



Gorslwyd farm, Tanygroes, Cardigan,

SA43 2HZ



CARDIGAN
BAY
PROPERTIES

EST 2021

 23  13  8  D



Gorslwyd farm, Tanygroes, Nr Aberporth, SA43 2HZ

- Home with multiple holiday cottages, set in approx 4 acres
 - AUCTION: Buyer's Premium Applies. Upon the fall of the hammer, the buyer shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged.
 - 6 cottages and overflow accomadation
 - Stunning 5 bedroom Farmhouse with additional overflow accommodation
 - Bidding opens on 29/10/2025 10:00 and ends on 29/10/2025 12:05.
- AUCTION GUIDE PRICE £775,000 + BUYERS FEES
 - Additional Round house and Meditation Room
 - 1 Six bedroom Cottage, 4 Two bedroom cottages & 1 three bedroom cottage
 - For sale by unconditional online auction, registration is now open.
 - EPC Rating ; Farmhouse ; D

About The Property

*** AUCTION PROPERTY – Guide Price £775,000 Auction 29.10.25***
For sale by unconditional online auction, registration is now open. Bidding opens on 29/10/2025 10:00 and ends on 29/10/2025 12:05.

Viewing dates :
Monday 13th October 2025 at 11am
Wednesday 22nd October 2025 at 11am

A traditional 5-bedroom farmhouse sitting in around 4 acres, 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. Whether seeking a personal sanctuary, a lucrative investment, or both.

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.

Price guide £775,000



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 tbenefits 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 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 "Einw" 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.

AUCTION INFORMATION AND FEES

UNCONDITIONAL LOT:
Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (6% INC vat - subject to a minimum of £5,000+VAT (£6,000 INC vat)) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a

full legal completion 28 days following the auction (unless otherwise stated).

VIEWING DATES:

Monday 13th October 2025 at 11am
Wednesday 22nd October 2025 at 11am

PRE-AUCTION OFFERS:

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact www.townandcountrypropertyauctions.co.uk

SPECIAL CONDITIONS:

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

AUCTION - MORTGAGE BUYERS

This property is also available for mortgage buyers, offering a great opportunity for those looking to finance their purchase. Whether you're a first-time buyer of an experienced investor, we can provide guidance and support throughout the process. For more information or to explore your financing options please do not hesitate to contact us - we are here to help.

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"



Boot Room	Porch	Kitchen	Inner hallway 1
Lounge	15'5" x 7'7"	11'7" x 6'1"	8'9" x 2'9"
20'9" x 13'8"	Two windows to rear, two windows to side, double door, door to:	Lounge	Bedroom 1
Hallway	Kitchen	18'7" x 16'2" (max)	9'4" x 9'1"
12'9" x 5'9"	9'8" x 8'5"	Bedroom1	Bedroom 2
Bedroom 1	Shower Room	9'0" x 14'10"	12'5" x 9'9"
13'8" x 10'4"	5'9" x 3'4"	Bedroom 2	Bedroom 3
En-suite Bathroom	Willow	9'7" x 9'0"	11'3" x 9'5"
10'10" x 7'8"	WILLOW. Lounge	Bedroom 3	Bathroom
Porch	15'2" x 13'1"	12'8" x 8'9"	8'1" x 5'7"
7'0" x 6'1"	Kitchen	Wet Room	Inner hallway 2
First floor landing	10'9" x 8'8"	9'7" x 5'4"	8'5" x 3'2"
Bedroom 2	Wet Room	Door to:	Bedroom 4
16'0" x 13'7"	7'3" x 5'7"	Rose Room / Gong Room	9'5" x 9'1"
En-suite	Bedroom 1	Entrance	Bedroom 5
7'10" x 5'2"	11'4" x 11'0"	6'9" x 5'4"	12'6" x 9'9"
Bedroom 3	Bedroom 2	Wet Room	Bedroom 6
13'4" x 10'8"	11'11" x 9'9"	8'0" x 7'9"	11'2" x 9'5"
En-suite	Door to:	Storage room	Wet room
7'3" x 5'8"	Clover	Living Room	7'8" x 5'6"
Bathroom	CLOVER. Lounge	29'3" x 17'7"	Door to:
7'3" x 6'1"	4.218 x 3.928	Commercial Kitchen	Chapel Ty Nos/Meditation Room
Bedroom 4	Kitchen	13'0" x 5'5"	19'7" x 11'4"
15'0" x 7'4"	9'11" x 6'10"	Laundry room	Summer house
Landing	Bathroom	8'1" x 5'5"	16'7" x 12'8"
2'9" x 2'9"	6'9" x 6'5"	W/C	Games Room
Bathroom	Bedroom 1	Round House	16'7" x 12'8"
13'10" x 12'5"	10'2" x 9'0"	19'9" x 19'0"	Pollytunnel
Master Bedroom (5)	Bedroom 2	Cowslip	Agricultural shed
18'11" x 13'8"	9'11" x 9'4"	Kitchen	IMPORTANT ESSENTIAL INFORMATION: WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:
Overflow accomadation/Studio	Cornflower	Lounge	COUNCIL TAX BAND: - G - Ceredigion County Council
Kitchen / Lounge	CORNFLOWER. Lounge	Bedroom 1	TENURE: FREEHOLD
23'1" x 14'4"	13'10" x 12'9"	Bedroom 2	PARKING: Off-Road Parking
Rear Porch	Kitchen	Shower room	PROPERTY CONSTRUCTION: Traditional Build
15'7" x 3'1"	9'10" x 6'9"	Hedgrow	SEWERAGE: Private Drainage
Shower Room	Bathroom	Lounge / Kitchen	ELECTRICITY SUPPLY: Mains / Solar Electricity
8'2" x 5'2"	6'2" x 5'10"	43'10" x 13'10"	WATER SUPPLY: Mains
Bedroom	Bedroom 1	Conservatory	HEATING: Oil boilers servicing the hot water and central heating to all cottages and the farmhouse.
14'6" x 10'3" (max l shape)	9'8" x 9'1"	23'0" x 7'11"	An additional "Brosley" multi-fuel stove in the Farmhouse that heats the water and radiators
Sunflower	Bedroom 2	Play room	BROADBAND: Connected - TYPE - Superfast ***110 Mbps *** BT - PLEASE CHECK COVERAGE FOR THIS
SUNFLOWER. Lounge / Bedroom	9'8"	13'8" x 9'5"	
13'8" x 26'2"	Poppy		

PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

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/>)

BUILDING SAFETY - The seller has advised that there are no issues 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 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.

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		
(55-68) D		
(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.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk