



Clydey Cottages

Lancych, Pembrokeshire

Carter Jonas

**Clydey Cottages
Penrallt
Lancych
Boncath
Pembrokeshire
SA37 0LW**

Premier, award winning holiday cottage complex, specialising in family holidays with exceptional leisure facilities, 15 miles from the Pembrokeshire coastline.

Established and profitable holiday letting business set within the picturesque Pembrokeshire countryside, specialising in holidays for young families with pre-school aged children.

Award winning business rated 4* & 5* by Visit Wales.

Set in 16.06 acres.

For sale as a whole by private treaty.



Location

Clydey Cottages is located in a rural setting with panoramic views over the surrounding countryside within North Pembrokeshire, approximately 15 miles from the coast including the likes of Cardigan Bay, Poppit Sands Beach and Newport Beach. Nearby amenities and facilities can be found at Newcastle Emlyn (5 miles), Cardigan (11 miles) and the Pembrokeshire Coast National Park (15 miles) which is known for its sandy beaches and coastal walks.

Newcastle Emlyn (5 miles) is located on the River Teifi and provides a range of amenities including pubs, a fire station, bakery, Co-op, pharmacy, cafés, churches and community primary school (Ysgol Y Ddwylan).

The property is easily accessed from Camarthen (18 miles) via the A40 and A48 which links to the M4 motorway, giving access to Cardiff and The Severn Bridge, providing further access to Wales from London and the home counties.

Tourist attractions locally include the Welsh Wildlife Centre at Cilgerran, Cenarth Falls, the National Wool Museum Wales and Castell Henllys Iron Age Village. The Teifi Valley offers salmon and sewin (sea trout) fishing, canoeing and cycling along the riverbank to Cardigan. Other outdoor pursuits in the area include canoeing, kayaking and coastering along the Pembrokeshire coastline as well as horse riding in the North Pembrokeshire countryside.

The Business

Clydey Cottages has been in the same ownership since 2003 and is for sale due to retirement. The current owners have built-up a successful and profitable business, specialising in family holidays for young children and babies whilst also offering luxury accommodation.

Facilities on-site include an indoor swimming pool complex with hot tub and sauna, a children's play area, games room, a soft play area for toddlers and further hot tubs around the site.

The current owners choose to live off site and let out all the properties. The Farmhouse could be used as owner's accommodation if required.

Gross turnover year ending April 2023 of £426,659 with a net profit of £142,239.

A key ingredient to the success of the holiday complex is the 'Clydey Experience', offering daily animal feeding and egg collecting, Woodland Adventures in the Clydey woods and Circus School. There is also a Children's Club with supervised play, enabling parents to have some quality time together. The Clydey spa offers beauty and holistic treatments to include facials and massages.

The business has won numerous awards from Visit Pembrokeshire (Best Self-Catering Accommodation Provider 2023), Visit Wales, TripAdvisor, Mumsnet and Baby Friendly Boltholes.

The business is advertised via the vendors website: www.clydeycottages.co.uk along with Premier Cottages, Baby Friendly Boltholes, TripAdvisor, Booking.com, Visit Wales, Visit Pembrokeshire, Expedia and also use social media including Twitter and Facebook to promote the accommodation.



The Farmhouse

End of terrace period property which could be used as owner's accommodation if required. The ground floor provides an entrance hall with stairs to first floor accommodation, sitting room with stone inglenook fireplace and woodburning stove, conservatory, kitchen/dining room, rear hall with back door leading out onto the gardens, shower room and downstairs bedroom. The first floor provides a landing, three bedrooms (one en-suite) and a family bathroom. Private garden laid to lawn with a patio area and a hot tub. (Sleeps 8).

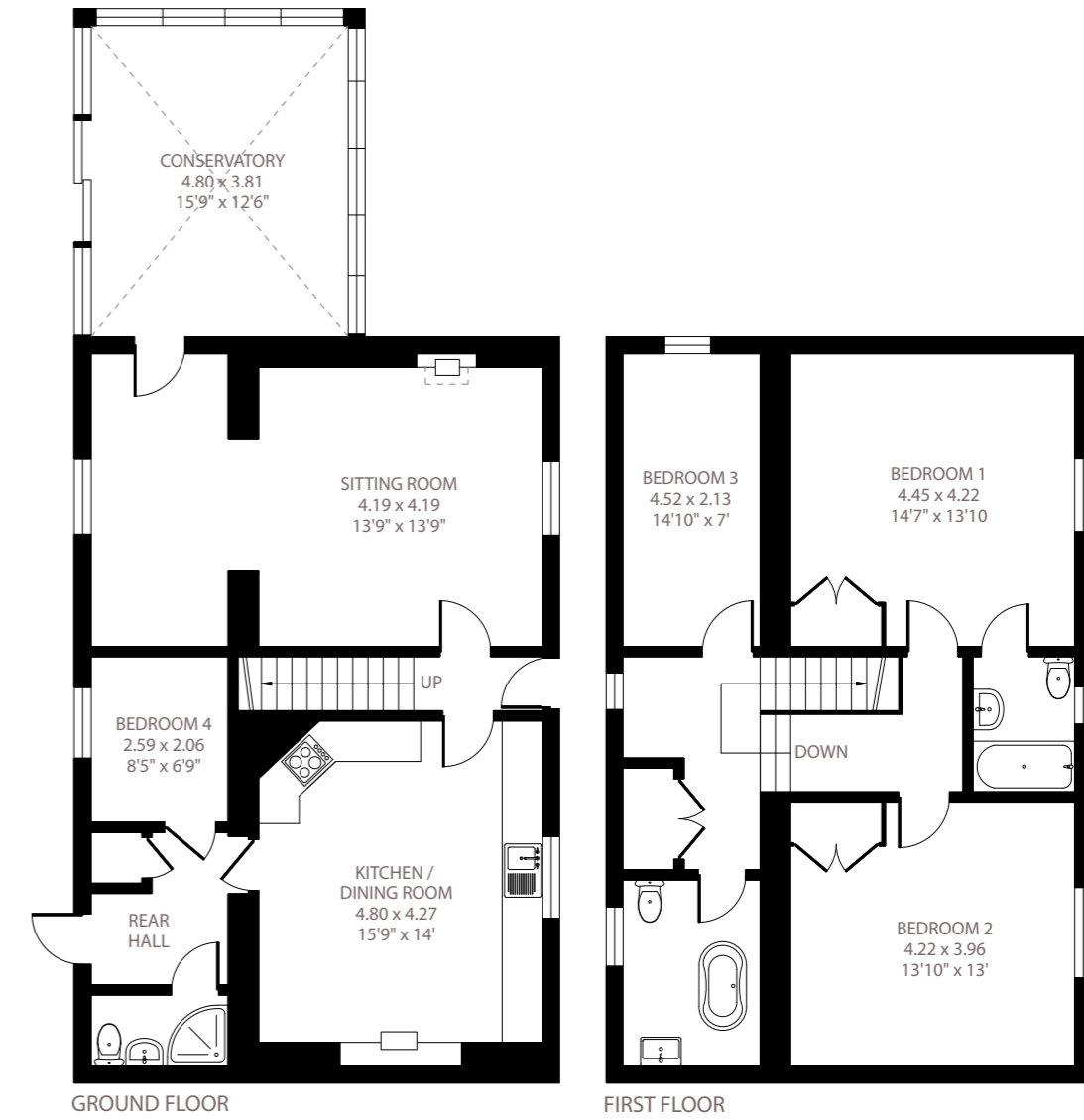




Floor plan

The Farmhouse

Approximate area:
1,756 sq ft / 163.1 sq



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

The Cottages

The character cottages have been converted from traditional 18th Century stone barns and include such features as open fireplaces with woodburning stoves, beamed ceilings, exposed roof trusses and exposed natural stone walls. In addition, they have modern additions including super king size beds, underfloor heating, Wifi, modern white bathroom suites and appliances in the kitchen.

To provide a comfortable stay for families, the cottages can also come equipped with cots, high-chairs, stairgates, bottle sterilisers and a changing mat.

Lavender

Mid-terrace, two-storey, one-bedroom stone cottage providing accommodation on the ground floor of open plan sitting/dining room/kitchen area with inglenook fireplace and woodburning stove. At first floor, a landing, bedroom and bathroom. (Sleeps 2 + cot).

Snowdrop

End of terrace, two-storey, two-bedroom cottage providing accommodation on the ground floor of open plan sitting/dining room/kitchen area with fireplace and woodburning stove and downstairs bedroom. At first floor a landing, bedroom and bathroom. (Sleeps 4).



Tansy

Semi-detached, two-storey, two-bedroom cottage providing accommodation on the ground floor of open plan sitting/dining room/kitchen area with fireplace and woodburning stove. Ground floor bedroom with en-suite shower room. At first floor a landing, bedroom and bathroom. (Sleeps 4).

Foxglove

End of terrace, two-storey, one-bedroom cottage providing accommodation on the ground floor of open plan sitting/dining room/kitchen area with woodburning stove. At first floor a landing, bedroom and shower room. (Sleeps 2 + cot).



Bramble

Mid-terrace, two-storey, three-bedroom cottage providing accommodation on the ground floor of hall, open plan sitting/dining room with stone inglenook fireplace and woodburning stove and kitchen. At first floor, a landing, three bedrooms and bathroom with underfloor heating. The cottage has panoramic countryside views to front. (Sleeps 6).

Heather

Semi-detached, two-storey, two-bedroom cottage providing accommodation on the ground floor of sitting room with inglenook fireplace and woodburning stove plus an open plan dining area/kitchen. In addition, there is a ground floor bathroom. At first floor, landing and two bedrooms. (Sleeps 4).

Honeysuckle

Mid-terrace, two-storey, three-bedroom cottage providing accommodation on the ground floor of sitting room with stone fireplace with wood burning stove and split-level dining room/kitchen area. At first floor, a landing, three bedrooms and bathroom with underfloor heating. (Sleeps 6).

Ivy

Mid-terrace, two-storey, one-bedroom cottage providing accommodation on the ground floor of open plan sitting/dining room/kitchen area with inglenook fireplace with woodburning stove. At first floor, a bedroom with en-suite bathroom. (Sleeps 2 + cot).



Jasmine

End of terrace, two-storey, two-bedroom cottage providing accommodation on the ground floor of open plan sitting/dining room/kitchen area with woodburning stove and bedroom. At first floor, a landing, bedroom and bathroom with underfloor heating. (Sleeps 4).

Indoor Swimming Pool Complex

Indoor heated swimming pool with plant room, sauna, spa treatment room, changing rooms, toilet, games room and first floor indoor soft play area which is accessed via an external ramp

To the front of the building is an outdoor sun terrace with glass balcony to enjoy the panoramic countryside views, accessed via bi-fold doors from the swimming pool.

Facilities

Outdoor play area including swings, a large basket swing, climbing frame, climbing walls, look-out platforms and ride-on toys for toddlers.

At the entrance to the site is a single-storey reception building with office and reception/shop selling essential items to guests.

Laundry building including a store.

Games room including table tennis, pool table, table football, air hockey, family games and a DVD selection.

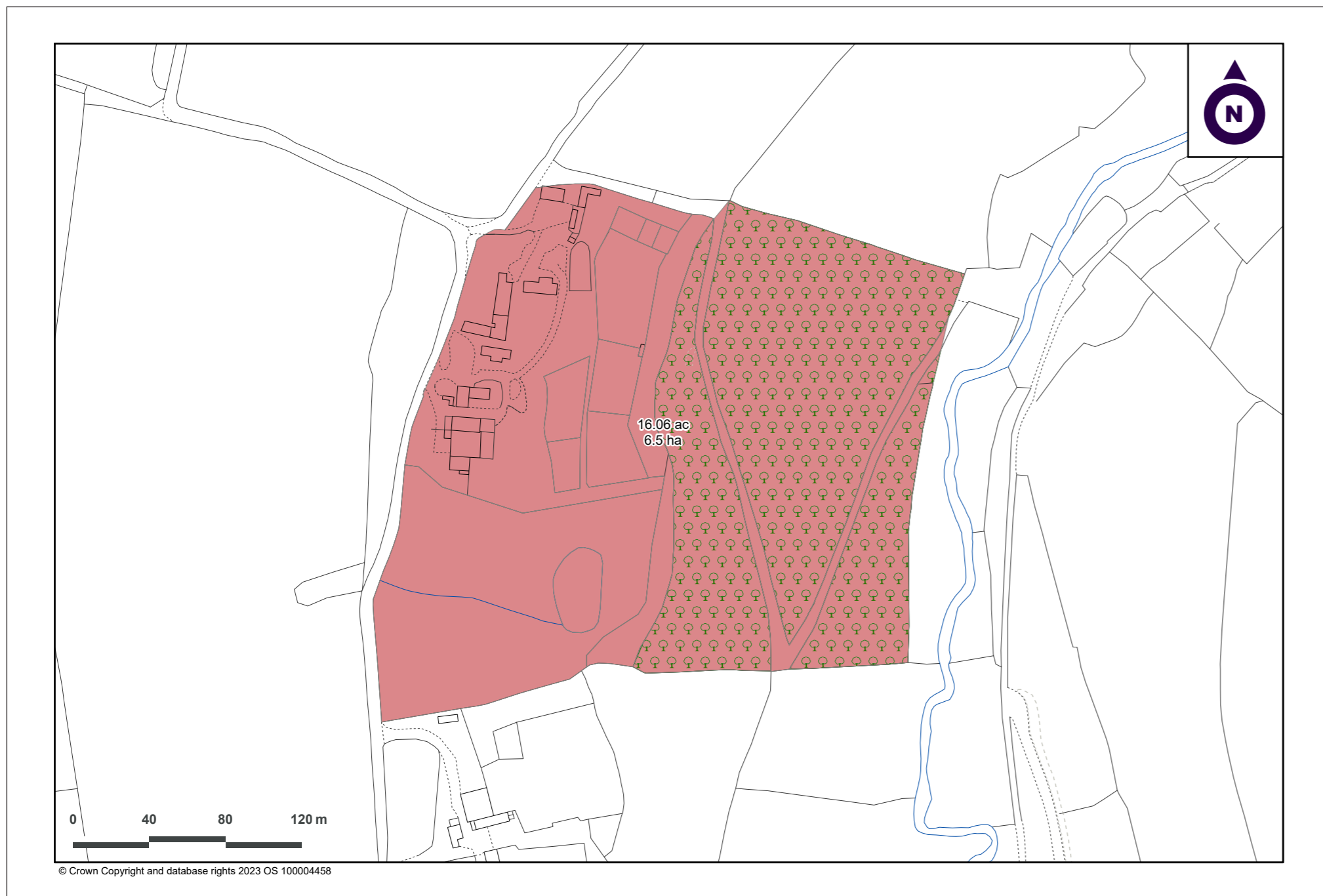
8-person outdoor hot tub for use by guests with panoramic views of the surrounding countryside.

The Land

The property is set in 16.06 acres. The site provides animal enclosures, a shed with hand and welly cleaning facilities and field shelters; where the petting and feeding experience with animals takes place with pigs, sheep, chickens, alpacas, Pygmy goats, Shetland ponies, rabbits and guinea pigs.

At the bottom of the site is a woodland area with adventure shelter and paths leading to a stream. Barn used as a store for garden machinery and lawnmower. In addition, used as an animal feed store.





Method of Sale

The property is offered for sale by private treaty, inclusive of trade inventory to include furnishings, equipment, fixtures and fittings in relation to the business, excluding any personal items.

Tenure & Possession

The freehold interest is being offered for sale with vacant possession available on completion.

EPC Rating

The Farmhouse: EPC rated E.

Rateable Value

According to the Valuation Office, the premises has a rateable value of £27,750. Interested parties are advised to make their own enquiries.

Local Authorities

Pembrokeshire County Council
www.pembrokeshire.gov.uk

Viewings

Strictly by appointment with agents
 Carter Jonas.

Directions

Follow the M4 to Carmarthen and then take the A484 towards Cardigan and Cenarth.

At Cenarth, take the turning in front of The White Hart Inn onto the B4332.

After approximately 2 miles, you will come to a small stone bridge over the River Cych, turn left immediately after the bridge at the Nags Head Inn, signposted Cwmcych. (From here, you will also see brown and white tourist information signs to follow). Proceed along this road with the river on your left. You will pass a T-junction on your right, keep going

straight ahead, past a large mansion on the left, until you come to a crossroads.

Turn right at the crossroads, signposted Clydau (Welsh spelling for Clydey) and Bwlchgyroes.

Next, you will see a cream coloured cottage on your right, turn left at the junction opposite here.

Proceed for approximately 1.5 miles and you will come to Clydey Cottages on your left.



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