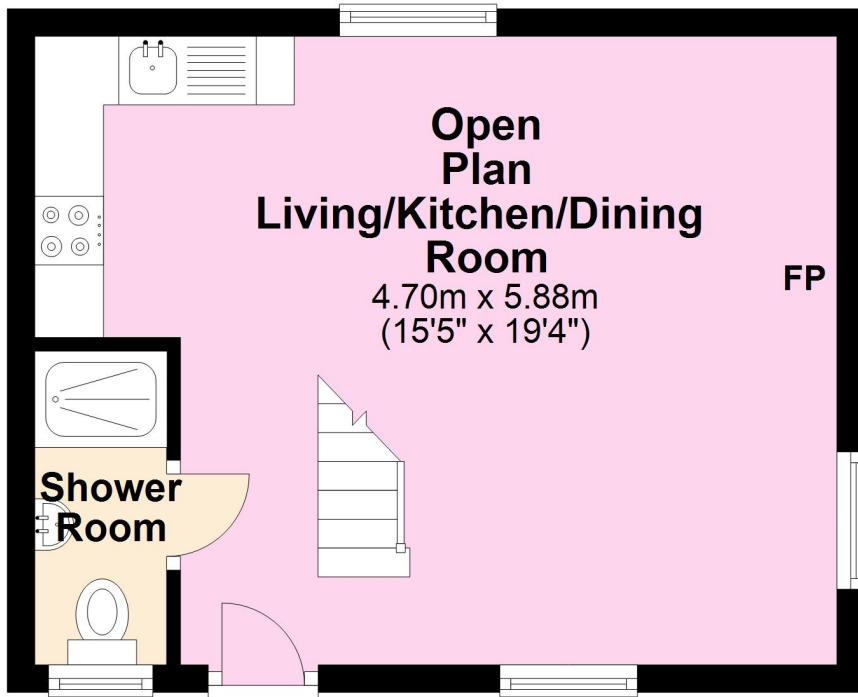
Total area: approx. 40.2 sq. metres (432.9 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Willow Lodge, Dolau Afon, Llanafan**

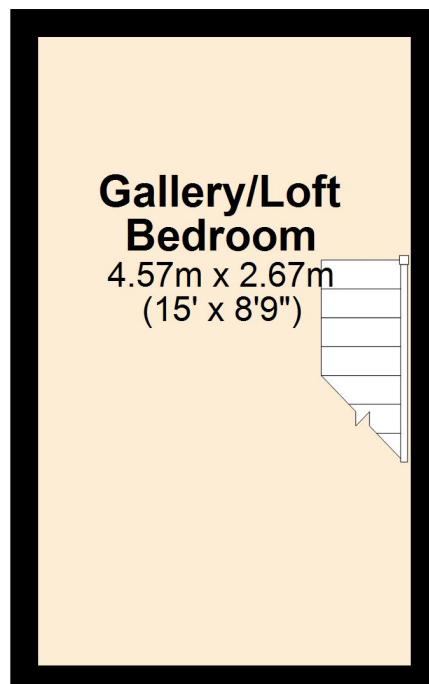
## Ground Floor

Approx. 26.7 sq. metres (287.2 sq. feet)



## First Floor

Approx. 12.2 sq. metres (131.3 sq. feet)



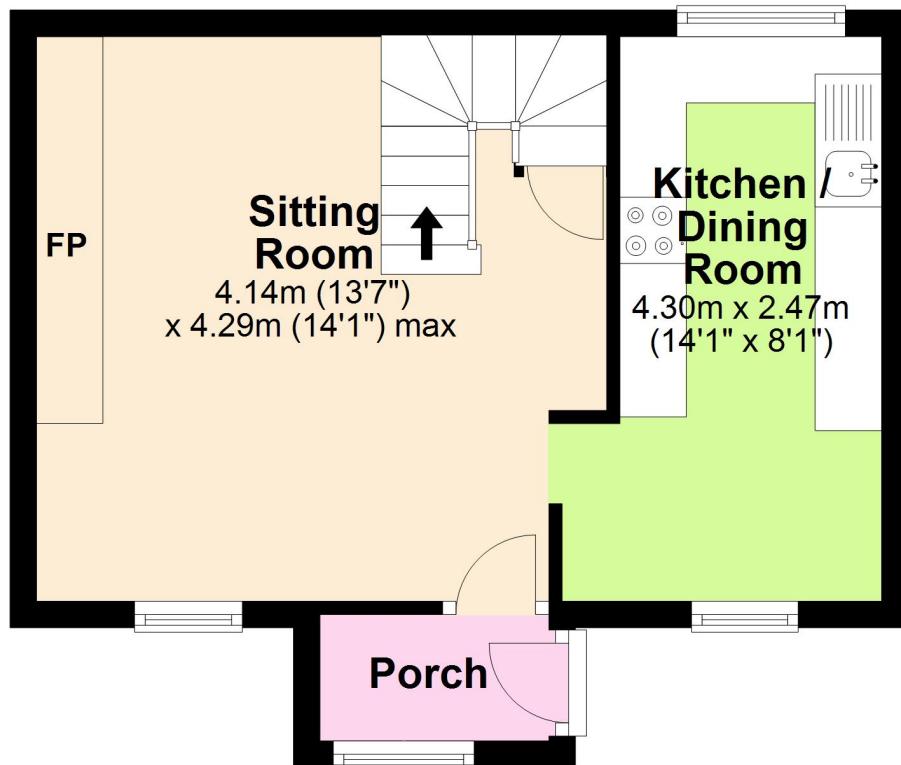
Total area: approx. 38.9 sq. metres (418.5 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**The Cottage, Dolau Afon, Llanafan**

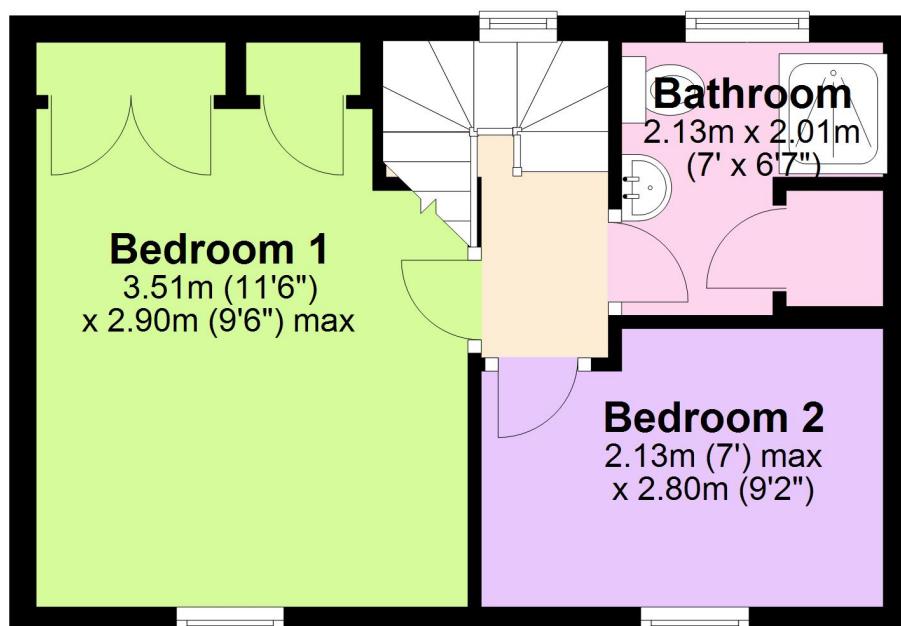
## Ground Floor

Approx. 29.9 sq. metres (321.9 sq. feet)



## First Floor

Approx. 27.1 sq. metres (292.0 sq. feet)



Total area: approx. 57.0 sq. metres (614.0 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Dolau Afon, Llanafan, Aberystwyth**

4664

7563

1

7555

7946

4536

6138

Penybont Gate

Afon Ystwyth

6534

FOR IDENTIFICATION  
PURPOSES ONLY

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Allocated. Driveway. Gated. Private. Rear.

**Heating Sources:** Central. Electric. Gas. Oil. Open Fire.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (49)

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

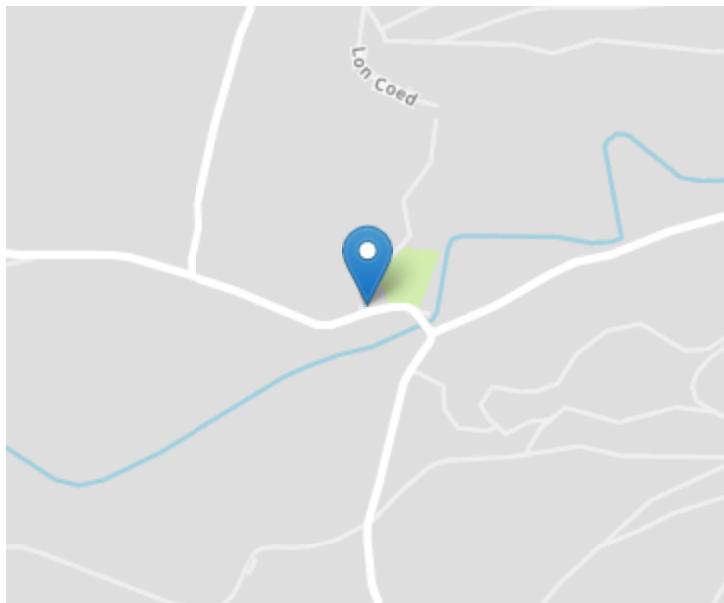
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

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

**Mobile Signal**

4G data and voice



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		100
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Directions

From Llangurig which is on the A44/A470 junction and is the easiest way to the property from most directions. If you are using a satnav please use postcode SY23 4BJ, as the property's postcode will lead you astray.

At the Llangurig roundabout turn onto the A44 signposted for Aberystwyth. After 6-7 miles at Dyffryn Castell, turn left onto a B road signposted Devil's Bridge, which is approximately 4 miles on. (Note: On reaching Devils Bridge. At the caravan park in front of you as you drop down the short hill into Devil's Bridge you will find a nice cafe and the Devils bridge walk is a hundred yards further on. There is also a steam railway that goes to Aberystwyth plus there is another cafe at the station).

Take the second turning left onto the B4343 signposted Pont-rhyd-y-groes. After 3 miles or so and as you go down the hill into Pont-rhyd-y-groes follow the road round to the left over the stone sided bridge and head up to the main part of the village. At the top of the slope you will see the Minors public house on your left. 150 yards after you pass the Minors public house turn/bare right off the main road, Signposted B4340 Trawsgoed. Follow this little road to its end (approx. 3 miles), turn right and you will see this property immediately on the right hand side.

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

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