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**Pontfaen, Cribyn, Lampeter, Ceredigion, SA48 7QW**

**Asking Price £850,000**

**\*\* A superb investment opportunity \*\***

A substantial country bungalow offering up to 10 bedroomed luxuriously appointed accommodation, currently an extremely successful holiday let with substantial income sleeping upto 22 persons, together with caravan used for letting purposes and a bespoke leisure suite with hot tub and sauna.

The whole set in extensive gardens and grounds of approximately 1 acre.



## LOCATION



Beautifully situated in quiet rural surroundings adjoining a quiet country lane from which there are miles of pleasant walks nearby. The property lies between the village communities of Cribyn and Dihewyd, some 7 miles from the university and market town of Lampeter and some 9 miles from the destination harbour town of Aberaeron renowned for its popular hotels, bars, restaurants and shops. The property is also close to the Ceredigion Heritage Coastline renowned for its sandy beaches and secluded coves.

## DESCRIPTION



An impressive country property offering substantial and diversely appealing accommodation, currently a successful holiday let providing a substantial income and strong forward bookings. The luxuriously appointed accommodation could also suit those with multi generational requirements with annex potential, although simply looking for a large home with the benefit of a well appointment caravan within the grounds which is also used for letting purposes. The well proportioned accommodation provides all modern conveniences with the benefit of under floor heating to part from the oil fired heating system with radiators to the remainder of the rooms. The property also has the benefit of solar pv panels providing electricity for its own use together with the benefit of a

feeding tariff for exporting any excess electric and providing a further income.

The property in our opinion would suit a range of purchasers, being an ideal investment opportunity taking in to account the substantial income it generates being a popular destination for large family gatherings, sleeping up to 22 persons with the option also of letting out the caravan, sleeping 6, to make it a destination for up to 28 with very limited availability for this size of property for short breaks.

The property provides more particularly the following accommodation -

### FRONT ENTRANCE PORCH

With tiled floor, tongue and groove ceiling

### ENTRANCE HALL



With timber effect flooring, stairs to first floor

### LIVING ROOM

18'5" x 14'1" (5.61m x 4.29m)



With a marble style feature fireplace, large front window, fitted wall lights, integrated ceiling speakers.



## KITCHEN/DINING ROOM

23'5" x 13'5" (7.14m x 4.09m)



A large open space providing open plan to the games area and conservatory, currently housing a banqueting table that seats 22, with tiled floor and extensive range of fitted kitchen units incorporating an integrated dishwasher, integrated fridge, space for further large fridge, Rangemaster Range with extractor hood over, fitted spot lighting and raised lantern style roof over part.

## CONSERVATORY

13'3" x 12'2" (4.04m x 3.71m)



Currently used as a games area, a nice light space with tiled flooring, wall lights, French doors to rear terrace

## DINING ROOM/FURTHER GAMES AREA

13' x 9'3" (3.96m x 2.82m)



With timber effect flooring, wall lights, opening to kitchen and conservatory.

## UTILITY ROOM

16'11" x 6'6" (5.16m x 1.98m)

Providing further useful storage space with tiled floor, extensive fitted units at base and wall level with laundry facilities including space for washing machine and tumble dryer, Grant oil fired central heating boiler, rear entrance door.

## INNER HALLWAY

## FAMILY BATHROOM

10'4" x 8'10" (3.15m x 2.69m)



A large contemporary suite with double wash hand basin, toilet, fitted cupboard, spa bath with shower over, 2 heated towel rails, linen cupboard.



## BEDROOM 1

15' x 9' (4.57m x 2.74m)



Wood timber effect flooring, radiator, front window

## BEDROOM 2

9'6" x 7'10" (2.90m x 2.39m)



Radiator

## REAR HALLWAY

Leading to -

## MASTER BEDROOM SUITE

21'1" x 12'2" (6.43m x 3.71m)



An impressive room with oak flooring having underfloor heating, French doors to garden, sliding doors to -

## DRESSING ROOM



Fitted with wardrobes and cupboards

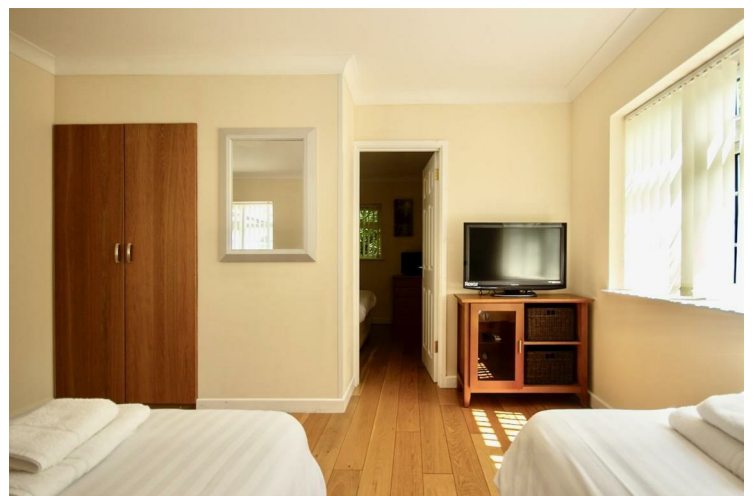
## ENSUITE BATHROOM



Being fully tiled having a spa bath with shower attachment, separate corner shower cubicle, wash hand basin, toilet, heated towel rail, extractor fan.

## BEDROOM 4

11' x 20'7" (max) (3.35m x 6.27m (max))



Being inter-connected with bedroom 5 which could provide a family suite with fitted wardrobe, under-floor heating, door to -



## BEDROOM 5



With fitted wardrobe, under floor heating and door to -

## ENSUITE SHOWER ROOM

Having shower cubicle, wash hand basin, toilet, fully tiled walls.

## BEDROOM 6

13'5" x 11'4" (4.09m x 3.45m)



Built-in cupboard, oak flooring with under-floor heating

## ENSUITE SHOWER ROOM



With double sided shower cubicle, pedestal wash hand basin, toilet, fully tiled walls, extractor fan.

## FIRST FLOOR -

Accessed via staircase to Landing -

## BEDROOM 7

11'4" x 12'6" (3.45m x 3.81m)



Velux roof window, access to under eaves storage area, spot lighting

### BEDROOM 8

11'4" x 15' (3.45m x 4.57m)



With undereaves storage, radiator velux roof window, spot lighting

### ENSUITE BATHROOM

11'4" x 5'8" (3.45m x 1.73m)

### 2ND FIRST FLOOR AREA

Accessed via staircase from entrance hallway to -

### LANDING



Radiator, under eaves storage cupboards, velux roof window.

### BEDROOM 9

11'1" x 21' overall (3.38m x 6.40m overall)



2 Velux roof windows, under eaves storage

### BEDROOM 10

14'9" x 8'6" (4.50m x 2.59m)



Velux roof window, radiator, access to under eaves storage

### ENSUITE CLOAKROOM

With toilet and wash hand basin.

### LEISURE SUITE



luxury leisure suite 17'4" x 13'8" being a lodge style property having a feature hot tub for 6-8 persons, panelled walls, shower cubicle with shower and purpose built sauna.



## PONTFAEN FACH:



Comprises a Lodge style caravan in which the owners have lived for some time but are currently letting again being a successful holiday let with independent services including lpg gas fired central heating and double glazed windows. This also has its own small stone building housing a hot tub and sauna with outside shower area.

The property is approached via a reception hall with built-in cupboard

### BEDROOM 1

8'3" x 7'8" (2.51m x 2.34m)



Built-in wardrobe and vanity area

## ENSUITE SHOWER ROOM



With shower, wash hand basin and toilet



## BEDROOM 2

8'4" x 5'8" (2.54m x 1.73m)



Built-in wardrobe, radiator, side window

## MAIN BATHROOM



Having corner bath with shower unit over, w.c., wash hand basin, toilet, radiator, extractor fan.

## KITCHEN/LIVING AREA

20'4" x 11'10" (6.20m x 3.61m)



A light open plan area with initial kitchen area having fitted kitchen units at base and wall level with electric cooker having extractor hood over, fridge space, single drainer sink unit.

## LIVING AREA



With feature full length window incorporating French doors to terrace.



## GARDENS



A feature of this property is its extensive well maintained gardens and grounds with an attractive central tarmacadamed driveway flanked by lawned areas leading up to an extensive forecourt with ample parking. To the rear of the property are landscaped gardens and grounds.

Further extensive lawned areas together with a garden area having poly tunnel.

## STONE AND SLATE BUILDING

21'4" x 12'8" (6.50m x 3.86m)



On the entrance to the property is a stone and slate building of stone and slate construction with potential for further conversion in to say Studio and being a pretty building adding to the appeal of the property.

## WORKSHOP

24'3" x 12'8" (7.39m x 3.86m)



A purpose built workshop with concreted flooring, double doors, electricity connected.

## OPTIONAL

there is the option of purchasing an adjacent glamping site of some 3 acres with planning permission for up to 6 pods with two currently in situ and successfully let with a third planned to be installed in 2024. This is an attractive area with feature lake. Price by negotiation.

## AGENTS COMMENTS:

A particularly successful business being offered for sale as a going concern to include all fixtures, fittings and business assets to include website and lucrative future bookings. Trading figures may be available to bonafide interested parties.

## SERVICES

We are informed the property is connected to mains water, mains electricity, solar pv panels with feeding tariff, private drainage, oil fired central heating, fibre to the premises, broadband.

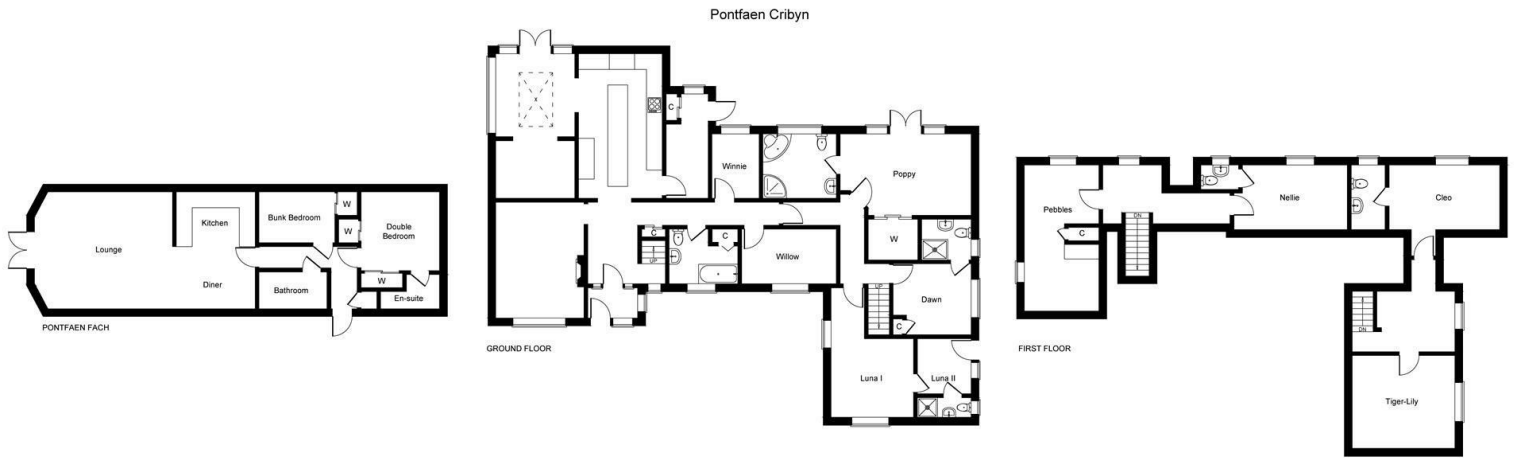
## BUSINESS RATES:

Pontfaen - Current Rateable Value = £13,000

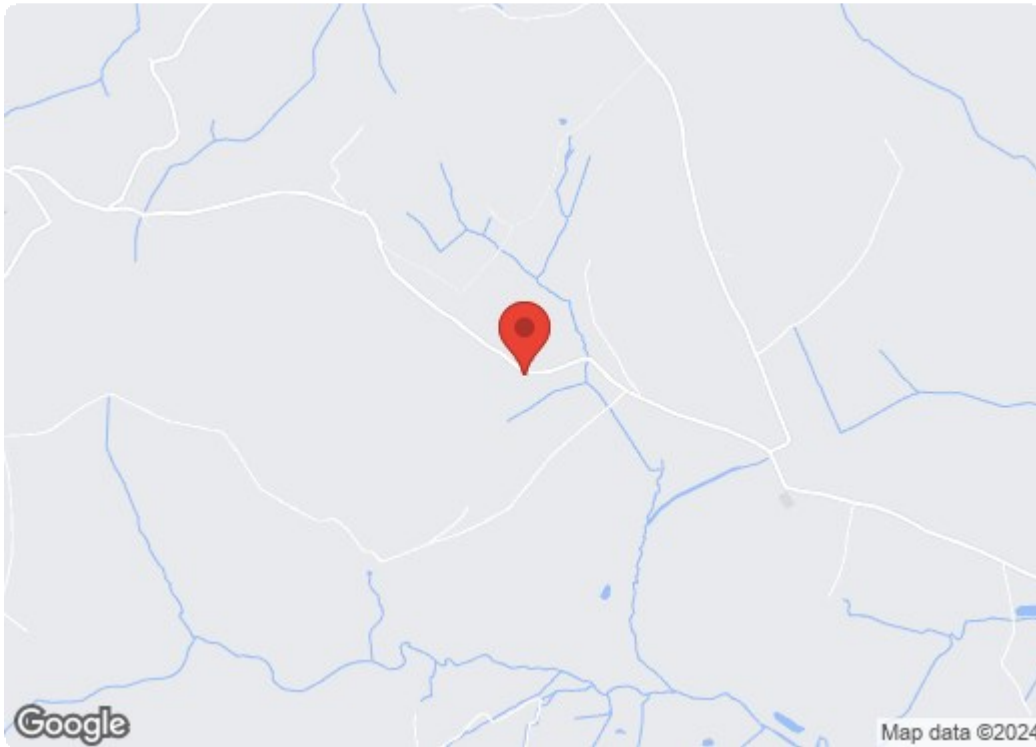
Pontfaen Glamping - Current Rateable Value = £2,450

Static Caravan - Current Rateable Value = £1,375





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
 Produced by Potterplans Ltd. 2024



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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