



Gorslwyd farm, Tanygroes, Cardigan,

SA43 2HZ



CARDIGAN
BAY
PROPERTIES

EST 2021

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Gorslwyd farm, Tanygroes, Nr Aberporth, SA43 2HZ

- Traditional 5-bedroom farmhouse located down a track
- Around 4 acres in total
- Aberporth and its beautiful beaches just a 5 minute drive away
- Additional Round house and Meditation Room
- Six established holiday cottages,
- 1 Six bedroom Cottage, 4 Two bedroom cottages & 1 three bedroom cottage
- Stunning 5 bedroom Farmhouse with additional overflow accommodation
- Useful range of outbuildings
- Flexible home and income opportunity
- EPC Rating ; Farmhouse ; D

About The Property

Looking for a substantial farmhouse with income potential, lifestyle appeal and the flexibility to suit multi-generational living or a business venture in West Wales? This 5-bedroom farmhouse, set in around 4 acres near Aberporth and the Cardigan Bay coast, includes overflow accommodation, six holiday cottages, a striking roundhouse and a chapel-like building known as Ty Nos, and a setting that already supports both holiday let income and a healing centre business.

Set down a track and surrounded by its own grounds of around 4 acres, this traditional 5-bedroom farmhouse offers a rare mix of home, business and lifestyle potential in a sought-after part of West Wales. Located close to Aberporth and just a 5 minute drive from its beautiful beaches, the property also enjoys easy access to the wider Cardigan Bay coastline, making it a very appealing prospect for those looking for an established income stream in a well-loved coastal area.

The main farmhouse provides the heart of the property and is complemented by a very useful arrangement of additional accommodation and commercial opportunity. Alongside the principal house is overflow accommodation, offering extra flexibility for extended family, guest use or operational needs, depending on requirements. Beyond that, there are six separate holiday cottages, each designed to provide comfort and style, creating a strong base for continued holiday letting income.

What makes this property particularly interesting is the way it balances private living with business use. The complex is currently operating not only with

Continued

The standout feature within the grounds is Ty Nos, a beautiful building used as a meditation room or chapel. It brings a very different character to the property and adds another layer to what is already a versatile and memorable setting. There is also a roundhouse, also ideal for meditation. It is easy to see why this space has become such an important part of the current business, offering a calm and separate environment for reflection, group work or private use.

Scattered around the property are various outbuildings which add both practicality and character. These spaces support the day-to-day running of the site while also reinforcing the rustic feel of the whole complex. For a buyer looking for somewhere with more than just a main house, these additional buildings make a real difference and add to the sense that this is a property with depth and flexibility rather than a single-purpose home.

The setting is another important part of the appeal. Although tucked away

down a track, the property remains well placed for the coast, nearby villages and the popularity of Cardigan Bay as a holiday destination. Aberporth continues to be one of the better-known coastal spots in this part of West Wales, and being within such easy reach of the beaches only strengthens the commercial appeal of the cottages while also making the farmhouse an attractive place to live.

This is the kind of property that will likely suit a buyer with a clear sense of lifestyle as well as practicality. It could work well for those seeking a personal base with income already in place, for multi-generational living with separate areas for different branches of the family. The combination of a traditional farmhouse, overflow accommodation, six holiday cottages, Ty Nos, outbuildings and around 4 acres is not something that comes to the market all that often, especially this close to Aberporth and the Cardigan Bay coast.

Overall, this is a substantial and highly flexible coastal country property with

Offers in the region of

£900,000



genuine scope, established use and an appealing setting. For anyone searching for a home with several possible income angles and the space to support a broader way of living and working, this is one well worth a closer look.

The Farmhouse

The Farmhouse

Entering the ground floor along the hallway, you're greeted by a lovely kitchen, complete with an island that serves as the heart of the home. Adjacent to this lies a beautiful conservatory, inviting natural light. Continuing through the ground floor, you'll find a dining room, a practical boot room that ensures ample storage for outdoor essentials. The cozy lounge provides a welcoming retreat for unwinding by the Inglenook fireplace and a "Brosley" multi-fuel stove. An office, a laundry room and a WC add to the functionality of the home. For added convenience, a ground floor double bedroom with an en-suite offers comfortable accommodation for guests or family members. There is also an additional utility room/rear porch to the back of the home.

Ascending to the first floor, two double bedrooms, each with its own en suite for added privacy and convenience. An additional smaller bedroom adds versatility to the layout. A family bathroom completes

this level. The third floor boasts a sense of luxury and spaciousness, with two rooms occupying the space. A generously sized bedroom with a vaulted ceiling and Velux windows offers countryside views. On the opposite side is a spacious bathroom, featuring a luxurious double spa bath, separate shower cubicle, WC, wash hand basin, and Velux windows. In summary, the farmhouse is a blend of functionality, and comfort.

The attached overflow accommodation/studio seamlessly complements the main farmhouse. It benefits from an open-plan lounge/kitchen/diner a convenient shower room, the bedroom is located at the end and is a timer addition to the side of the property.

Hedgerow, Cowslip.

"Hedgerow" is a 6-bedroom detached bungalow that offers accessibility and comfort, with the interior divided into two wings, each featuring three bedrooms. The inclusion of a wheelchair-friendly wet room and an additional bathroom provides essential amenities for residents or guests. It has a spacious living space, with log burner in the lounge area an open plan kitchen and a dining area. A generous conservatory adds to the living space, an additional playroom provides a space for recreation and

entertainment. The layout of "Hedgerow" lends itself to the possibility of being split into two separate living spaces, subject to the necessary consent. This property also boasts its self-contained garden and decked area.

Cowslip, a detached 2-bedroom cottage, offers a quaint and charming living space, it is detached and it benefits from a kitchen and lounge, 2 bedrooms both doubles and a shower room

Poppy, The Chapel, The Roundhouse, Rose Room
"Poppy," a charming detached cottage. Featuring three double bedrooms, A log burner is located in the lounge, there is a dining area and an open plan kitchen area. The wet room ensures accessibility and convenience. Additionally, "Poppy" boasts its own enclosed garden, providing an area to enjoy the fresh air and natural surroundings.

The Chapel Ty Nos, or meditation room, offers a serene haven for spiritual reflection and relaxation. Though the stained glass will be replaced with clear glass, the essence of tranquillity remains intact within this spiritual space. With electricity available, it provides a peaceful retreat from the busyness of everyday life, inviting residents or guests to take time for introspection and contemplation.

The Roundhouse stands as a unique and eco-friendly structure, featuring a lime and plaster construction topped with a living sedum roof. Equipped with a log burner and stained glass panels (to be replaced by clear glass), it offers a cozy and sustainable living environment. With its distinctive design and natural elements, the Roundhouse provides a one-of-a-kind retreat for those seeking a closer connection to nature and a slower pace of life.

The Rose Room/Gong Room represents a versatile and commercially adapted detached property, designed to accommodate various uses and activities. This spacious building offers a range of amenities tailored for commercial purposes, making it ideal for events, workshops, or retreats. The inclusion of a wet room ensures convenience for guests or participants. A possible commercial-grade kitchen further enhances the property's functionality. A dedicated laundry room ensures practicality and convenience. Additionally, there is a WC and storage space. The highlight of the Rose Room/Gong Room lies in its spacious communal space, offering a versatile environment for gatherings, workshops, or communal activities. This area serves as the heart of the property. Overall, the Rose Room/Gong Room provides a flexible space, whether utilized for events, workshops, or other purposes, with its well-equipped amenities and spacious communal area.

Sunflower, Willow, Clover, Cornflower
The cottages attached to one another;

Clover and Cornflower, both two double-bedroom, two-story end-of-terrace cottages. with bathrooms, kitchens and living rooms downstairs and the bedrooms located upstairs.

Willow, the mid-terrace cottage, is well designed featuring a kitchen

area, lounge with dining area a wet room and two double bedrooms.

Sunflower, the end-of-terrace cottage, is currently utilized as a retreat space, it offers an open-plan layout with the potential for customization. With its rear porch, kitchen, and WC, it provides the basics for comfortable living. The option to convert it back into a three-bedroom cottage adds flexibility to the property subject to the necessary consents.

Externally

The 4-acre complex surrounding the property offers a wealth of opportunities for both leisure and practical activities, making it a truly special lifestyle opportunity.

The gardens have been thoughtfully adapted to create a blend of beauty and functionality. Paddocks provide space for livestock or outdoor activities, while the wetland area with wooden walkways and ponds adds a touch of natural serenity. The Summerhouse and Games room benefit from solar lighting and overlooks the paddock. Practical facilities such as the large agricultural shed, tractor shed, and polytunnel with raised beds cater to those with agricultural or gardening interests, and there are also 2 old static caravans located at the back of the paddock. There are kennels with dog runs providing accommodation for furry companions. The "Eirw" stream meandering along the bottom of the gardens adds a picturesque element to the landscape, ponds and landscaped gardens dotted throughout the property further contribute to its charm and appeal. The property also benefits from a smallholding number and a large polytunnel and various raised beds would be useful to a keen gardener.

Overall, this complex presents a wonderful lifestyle opportunity with income potential, offering a balance of natural beauty, practical amenities, and recreational spaces. Situated in an idyllic location, it provides the perfect setting for residents to embrace a fulfilling and enjoyable way of life. Whether seeking relaxation, adventure, or entrepreneurial endeavours, this property offers endless possibilities for those fortunate enough to call it home.

Farmhouse

Hallway
10'6" x 3'1"

Store Room
9'10" x 9'4" (max)

Laundry Room
13'11" x 7'10"

WC
6'8" x 5'4"

Office
10'4" x 6'9"

Kitchen/Dining Room
18'3" x 13'11"

Conservatory
16'6" x 15'7"



Snug / Dining Room 14'9" x 7'4"	Porch 15'5" x 7'7"	Kitchen 11'7" x 6'1"	Inner hallway 1 8'9" x 2'9"	PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https://checker.ofcom.org.uk/)
Boot Room	Two windows to rear, two windows to side, double door, door to:	Lounge 18'7" x 16'2" (max)	Bedroom 1 9'4" x 9'1"	MOBILE SIGNAL/COVERAGE Available , please check network providers for availability, or please check OfCom here - https://checker.ofcom.org.uk/ (Link to https://checker.ofcom.org.uk/)
Lounge 20'9" x 13'8"	Kitchen 9'8" x 8'5"	Bedroom1 9'0" x 14'10"	Bedroom 2 12'5" x 9'9"	BUILDING SAFETY - The seller has advised that there are no issues that they are aware of.
Hallway 12'9" x 5'9"	Shower Room 5'9" x 3'4"	Bedroom 2 9'7" x 9'0"	Bedroom 3 11'3" x 9'5"	RESTRICTIONS: The seller has advised that there are none that they are aware of.
Bedroom 1 13'8" x 10'4"	Willow	Bedroom 3 12'8" x 8'9"	Bathroom 8'1" x 5'7"	RIGHTS & EASEMENTS: The seller has advised that there is a public footpath down the lane, past the farmhouse down to the adjoining farmer's field. (The owner has informed us it is seldom used). The holiday cottages are not for residential use and are restricted to 11 months of continuous occupancy only.
En-suite Bathroom 10'10" x 7'8"	WILLOW. Lounge 15'2" x 13'1"	Wet Room 9'7" x 5'4"	Inner hallway 2 8'5" x 3'2"	FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A COASTAL EROSION RISK: None in this location
Porch 7'0" x 6'1"	Kitchen 10'9" x 8'8"	Door to: Rose Room / Gong Room	Bedroom 4 9'5" x 9'1"	PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.
First floor landing	Wet Room 7'3" x 5'7"	Entrance 6'9" x 5'4"	Bedroom 5 12'6" x 9'9"	ACCESSIBILITY/ADAPTATIONS: The seller has advised 2 of the cottages have wet rooms
Bedroom 2 16'0" x 13'7"	Bedroom 1 11'4" x 11'0"	Wet Room 8'0" x 7'9"	Bedroom 6 11'2" x 9'5"	COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.
En-suite 7'10" x 5'2"	Bedroom 2 11'11" x 9'9"	Storage room	Wet room 7'8" x 5'6"	
Bedroom 3 13'4" x 10'8"	Door to: Clover	Living Room 29'3" x 17'7"	Door to: Chapel Ty Nos/Meditation Room 19'7" x 11'4"	
En-suite 7'3" x 5'8"	CLOVER. Lounge 4.218 x 3.928	Commercial Kitchen 13'0" x 5'5"	Summer house 16'7" x 12'8"	
Bathroom 7'3" x 6'1"	Kitchen 9'11" x 6'10"	Laundry room 8'1" x 5'5"	Games Room 16'7" x 12'8"	
Bedroom 4 15'0" x 7'4"	Bathroom 6'9" x 6'5"	W/C	Pollytunnel	
Landing 2'9" x 2'9"	Bedroom 1 10'2" x 9'0"	Round House 19'9" x 19'0"	Agricultural shed	
Bathroom 13'10" x 12'5"	Bedroom 2 9'11" x 9'4"	Cowslip	IMPORTANT ESSENTIAL INFORMATION: WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:	
Master Bedroom (5) 18'11" x 13'8"	Cornflower	Kitchen	COUNCIL TAX BAND: - G - Ceredigion County Council	
Overflow accomadation/Studio	CORNFLOWER. Lounge 13'10" x 12'9"	Lounge	TENURE: FREEHOLD	
Kitchen / Lounge 23'1" x 14'4"	Kitchen 9'10" x 6'9"	Bedroom 1	PROPERTY CONSTRUCTION: Traditional Build	
Rear Porch 15'7" x 3'1"	Bathroom 6'2" x 5'10"	Bedroom 2	SEWERAGE: Private Drainage	
Shower Room 8'2" x 5'2"	Bedroom 1 9'8" x 9'1"	Shower room	ELECTRICITY SUPPLY: Mains / Solar Electricity	
Bedroom 14'6" x 10'3" (max l shape)	Bedroom 2 9'8"	Hedgrow	WATER SUPPLY: Mains	
Sunflower	Poppy	Lounge / Kitchen 43'10" x 13'10"	HEATING: Oil boilers servicing the hot water and central heating to all cottages and the farmhouse.	
SUNFLOWER. Lounge / Bedroom 13'8" x 26'2"		Conservatory 23'0" x 7'11"	An additional "Brosley" multi-fuel stove in the Farmhouse that heats the water and radiators	
		Play room 13'8" x 9'5"	BROADBAND: Connected - TYPE - Superfast ***110 Mbps *** BT - PLEASE CHECK COVERAGE FOR THIS	

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.









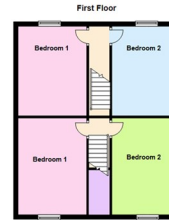




Please contact us for full directions.

INFORMATION ABOUT THE AREA:
Please read our Location Guides on our website
<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

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