



*Gaer Cottages*

CRIBYN, LAMPETER, CEREDIGION

**Carter Jonas**

## Gaer Cottages, Cribyn, Lampeter, Ceredigion SA48 7LZ

### Established & profitable holiday letting business within the rural Welsh countryside and 12 miles from the coastline.

- Detached 5 bedroom farmhouse (*master en suite*).
- Planning permission to extend the farmhouse to rear to enlarge the sitting room and to provide a dressing room and en suite to Bedroom 3.
- Located down a  $\frac{3}{4}$  mile driveway.
- 9 holiday letting cottages (*rated by Visit Wales as 4 or 5\**).
- Indoor swimming pool complex and adjoining games room.
- Set in approximately 8 acres including playground, animal enclosure, paddocks, woodland and river frontage.
- The 8 acre grounds have potential for further leisure opportunities such as glamping, yurts or lodges subject to the necessary planning consents.
- Gross turnover of £62,410 year ending April 2017.
- Sale due to retirement.
- Website [www.selfcateringwales.co.uk](http://www.selfcateringwales.co.uk).

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## LOCATION

Gaer Cottages is located in the heart of the rural Welsh countryside yet only 12 miles from the coast. Located in the parish of Capel St Cilin  $1\frac{1}{2}$  miles from the village of Llanwnnen with petrol station/garage with post office and village store, pub/restaurant, church and primary school. 5 miles away is Lampeter which is a small market and university town in Ceredigion in the centre of the Welsh countryside and close to Cardigan Bay and the Cambrian Mountains. Lampeter offers extended amenities and facilities including a range of shops, supermarkets, swimming pool, sports centre and secondary schooling along with the University of Wales. The town has a weekly market as well as several major events such as food festivals and agricultural show. The West Wales coastline is 12 miles to the West including the seaside town of Aberaeron 11 miles away and New Quay 12 miles away. The major towns of Carmarthen, Cardigan and Aberystwyth are easily accessible.



The Brecon Beacons national park, Black Mountains and the Pembrokeshire coast are easily accessible for day trips. There are many sporting facilities in the area including water sports, horse riding, fishing and golf courses at Lampeter (*8 miles*) and Cardigan (*27 miles*) and further courses around Aberystwyth.

Popular tourist attractions locally include Dolaucothi gold mines (*National Trust*), the Teifi valley railway at Hellan. The Cae Hir gardens, Cribyn. The red kite centre, Tregaron, the National Trust property of Llanerchaeron and the National Woollen Museum at Drefach.

## THE BUSINESS

Gaer Cottages has been in the same ownership since 2004 and promote the cottages via various websites including the Wyndham Group ([www.cottages.com](http://www.cottages.com)) and Waterside Breaks coupled with pet friendly websites such as Pets in cottages and their own website [www.selfcateringwales.co.uk](http://www.selfcateringwales.co.uk).



Gross turnover of £62,410 year ending April 2017.

The sale is due to retirement and there is potential to increase the turnover by extending the season and increasing the marketing of the self-catering business by further internet advertising.

## GAER FARMHOUSE



### GROUND FLOOR:-

**Entrance porch** Ceramic tiled floor. UPVC window to side and French doors to outside. Wooden door into hall.

**Hall** Glazed doors into sitting room. Stairs to first floor accommodation. Understairs cupboard. French glazed doors into dining room.

**Dining room** Exposed natural stone wall. Stone fireplace with Morso cast iron woodburning stove.

Alcoves within the stone wall with shelving. UPVC double glazed window to front. Beamed ceiling.



**Sitting room** accessed from hall. Beamed ceiling. Inglenook stone fireplace with heavy wooden lintel over housing cast iron woodburning stove and bread oven.

UPVC glazed window to rear and UPVC glazed windows to front overlooking cottages.

Glazed window into hall. Window into kitchen at the rear of the fireplace.



**Kitchen** Wooden kitchen of wall and base cupboard with roll top work surfaces with inset 1½ bowl sink unit. UPVC double glazed window to front overlooking cottages. Cooker extractor hood. Stanley range cooker. Tiled floor. Stairs to first floor accommodation. Spotlights. Beam over ceiling. Glazed door into:-



**Utility room** fitted with a range of wall and base cupboards. Roll top work surfaces with inset stainless steel double bowl sink unit.

Plumbing for automatic washing machines. UPVC double glazed window to rear. Glazed door into:-

**Boot room** Built in walk-in airing cupboard and walk-in larder. UPVC double glazed window into conservatory. UPVC double glazed French doors into conservatory. UPVC door to outside. Glazed door into office and wooden door into:-

**Cloakroom** White suite of close coupled WC and pedestal wash hand basin. Frosted UPVC double glazed window to rear.

**Office** accessed from boot room. Exposed natural stone wall. UPVC window to front overlooking cottages.

**Conservatory** accessed from boot room. UPVC double glazed window to front and side. L-shape with wrapping around the farmhouse with ceramic tiled floor. UPVC double glazed French doors to outside.



**FIRST FLOOR:-**

**Landing** Exposed roof trusses. UPVC double glazed window to rear. Built in linen cupboard. Stripped pine doors to rooms.

**Bedroom 1** UPVC double glazed windows to front overlooking cottages. Access to roof void. UPVC double glazed window to rear. French glazed doors into:-



**En suite bathroom** Matching suite of close coupled WC, bidet, vanity unit with wash hand basin and double shower cubicle. Jacuzzi style bath. Spotlights. UPVC double glazed window to side.



**Bedroom 2** UPVC double glazed window to front overlooking cottages. Access to roof void.

Vanity unit with wash hand basin. Cloakroom with low level WC and shower cubicle. Built in cupboards. Exposed roof trusses.



**Bedroom 3** UPVC double glazed windows to front overlooking cottages. Built in wooden wardrobes. Door into:



**Landing** Stairs leading to ground floor hallway. Access to roof void. Stripped wooden doors to rooms.

**Bedroom 4** UPVC double glazed window to front overlooking the cottages. Built in cupboard.



**Bedroom 5** UPVC double glazed window to front overlooking the cottages. Built in cupboard. Arch leading through to:-

**En suite shower room** Pedestal wash hand basin. Close coupled WC and shower cubicle. Built in airing cupboard with hot water cylinder.

**Bathroom** Matching suite of low level WC, vanity unit with wash hand basin and panelled bath with shower over. UPVC double glazed window to rear. Electric heated towel rail radiator.

OUTSIDE:-



To the side of the farmhouse is a level lawn area which could be enclosed to provide private gardens if required.

To the rear of the house the footings have already been put in place for the rear extension which has planning permission granted by Ceredigion County Council (*planning reference A120044*).

The farmhouse to our understanding has a gross external area of approximately 385 m<sup>2</sup> (4,143 ft<sup>2</sup>).

Next to the boot room behind the stabling is a level patio area for seating.

## THE COTTAGES



The cottages are rated by Visit Wales as 4\* with the Coach House being rated at 5\*. The cottages include televisions, electric heating and have automatic washing machines in each of the cottages. The cottages are stone built and include such features as double glazing, beamed ceilings and stable doors and all have a patio area with seating.



In front of the cottages is an asphalt **car park** with lined spaces for 10 vehicles including disabled bays.



## LLANILAR

Single storey end of terrace cottage providing an open plan sitting/dining room, kitchen, 2 bedrooms and bathroom (*Sleeps 4 + 3*).



### DANIEL DDU

Mid terrace single storey cottage providing an open plan sitting/dining room, kitchen, 2 bedrooms and bathroom (Sleeps 4 + 3).



### SHIPPON

Mid terrace single storey cottage providing an open plan sitting/dining room and kitchen with UPVC double glazed French doors leading out onto rear patio area for seating with views over the surrounding countryside. 2 bedrooms and wet room (Sleeps 4 + 4).

*(Designed for mobility/disabled access).*



### SHIRE

End of terrace single storey cottage providing open plan sitting/dining room and kitchen. UPVC double glazed French doors to rear courtyard. Utility room, wet room, 3 bedrooms and separate bathroom. To the rear is a private courtyard for seating (Sleeps 7 + 5).

*(Designed for mobility/disabled access).*



### MYNACH

Mid terrace single storey cottage providing an open plan sitting/dining room with UPVC double glazed French doors to rear leading out to patio area for seating with views over the surrounding countryside. Kitchen, 2 bedrooms and bathroom (Sleeps 4 + 3).



### DAIRY

Single storey end of terrace cottage providing an open plan sitting/dining room and kitchen. 2 bedrooms and wet room. (Sleeps 4 + 3).

*(Designed for mobility/disabled access).*



### HAYLOFT

Two storey end of terrace cottage providing on ground floor open plan sitting/dining room and kitchen area with ceramic tiled floor. At first floor landing, 2 bedrooms and bathroom. (Sleeps 3 + 2).



## COACH HOUSE



## PIPISTREL

Mid terrace two storey cottage providing on ground floor an open plan sitting/dining room and kitchen area with ceramic tiled floor. UPVC double glazed French doors leading out onto rear garden with lawn and patio area for seating. At first floor landing, two bedrooms and bathroom. (Sleeps 3 + 2).

Detached two storey cottage providing on ground floor an open plan sitting/dining room and kitchen area with ceramic tiled floor. At first floor landing, bedroom with en suite bathroom. Outside to rear a patio area for seating (Sleeps 2 + 1).



## FACILITIES

**Indoor swimming pool** complex including a reception 5.37m x 2.97m (17'7 x 9'8) with tourist information and emergency telephone.



**Gents changing rooms** with non-slip floor, cloakroom, wash hand basin in vanity unit, shower and access to the pool room.

**Ladies changing rooms** with non-slip floor, cloakroom, wash hand basin in vanity unit, shower and access to the pool room. **Pool room** 12.32m x 8.88m (40'5 x 29'1) with a kidney shaped pool.



Skylights and patio doors to rear leading out onto terrace overlooking the fields. Pool depth from 2m to 1m (6'6 to 3'3). Plant room.

Adjoining the pool room is the **games room** 9.88m x 6.09m (32'5 x 19'11) with pool table, organ, table tennis and sofas.



Next to the indoor swimming pool complex and games room is a **children's play area** with wooden climbing frame, timber fort with slide.



## OUTSIDE



Set in approximately 8 acres with two fenced **animal enclosures** and an enclosed area for chickens, ducks and rabbits. **Barbecue area** with picnic tables next to the River Granell at the bottom of the complex.



Former **poly tunnel** and **animal pens** 8.25m x 4.14m (27'0 x 13'6).



**Timber stabling** 10.90m x 3.43m (35'8 x 11'2) with concrete floor and internal and external lighting providing two loose boxes and a tack room (*currently used as a utility room for guests with coin operated tumble drier and freezer*).

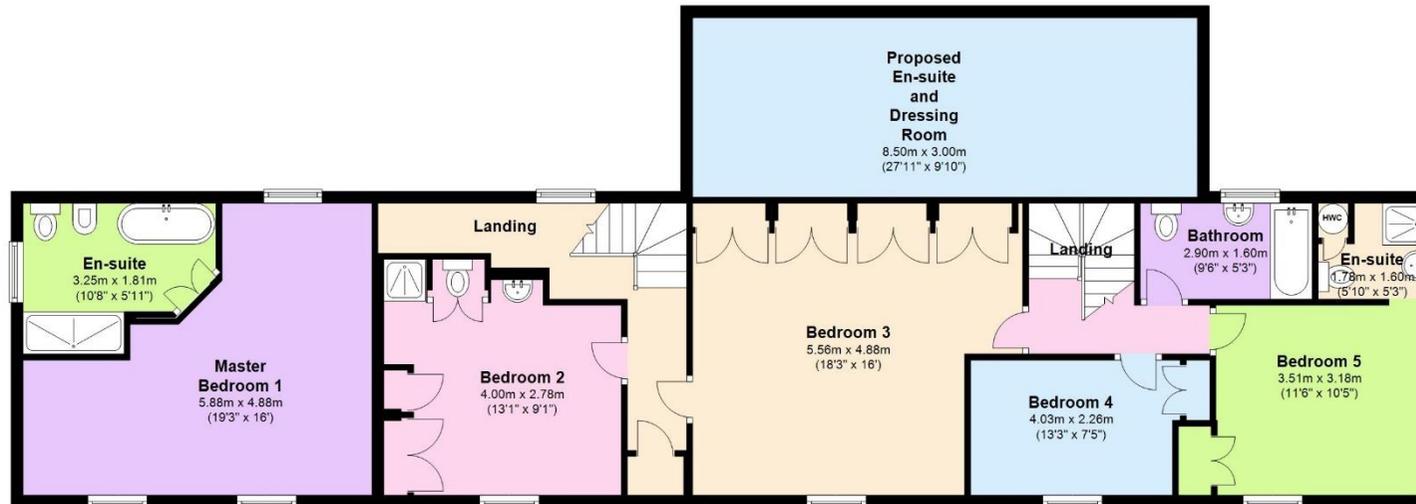


At the rear of the stable block is a **workshop** 10.90m x 1.33m (35'8 x 4'4).

**Ground Floor**

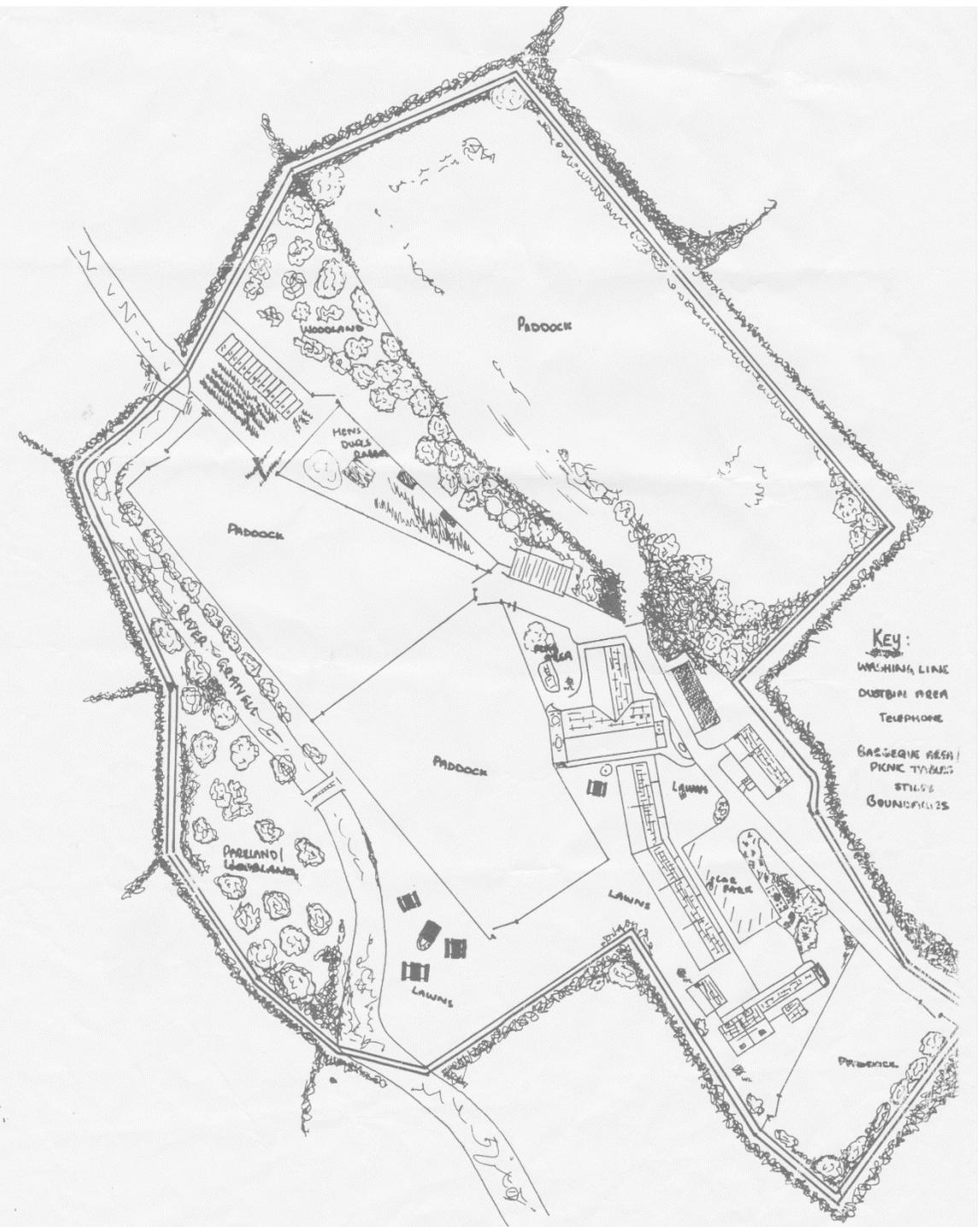


**First Floor**



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

**Y Gaer, Cribyn, Lampeter**



## TENURE

Freehold. It should be noted that there is a public footpath down the driveway and through the farmstead. There is a right of way over the ¾ mile driveway to the property.



## METHOD OF SALE

The property is offered by private treaty, inclusive of trade inventory to include furnishings, fittings and fixtures within the holiday letting bungalows excluding any personal items.

## VIEWING

Strictly by appointment with agents Carter Jonas. For further information contact Stephen Richards on 07833 233 066 or 01823 428 858.



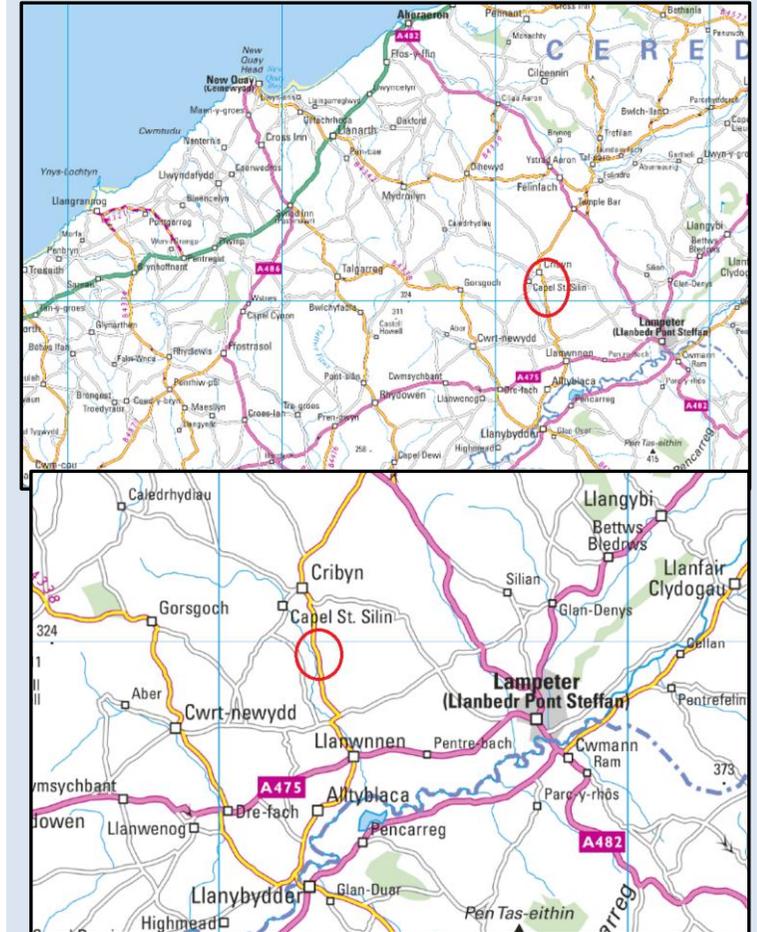
## DIRECTIONS

**Sat Nav does not work for this location.**

From Llanybydder turn left next to the Nisa local signed to Llanwnnen, B4337. Follow this road to the next mini-roundabout and turn right signed to Llanwnnen B4337.

Follow the road up the hill for 2 miles passing through the hamlet of Alltyblaca. In the village of Llanwnnen turn right and then immediately left at the mini-roundabout signed to Cribyn/Temple Bar B4337 next to Granell Hotel.

Follow the B4337 for 2¼ miles through the S bend and Gaer Cottages is located on the left clearly signed. Follow the ¾ mile driveway down to the property.



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