



Fox Grant

SITUATION

Aberaeron 3.5 miles, New Quay 7 miles, Lampeter 11.5 miles,
Aberystwyth 19 miles, Cardigan 22.5 miles, Carmarthen 32 miles

Airports: Cardiff Airport 87 miles

- 3 bed Park Home
- Facilities building, including outside kitchen.
- Indoor & Outdoor Arenas.
- Stabling for 17
- Stone barn with planning potential.
- Ample parking.

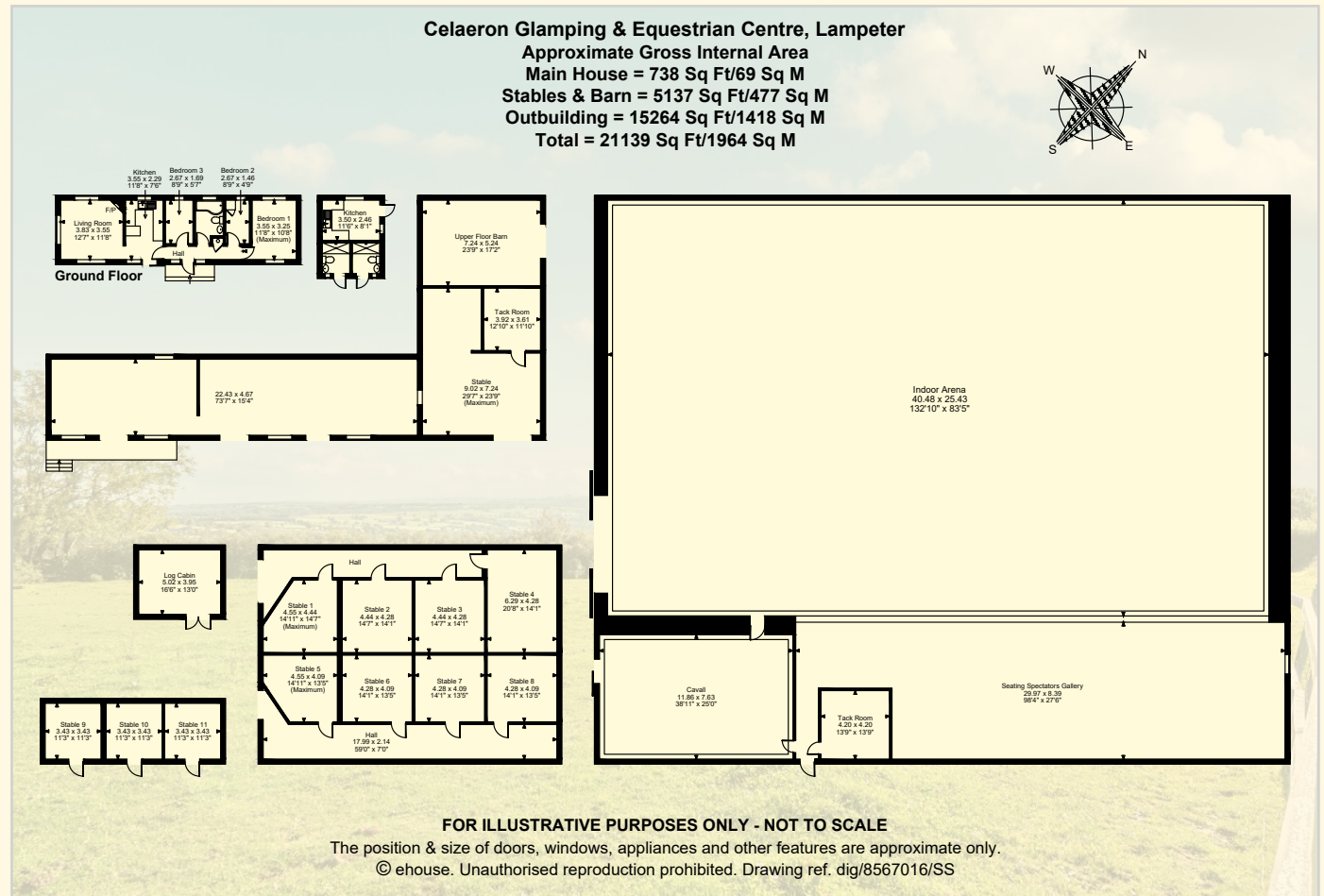
Grounds to about 23.6 Acres.

Celaeron is situated just a short distance from the coastal town of Aberaeron and the West Wales Coast, which is renowned for its fishing and tourist attractions. Celaeron has been running has a caravan site for 6 years with scope for further expansion either tourism or equestrian, with spectacular views over the Aeron Valley.

Celaeron equestrian offers a large indoor school with viewing gallery and an outdoor arena, large lorry park, stables and grazing land. It has been run historically for BD competition venue, fun shows, dog agility, private Stud, and livery yard.

Education There is an excellent range of both primary and secondary schools in Aberaeron. There is a significant range of independent schools in the area including: Castle School, Llandovery College, Haberdashers Schools at Monmouth. For independents see www.isc.co.uk and for state school information see www.ceredigion.gov.wales.

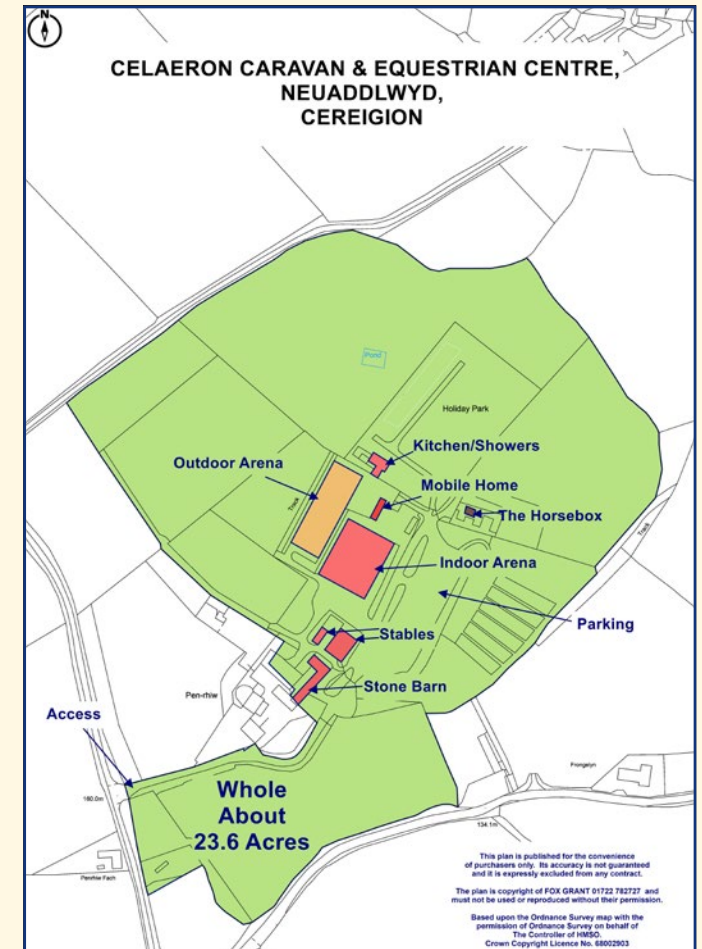
Local, Sporting & Recreational The surrounding area provides a wealth of sporting and recreational opportunities, particularly along the Cardigan coast, which offers fishing, sailing, kayaking and swimming. Excellent cycling and walking can be found along the Aberaeron and Llanercheron cycle way. Further information on www.cardigan-bay.com/aberaeron-cardigan-bay



CELAERON EQUESTRIAN & CARAVAN SITE

is a well located with stunning views over the Aeron Valley, making it a lovely setting for holiday caravan site. The property is approached via a tarmac drive that leads up into large parking area. To the left on entering is the stone barn with lapsed planning for 3-bedroom cottage, which would be ideal holiday let or staff accommodation. The internal stables are thereafter with 3 timber looseboxes to the rear with useful concrete yard with access to the fields beyond. The 40m x 26m indoor arena with small waiting area and tack room with seating with the 20m x 60m outdoor to the rear. Situated behind the arena is the 3 bed Park Home with summer house.

The land surrounds the property on 3 sides with the 25 caravan pitch field with the facilities set behind the indoor arena. Beyond the large car park is further paddock that is ideal for glamping pods (subject to planning), or for grazing.



AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

LOCAL AUTHORITY: Ceredigion County Council 01545 570881

COUNCIL TAX: A

SERVICES: Mains electricity & water is connected. LPG Gas for heating of the home, broadband, private drainage

TENURE: Freehold with vacant possession.

FIXTURES & FITTINGS Unless mentioned specifically by separate negotiation.

THE GLAMPING PODS AND HORSEBOX ARE EXCLUDED FROM SALE.



VIEWINGS

Strictly by appointment 01432 367802 or
email liz@foxgrant.com



Liz Langford



William
Fox Grant

Fox Grant

**Celaeron Caravan &
Equestrain Centre
SA48 7RG**

DIRECTIONS

From Aberaeron take the A482 road towards Lampeter. Leave Aberaeron and after approx. 2 miles you will come to a right hand turn signed to Oakford and with a brown directional sign to Cel Aeron. Follow the lane and the signs up the hill through Neuaddllwyd and at the top turn right, again signed and keep right at the junction into the Equestrian Centre, which lies to the rear of the old farmhouse.

Postcode: **SA48 7RG**

foxgrant.com

**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

TRUSTPILOT

**EQUESTRIAN
SPECIALISTS**

**TOURISM
& LEISURE**