

FOR SALE

Lifestyle property and fishery with versatile accommodation

Fron Farm, Bontnewydd, Aberystwyth, Ceredigion

AVAILABLE AREA

Site Area of 13.6 acres (5.5ha)

IN BRIEF

- » Established lifestyle property with income generating potential
- » Coarse & trout fishery and campsite and glamping pod
- » Four established fishing pools
- » Four bedroom farmhouse, previously used as a B&B
- » Storage and workshop building, facilities building
- » Site extending to 13.6 acres (5.5 Ha)

LOCATION

The property is located in the small village of Bontnewydd, lying between Tregaron and the village of Bronant. The property is located within close proximity to the picturesque harbour town of Aberaeron (12 miles) and the vibrant university town of Aberystwyth (13 miles), with its extensive shopping, healthcare and rail links. The Ceredigion coastline lies within easy reach, offering peaceful rural and coastal surroundings.

FROM FARM

Accessed via a private road and track leading to the car park and main dwelling. The former dairy farm has no immediate neighbours or passing roads and was operated as a coarse and trout fishery and campsite until 2023. Since which time the site has been maintained and improved to a high standard by the current owners.

THE FISHERY

The fishery comprises four spring fed and well established lakes between 0.5 and 1 acre in size, with five spring fed stock ponds. The two lakes close to the northern boundary are used for coarse fishing with mixed coarse fish species including carp up to around 30lbs. The two southern lakes are used exclusively for trout fishing. The site benefits from a CCTV security system.

CAMPING & GLAMPING

The top fields extend to approximately 4.5 acres. The campsite has a total of 23 electric pitches with individual 16 amp electric hook-ups and drinking water taps. In addition are three hardstanding pitches with electric hook-ups for motorhomes with toilet and shower facilities and enclosed pot wash and septic tank.

The current owners have recently installed a luxury glamping pod, with ensuite shower and views across the fishery.





Further information on the pod is available below:

<https://www.glampingpods.com/search/glamping-pods-in-wales/ceredigion/aberystwyth/lakeside-pod-at-fron-farm-fishery>

DWELLING

Situated in an elevated position overlooking the lakes and grounds, a four bedroom farmhouse with large living room/dining room together with a separate kitchen, dining and living area and conservatory to the rear. The house benefits from a new boiler and hot water system, two new modern fitted kitchens; new en-suite wet room, two wood burning stoves and double glazing.

The original farmhouse was extended around 30 years ago, creating a two bedroom self-contained annex, previously been utilised as a B&B. making it ideal for multi-generational living. The rear garden is south facing with views over the lakes and hills beyond.

The property is approached via a loose stone driveway leading to a parking area to the fishery and residence which has its own private parking. Extensive mature gardens lie on three sides, mainly laid to lawn with flower and shrub borders. The rear garden has views over the lakes and surrounding countryside with an area of decking leading from the conservatory.

BUILDINGS

Situated to the rear of the dwelling is following outbuildings of block construction with electricity connected;
Storage building (2.9 x 2.3m)
Workshop building (12m x 5.5m) - Previously benefitted from planning permission for conversion into two holiday homes. Ref; 991121 and A041185.

INCOME & EXPENDITURE

Historically the site has generated income through the sale of day tickets for the fishery, together with tent and motorhome Camping pitches. Site has previously been used as a Wedding venue, The glamping pod adds potential for further revenue.

SERVICES

The property has the benefit of mains electricity, mains water, private drainage (septic tank), oil-fired central heating.

AGENTS' NOTES

Tenure & Possession

The property is offered for sale freehold as a whole with vacant possession on completion.

Fixtures, Fittings & Stock

The sale includes the commercial fixtures and fittings and any fish stocks within the lakes. Fenn Wright are not liable in any way for the quality or quantity of the fish stocks, nor any death or disease that may affect such stocks. Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.

Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

Consumer Regulations

We have taken steps to comply with regulations, which require both the seller and their agent to disclose anything, within their knowledge, that would affect the transactional decision of the consumer.

Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Viewing

Viewing is strictly through appointment with Fenn Wright.

Important Notice

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LOCAL AUTHORITY

Ceredigion County Council

RATES

Council Tax Band - Band D

Rates Payable 2026/27- £2,372.68

Business Rates Payable - £Nil

ENERGY PERFORMANCE

EPC Rating - E

DIRECTIONS

Available from the agent prior to viewing. Strictly by appointment only.

Postcode: SY23 4JG

Safety Note to Buyers

Please ensure care is taken when viewing and walking near to lakes and areas of water. Do not walk close to the edge of waterways, and ensure children are supervised at ALL times. Lakes, Ponds & Rivers can be very dangerous so THINK SAFETY FIRST!







283m







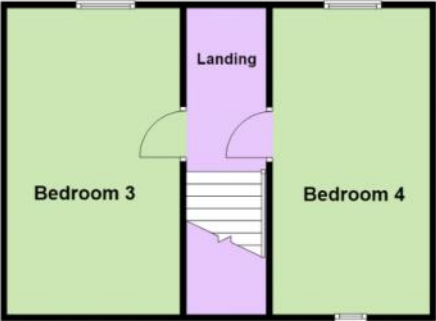
Floor Plan



Ground Floor



First Floor





VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:

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