

www.evansbros.co.uk



1 MARKET STREET, ABERAERON, CEREDIGION, SA46 0AS

Tel: (01545) 570462 E-mail: aberaeron@evansbros.co.uk



Manorafon Plwmp, Llandysul, SA44 6HU

Asking Price £875,000

An exceptional lifestyle smallholding with a thriving eco-glamping business, set within approximately 4.75 acres in a picturesque Mid Ceredigion coastal setting.

Manorafon offers a rare opportunity to acquire a beautifully refurbished 4 bedroom country home with a feature lodge, mature gardens and idyllic grounds, perfectly suited to multi-generational living or home working. Complementing the residence is a highly regarded eco-style glamping enterprise, thoughtfully arranged around a stunning wildflower meadow and comprising 10 serviced camping pitches, 2 bell tents, a Shepherd's Hut and bespoke Fisherman's Cabin, together with an outstanding contemporary shower block. Peacefully tucked away, yet within easy reach of New Quay, Llangrannog, Aberporth and Cardigan, this is an outstanding lifestyle property combining tranquil rural living with an established and highly rated income-generating business.

Location



Peacefully located and approached via a meandering country lane yet conveniently positioned only approximately a mile off the A487 coast road with access to the noted seaside destination villages of New Quay, Llangrannog and Aberporth; renowned for their sandy beaches, together with the secluded coves at Cwmttydu and Mwnt. This peaceful retreat is understandably popular with guests/visitors, being set in beautiful countryside within this popular coastal location in Mid Ceredigion. The property is also convenient to the county town and heritage centre of Cardigan to the south and the Georgian harbour town of Aberaeron to the north.

Description

Manorafon presents an exceptional lifestyle opportunity, offering an attractive residential smallholding with excellent multi-generational appeal. Tastefully refurbished throughout, the principal residence provides four spacious bedrooms and two well-appointed bathrooms. A superb feature lodge offers valuable additional accommodation, ideal as a home office, studio or guest space, and will benefit from the imminent connection of high-speed FTTP broadband, making it perfectly suited to modern home working. Set within delightful, mature gardens and grounds, the property is enhanced by charming meandering streams, creating a peaceful and picturesque setting away from the hustle and bustle of everyday life. The current owners have successfully established an eco-style glamping business centred around a beautiful wildflower meadow. The site offers a combination of hardstanding and grass pitches, all with electric hook-ups, together with two bell tents, a bespoke Fisherman's Cabin and a cosy Shepherd's Hut. These are complemented by a high-quality contemporary shower block featuring two stylish shower rooms and four toilets, providing excellent facilities for guests.

Extending to approximately 4.75 acres in total, Manorafon represents an outstanding opportunity for those seeking a tranquil rural retreat with the added benefit of an established income-generating enterprise.

The House



The main residence has been tastefully refurbished having the benefit of double glazing and oil-fired central heating, and provides the following accommodation:

Front Entrance Porch

Leading directly into:

Kitchen Dining Room

21'9 x 21'5 (6.63m x 6.53m)



A lovely room having tiled floor and an extensive range of bespoke kitchen units with oak work surfaces and feature breakfast bar, having a ceramic one and a half bowl sink unit, space for a Range and space for further appliances including washing machine, tumble dryer, dishwasher and fridge.



Ground Floor Bedroom 4 / Reception Room

14'11 x 14'9 (4.55m x 4.50m)



With double aspect windows and door to ensuite shower room.

Ensuite Shower Room



Being half tiled with easy access shower enclosure having electric shower unit, toilet, wash handbasin and heated towel rail.

Living Room

21'10 x 12'7 (6.65m x 3.84m)



A characterful room with feature Inglenook style fireplace having a wood burning stove inset, attractive flooring, beamed ceiling, tongue and groove walls, front entrance door and two radiators. Stairs to first floor.

First Floor

Landing

With access to loft and walk in wardrobe.

Bedroom 1

12'11 x 10'6 (3.94m x 3.20m)



With double aspect windows, tongue and groove ceiling, and radiator.

Bedroom 2

15'0 x 9'5 (4.57m x 2.87m)



With double aspect windows, built-in wardrobes and radiator.

Bedroom 3

14'2 x 7'10 (4.32m x 2.39m)



An "L-Shaped" room with double aspect windows and radiator.

Bathroom



With a luxurious suite having a slipper bath with shower attachment, easy access shower cubicle, toilet, wash handbasin, attractive part tiled walls, retro styled radiator / towel rail combination unit.

Externally

The property has a gated entrance leading to valuable off-road parking. To the front, the drive leads onto a feature Log Cabin with insulated roof and floor, providing a great ancillary space either for home office use or overflow accommodation with a cloakroom already in situ. This is currently set up as a useful games area - ideal for guests and entertaining.

Log Cabin / Home Office Space

25'10 x 15'11 (7.87m x 4.85m)



Outbuildings

The property benefits from two useful outbuildings/barns.

Grounds

The house is surrounded by mature gardens and grounds being a haven for wildlife, having a pond and being intersected by a pretty, rambling stream with a wooded area providing lovely walks and an escape to enjoy your surroundings in the countryside.

Wild Meadow Camping



The property benefits from a successful eco-style glamping enterprise that has been established by the current owners with ten hardstanding and grass pitches, two Bell Tents, a Shepherd's hut and Fisherman's Cabin. This is all carefully arranged around a lovely wildflower meadow to provide an authentic camping / glamping experience surrounded by nature. Electrical hook-ups are provided for each pitch, together with a modern, luxurious shower block; the quality of which is rarely seen on similar campsites.

Shepherd's Hut

19'3 x 7'5 (5.87m x 2.26m)



Fisherman's Cabin

18'1 x 11'8 (5.51m x 3.56m)



Bell Tents



Shower Block



Directions

From our Aberaeron office, take the A487 south and continue to the village of Plwmp taking the left hand turning towards Ffrostrasol. In approximately half a mile, take a right hand fork and continue along this lane where the property can be found on the left hand side being the second property on the left.

The Business

The vendors have created a successful eco tourism business based around the camping, Shepherd's Hut and Lodge accommodation.

www.wildmeadowcamping.co.uk

Their efforts have rewarded them with a 9.9 rating on "Pitch-up" and many 5 Star Google reviews. Trading accounts are available to bonafide applicants.

Services

The property is well-equipped having independent mains electricity to both the dwelling and business, and also independent mains water connection to both units. Private drainage via Septic tank is provided to the house, with a separate private drainage system also having been installed for the campsite. The house benefits from oil-fired central heating and the provision of FTTP broadband is imminently being connected to the property for those requiring broadband speed for home working etc.



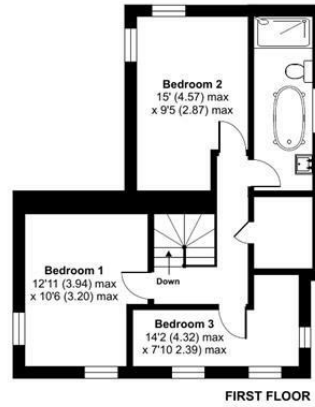
Manorafon, Plwmp, Llandysul, SA44

Approximate Area = 1477 sq ft / 137.2 sq m

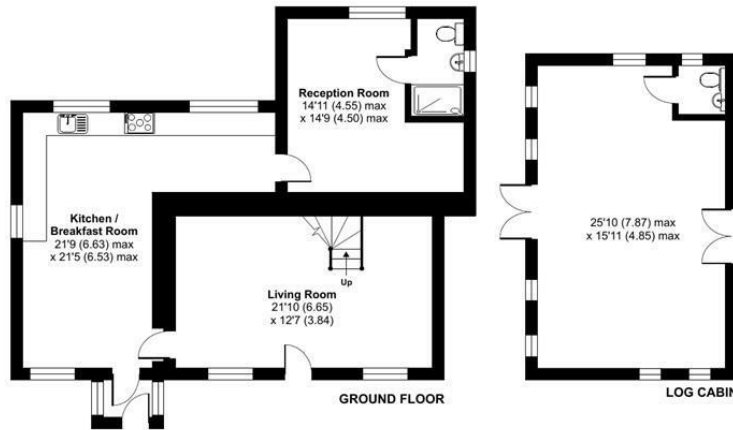
Log Cabin = 413 sq ft / 38.3 sq m

Total = 1890 sq ft / 175.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

LOG CABIN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Evans Bros Ltd. REF: 1484991



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	54	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & Wales

EU Directive 2002/91/EC

EVANS BROS.

EVANS BROS.

EVANS BROS.

39 HIGH STREET, LAMPETER,
CEREDIGION, SA48 7BB
Tel: (01570) 422395

MART OFFICE, LLANYBYDDER,
CARMARTHENSHIRE, SA40 9UE
Tel: (01570) 480444

5 NOTT SQUARE, CARMARTHEN,
CARMARTHENSHIRE, SA31 1PG
Tel: (01267) 236611

Evans Bros (Aberaeron) Limited, Registered in Cardiff No. 09298450, Directors Mr E.J. Cambell Evans M.R.I.C.S., Mr Mark R. Evans M.R.I.C.S.