

A ONE OF A KIND OPPORTUNITY. Det 3 bed bungalow with accompanying holiday cottage. Planning permission for the development of a high quality glamping facility with accompanying function room. Set in 14.2 acres with riverside frontage. Aberarth, Near Aberaeron, West Wales.



Felin Cwm Upper Aberarth, Aberaeron, Ceredigion. SA46 0LA.

£665,000

A/5538/RD

**** ONE OF A KIND OPPORTUNITY **** Coastal 14.2 acre smallholding **** Planning Permission** for the development of a high quality glamping facility and useful outbuilding converted into a function room **** 3 bed bungalow** with accompanying 1 bed cottage **** Ideal AirBNB** and income opportunity **** Views over Cardigan Bay **** Riverside frontage **** 5 minute drive to Aberaeron **** Planning permission for 5 detached log cabins **** Oriented to maximise the outlook over Cardigan Bay **** A rare and unique opportunity along this favoured West Wales coastline **** MUST BE VIEWED TO BE APPRECIATED ****

The property is situated on the fringes of the coastal village community of Aberarth only a few minutes drive and less than 2 miles from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities and easy travelling distance from the larger marketing and amenity centre of Aberystwyth, Cardigan and Lampeter.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

An exceptional coastal property, currently utilised as a high quality AirBNB and holiday let business, part of the ever popular 'Arth Valley' retreat.

The business, although in its infancy, has developed into a highly successful tourism led business with no expense spared on the full refurbishment of Felin Cwm bungalow and also the adjoining Copper Hide 1 bed cottage.

The property benefits from private road access leading through to the main homestead with steel frame outbuilding, currently converted into a multi-function facility and ideal for weddings (having previously been used for such reasons in the past) and continuing track into the lower field which has planning permission for 5 timber log cabins for holiday purposes. Ideal glamping site opportunity.

All these cabins are fully orientated to maximise the outlook over the Cardigan Bay coastline.

The bungalow and Copper Hide currently experiences occupancy rates of over 90% per annum.

All in all a wonderful coastal development opportunity, ideal for those seeking a lifestyle business in a highly popular location on the edge of the famous Georgian harbour town of Aberaeron.

The accommodation provides more particularly as follows-

FELINCWM BUNGALOW



Fully refurbished in recent times to include - new heating, new wiring, new flooring, new kitchen, new insulation on internal walls and fully redecorated.

All in all a wonderful cosy 3 bedroom dwelling currently used as a successful holiday let business but ideal for those requiring a family home.

Provides -

Kitchen/Dining Room

12' 6" x 10' 10" (3.81m x 3.30m) with a range of custom made base and wall units, oak worktops, Belfast sink, electric cooker with extractor over, vinyl flooring, dual aspect windows to rear and side, space for dining table, external door to garden, radiator.



Inner Hallway

With airing cupboard with wall mounted Vaillant gas boiler.

Bathroom



6' 4" x 6' 4" (1.93m x 1.93m) with modern white suite including panelled bath with shower over, tiled flooring, single wash-hand basin, WC, side window.

Sitting Room

13' 5" x 12' 7" (4.09m x 3.84m) with original built in half glazed alcove cupboard, radiator, multi-fuel burner on slate hearth, multiple sockets, window to rear.





Double Bedroom 1



12' 3" x 6' 6" (3.73m x 1.98m) with window to front, multiple sockets.

Double Bedroom 2



11' 8" x 8' 10" (3.56m x 2.69m) currently used as a dressing room, rear windows, multiple sockets, radiator and access into -

Double Bedroom 3



11' 8" x 8' 10" (3.56m x 2.69m) with window to rear, multiple sockets, radiator.

EXTERNALLY

The property is approached via a private driveway leading down to the main homestead with ample private parking for the both the house, cottage and outbuilding. Surrounding the house is a garden area predominantly laid to lawn and extending patio area with space for a hot tub within the grounds.





THE COPPER HIDE

With open plan living and dining space and a cozy feel. A former cow shed measuring 15'6" x 12' with new gas boiler, new flooring, new kitchen, new bathroom, it's own private garden with extending patio area used to accommodate its own hot tub.

Please note : this is used as a successful Airbnb business.





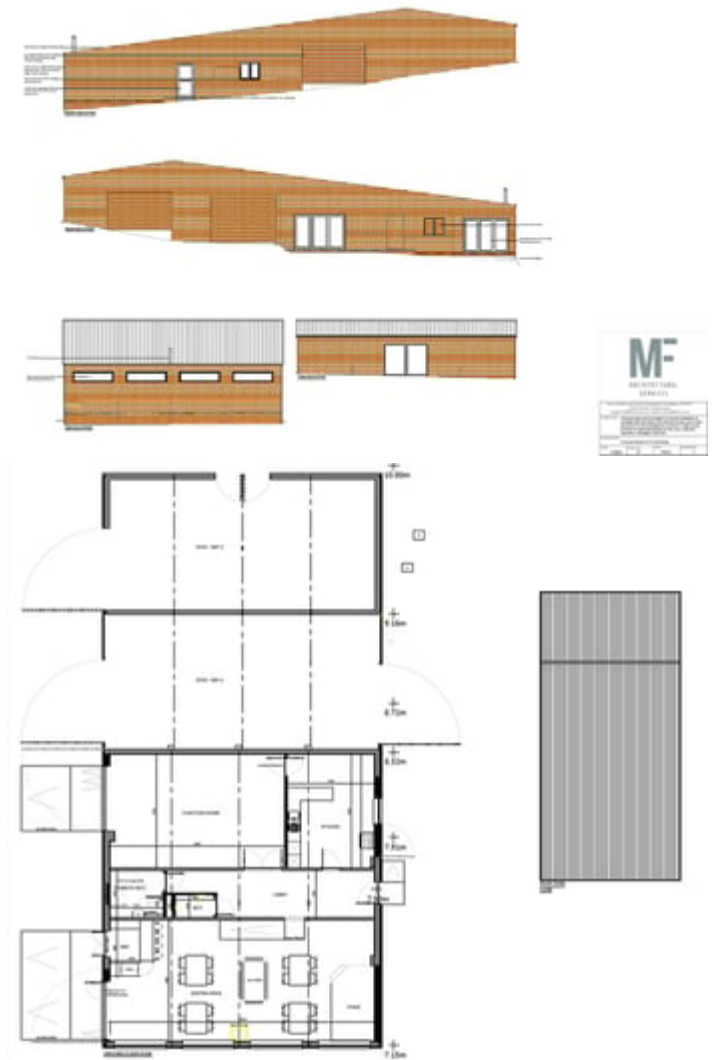
LARGE STEEL FRAME OUTBUILDING

87' 0" x 42' 0" (26.52m x 12.80m) Steel and timber construction with walls and roof in corrugated iron and box profile sheeting.

The function room area has concrete floors, corner bar feature with original feeding barriers, his/hers toilets, side kitchen.

Please note : this building is successfully used as a successful function room space for weddings and for guests of the adjoining glamping business.

To the side is a useful storage space with double door access and leading onto a large gravelled forecourt overlooking the adjoining paddock with gates leading down into the lower field of the property which has planning permission for the glamping units.







PLANNING PERMISSION



Planning permission exists for the development of 5 log cabin units for holiday let purposes and cut into the embankment and orientated to maximise the outlook over the Cardigan Bay coastline and fields below. Each cabin measures approximately 10m x 4.2m, offering living space and kitchen, 2 bedrooms, shower room and external decking area.

The walls and frame are timber frame and timber clad with the roof in corrugated grey metal cladding.

THE LAND

Extending to some 14.2 acres or thereabouts with a gentle slope leading down to the riverside boundary with nearby public footpath access leading into the centre of Aberarth and onto the beach. This connects to the All Wales Coastal Path.

A small area of land at the bottom is classed as an area of special scientific interest.



VIEWING ARRANGEMENTS

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

Mains electricity and water. Private Drainage. Air Source Heating.

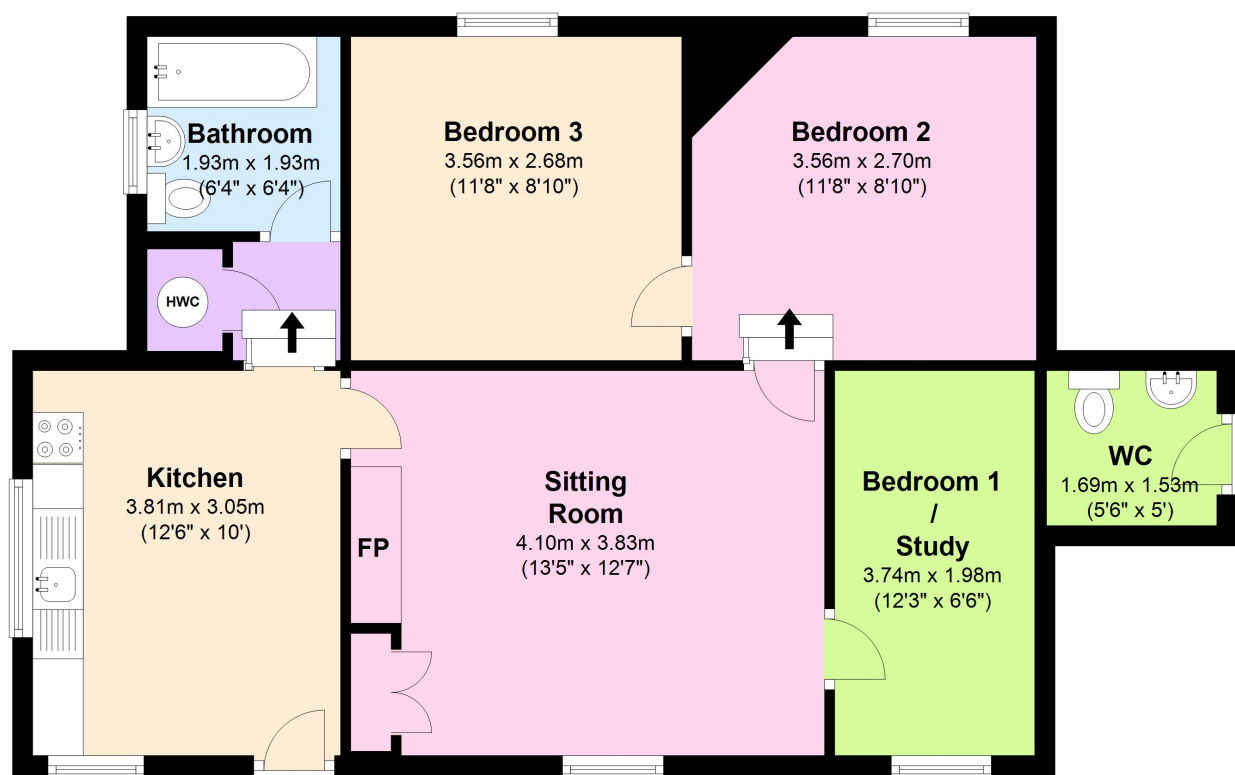
Tenure - Freehold.

Ceredigion County Council).



Ground Floor

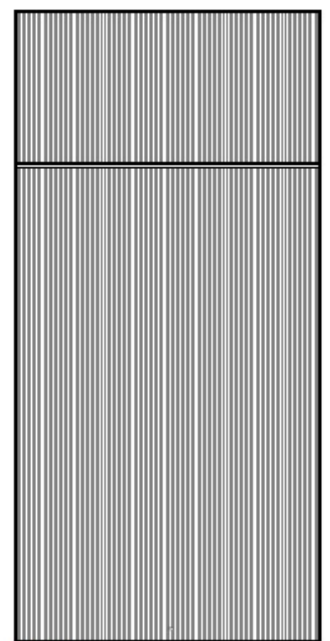
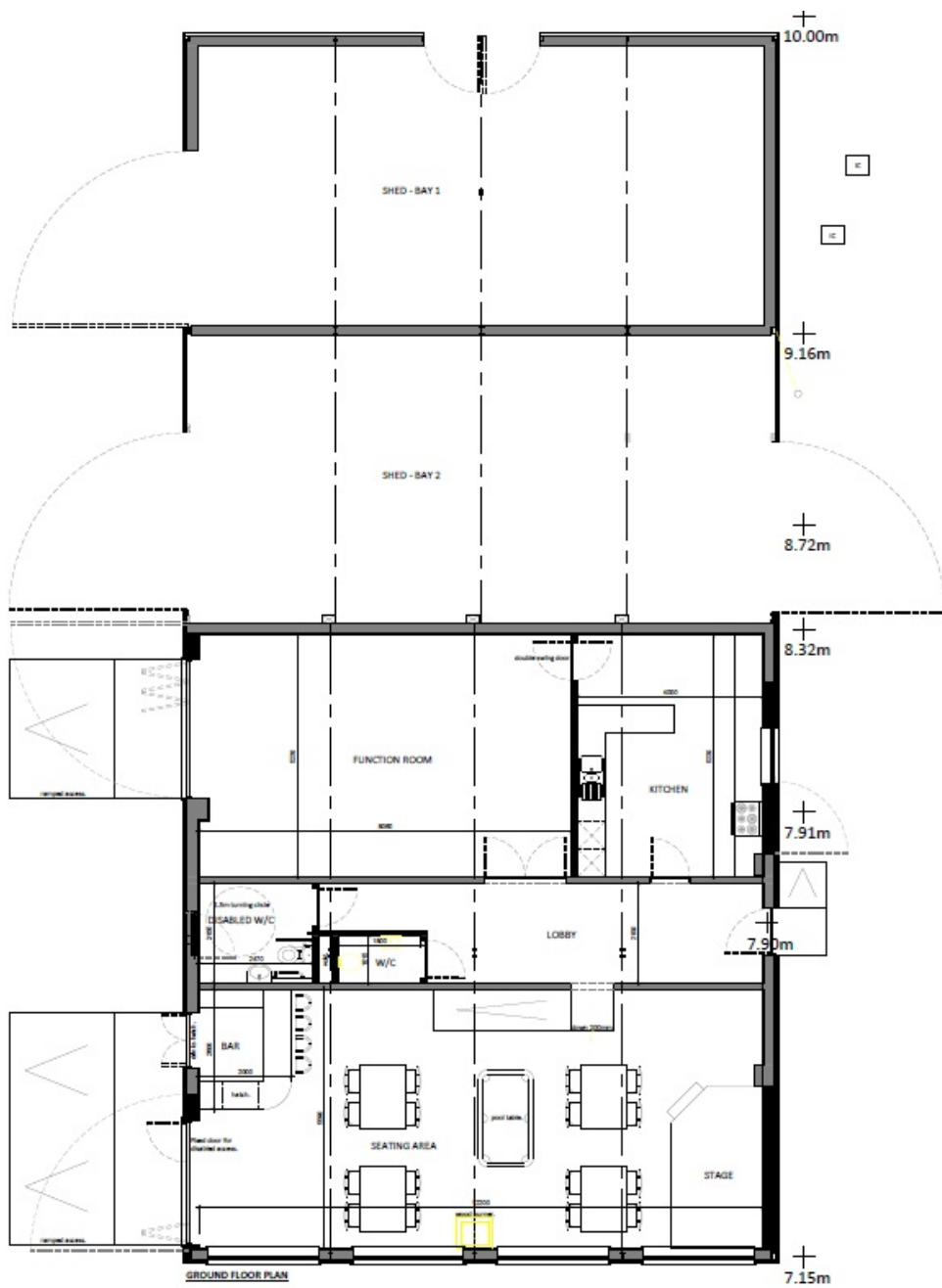
Approx. 69.7 sq. metres (750.7 sq. feet)



Total area: approx. 69.7 sq. metres (750.7 sq. feet)

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

Felincwm, Aberaeron



ROOF PLAN
1:100

MATERIAL INFORMATION

Parking Types: Private.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (42)

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

From Aberaeron proceed north on the A487 road towards Aberystwyth. As you leave the town you will see a long lay-by on the left hand side, immediately after this turn immediately right up hill towards the church. After passing the church on the left hand side you will come to a T junction and turn right. Proceed up this road for a quarter of a mile or so - do not take the next right hand turning, but carry on until you see the entrance to Gernant Bungalow on the left hand side. Take this turning onto the lane which leads down to Felin Cwm.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(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 :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS