



Gorslwyd farm, Tanygroes, Cardigan,

SA43 2HZ



CARDIGAN  
BAY  
PROPERTIES

EST 2021

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# Gorslwyd farm, Tanygroes, Nr Aberporth, SA43 2HZ

- Home with multiple holiday cottages
- Tranquil setting
- Set in approx 4 acres
- 1 Six bedroom Cottage, 4 Two bedroom cottages & 1 three bedroom cottage
- Continued income potential
- Coastal
- Additional Round house and Meditation Room
- 6 cottages and overflow accomodation
- Stunning 5 bedroom Farmhouse with additional overflow accommodation
- EPC Rating : Farmhouse ; D

## About The Property

This traditional 5-bedroom farmhouse offers not only the main farmhouse but also overflow accommodation, plus an additional six holiday cottages, each designed to provide comfort and style. All located near Aberporth and its beautiful beaches just a 5 minute drive away and the picturesque Cardigan Bay coast. this beautiful complex is currently running as a healing retreat centre in addition to the regular holiday cottage income which provides 2 separate businesses adequately accommodating 2 families.

There is a beautiful roundhouse a meditation room or chapel known as Ty Nos, offering a tranquil sanctuary for reflection and peace. Various outbuildings dotted around the property, serving as both functional spaces and enhancing its rustic allure all set within 4 acres, located down a track.

This property also benefits from a wonderful investment opportunity, with guaranteed continued income for the next 2 years. This complex presents a rare chance to own not just a home, but great income potential.

Whether seeking a personal sanctuary, a lucrative investment, or both.

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,

## Offers in excess of £1,500,000



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 it and 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 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 tranquility 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 31"

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"

Boot Room

Lounge  
20'9" x 13'8"

Hallway  
12'9" x 5'9"

Bedroom 1  
13'8" x 10'4"

En-suite Bathroom  
10'10" x 7'8"

Porch  
7'0" x 6'1"

First floor landing

Bedroom 2  
16'0" x 13'7"

En-suite  
7'10" x 5'2"

Bedroom 3  
13'4" x 10'8"

En-suite  
7'3" x 5'8"

Bathroom  
7'3" x 6'1"

Bedroom 4  
15'0" x 7'4"

Landing  
2'9" x 2'9"

Bathroom  
13'10" x 12'5"

Master Bedroom (5)  
18'11" x 13'8"

Overflow accomadation/Studio



Kitchen / Lounge 23'1" x 14'4"	CORNFLOWER. Lounge 13'10" x 12'9"
Rear Porch 15'7" x 3'1"	Kitchen 9'10" x 6'9"
Shower Room 8'2" x 5'2"	Bathroom 6'2" x 5'10"
Bedroom 14'6" x 10'3" (max I shape)	Bedroom 1 9'8" x 9'1"
Sunflower	Bedroom 2 9'8"
SUNFLOWER. Lounge / Bedroom 13'8" x 26'2"	Poppy
Porch 15'5" x 7'7"	Kitchen 11'7" x 6'1"
Two windows to rear, two windows to side, double door, door to:	Lounge 18'7" x 16'2" (max)
Kitchen 9'8" x 8'5"	Bedroom1 9'0" x 14'10"
Shower Room 5'9" x 3'4"	Bedroom 2 9'7" x 9'0"
Willow	Bedroom 3 12'8" x 8'9"
WILLOW. Lounge 15'2" x 13'1"	Wet Room 9'7" x 5'4"
Kitchen 10'9" x 8'8"	Door to:
Wet Room 7'3" x 5'7"	Rose Room / Gong Room
Bedroom 1 11'4" x 11'0"	Entrance 6'9" x 5'4"
Bedroom 2 11'11" x 9'9"	Wet Room 8'0" x 7'9"
Door to:	Storage room
Clover	Living Room 29'3" x 17'7"
CLOVER. Lounge 4.218 x 3.928	Commercial Kitchen 13'0" x 5'5"
Kitchen 9'11" x 6'10"	Laundry room 8'1" x 5'5"
Bathroom 6'9" x 6'5"	W/C
Bedroom 1 10'2" x 9'0"	Round House 19'9" x 19'0"
Bedroom 2 9'11" x 9'4"	Cowslip Kitchen
Cornflower	Lounge

Bedroom 1
Bedroom 2
Shower room
Hedgrow
Lounge / Kitchen 43'10" x 13'10"
Conservatory 23'0" x 7'11"
Play room 13'8" x 9'5"
Inner hallway 1 8'9" x 2'9"
Bedroom 1 9'4" x 9'1"
Bedroom 2 12'5" x 9'9"
Bedroom 3 11'3" x 9'5"
Bathroom 8'1" x 5'7"
Inner hallway 2 8'5" x 3'2"
Bedroom 4 9'5" x 9'1"
Bedroom 5 12'6" x 9'9"
Bedroom 6 11'2" x 9'5"
Wet room 7'8" x 5'6"
Door to:
Chapel Ty Nos/Meditation Room 19'7" x 11'4"
Summer house 16'7" x 12'8"
Games Room 16'7" x 12'8"
Pollytunnel
Agricultural shed
IMPORTANT ESSENTIAL INFORMATION: WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: G - Ceredigion County Council  
TENURE: FREEHOLD  
PARKING: Off-Road Parking  
PROPERTY CONSTRUCTION: Traditional Build  
SEWERAGE: Private Drainage  
ELECTRICITY SUPPLY: Mains / Solar Electricity  
WATER SUPPLY: Mains  
HEATING: Oil boilers servicing the hot water and central heating to all cottages and the farmhouse. An additional "Brosley" multi-fuel stove in the Farmhouse that heats the water and radiators  
BROADBAND: Connected - TYPE - Superfast \*\*\*add in speeds eg - up to 1000 Mbps Download, up to 220 Mbps upload \*\*\* FTTP, FTTC, ADSL, Satellite, Wireless - Mobile Internet. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)  
MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available , please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)  
BUILDING SAFETY - The seller has advised that there is none that they are aware of.  
RESTRICTIONS: The seller has advised that there are none that they are aware of.  
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.  
FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A  
COASTAL EROSION RISK: None in this location  
PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.  
ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are special Accessibility/Adaptations on this property. 2 of the cottages have wet rooms  
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.

VIEWINGS: By appointment only. Viewing information: The seller has advised that there is a public footpath down the lane. The holiday cottages are not for residential use and are restricted to 11 months of continuous occupancy only. There is a separate title deed that relates to the top triangle to the top of the track next to the road that is also

owned by Gorslywd farm.  
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

TR/TR/11/23/OK



· SUN FLOWER ·













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.



